



क्रमांक 48
प्रधान मुद्रांक कार्यालय, मुंबई
राज्य विस्तारित विधी कक्ष बंगला,
मुंबई

18 APR 1998

संपत्ती ची पोतले: Puroshottam S. Saray
मुद्रांक कार्यालय
दि. 10/

कलम-३.
१०४२/२-१३
१९८८

मुद्रांक कार्यालय
रा. व. कार्यालय

: 2 :

: SCHEDULE OF PROPERTY :

Flat No. B/101 On First Floor, admeasuring 600 Sq. feet built-up area in Nav Asiad Co-operative Housing Society Ltd., constructed on land bearing Survey No. 378, Hissa No. 1 part of Village Gaj Bandhan Patherli, Tal. Kalyan, Dist. Thane.

Affirm at Dombivli this 20th day of MAY 1998.

- (1) Puroshottam Saray
- (2) Saraj

Identified by Me.

Declarants.

Asst. Dir. (K. Arora)

10/2/0-93
rec

b. The transferor have not entered into any agreement for sale transfer or letting out the said flat and shares with any other person and that they are in exclusive and absolute possession and occupation of the said flat and shares.

c. The transferor is abided by and complied with all rules, regulations and bye-laws of the said society is still subsisting.

d. The said flat alongwith the said shares is not affected by any insolvency or insolvency proceedings or any prohibitory orders from the income tax Department or any other authority restraining the transferor from dealing with disposing of or parting with possession of the said flat / shares on any part thereof.

e. The transferor have paid his shares of Municipal taxes, water charges, society maintenance charges, and all other outgoings in respect of the said flat up to date and that no part thereof have remained unpaid or outgoings.

2. The transferor further declares that he have obtained the necessary permission from the said society for sale and transfer of the said flat/shares unto the transferees herein.



2

कलम-३.
१०१३/८-१३
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3. In consideration of the aforesaid representation of the transferors, the transferees herein agree to purchase possess and acquire the said flat/shares of the transferor and all their rights, title and interest therein for the lumpsum consideration of Rs.1,41,000/- (Rupees One Lakh Forty One Thousand only)

4. The transferees have agrees to pay the sum of Rs.1,41,000/- (Rupees One Lakh Forty One Thousand only) to the transferor in the following manners :-

Rs. 25,000/- on execution of this agreement
Rs. 1,16,000/- within one year from execution of this Agreement.

Rs. 1,41,000/- TOTAL

5. The transferor shall deliver to the transferees all receipts, documents, paper, voucher and certificate relating to the said flat and last paid up bill in respect of the outgoing and service charges and electricity charges.

6. The transferor shall put the transferees in vacant and peaceful possession of the said flat. And the transferor shall at all time

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कलन-३.
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10. The transferees shall bear and meet expenses society transfer as well as registration of the agreement needs Registration with Sub-registrar Kalyan III.

11. The possession of the flat is already handed by the transferor to the transferee in the year 1987 itself as an employee of the company and the same will continue with transferee as an owner from today.

THE SCHEDULE OF THE PROPERTY

A flat bearing No. B-101, on first floor, admeasuring 600 sq.ft built-up in the building known as NAV ASIAD Co-op. Housing Society, at Tilak Road, Dombivli (E), at Survey No. 378, Hissa No. 1, of Mouje Gajbandhan Patharli, Taluka kalyan, Dist. Thane and within the limits of kalyan Municipal Corporation, Dombivli Division, within the Registration Dist. Thane and Sub-Registration Dist. kalyan

कलन-३.
१०४३/ए-१३
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hereafter at the request of the transferees agree to do and execute or cause to be done or executed all such acts, deeds and other assurances in law whatsoever for further and more perfectly vesting and assuring the said flat/shares unto the transferees.

7. On and after the completion of these agreement and its final payment the transferor shall have no right possession title and /or interest of any nature whatsoever in the said flat/shares and the transferees shall be solely and exclusively entitled to use, occupy possess and enjoy the same without any left, hinderance and/or interference of whatsoever nature by the transferor or any one claiming through or under their behalf in anyway whatsoever and the transferees shall be entitle to deal with the same in such manner as he may desire and think for and proper.

8. The transferees shall become member of the said society and shall abide rules. regulations and bye-law as amended from time to time and shall in the meantime promptly and punctually to pay all taxes, charges and other outgoings in respect of the said flat.

9. All costs and incidental expenses to this agreement will be borne by the transferees.

(Handwritten marks)



क्रमांक 47
 प्रधान मंत्री कार्यालय, पंजी
 बांधा विस्तारित दिधी कक्ष बांधा,
 दिनांक

सर्वेभ्री/श्री/श्री/श्री Purshottams Saraf
 बांधा मालिकार पत्रांक
 ह 101/1 प विवला

18 APR 1998

RLK
 मुद्रांक विवला
 रा. ल. करगुटकर

क ल न - ३.
१०१३/१-१३
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: DEED OF DECLARATION :

We, the undersigned, Mr. PURSHOTTAMDASS SAGARMAL SARAF, Age 47 years, Occupation Business and Mr. SANJEEV P. SARAF Age 27 Years, both Residing at Falt No. B/101, Nav Asiad Co-operative Housing Society Ltd., Tilak Road, Dombivli (East), Tal Kalyan, Dist. Thane. do hereby declare and confirm as hereunder :-

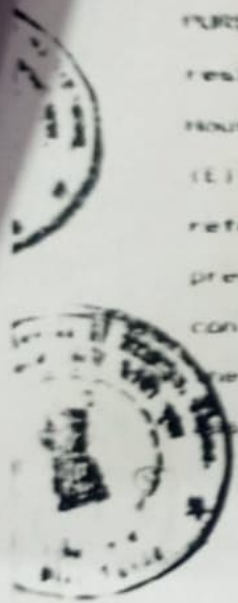
1. That We have executed an Agreement with M/s. Sudarsnan Syntneties (Bom) Pvt. Ltd. a for purchase of Flat No. B/101 First Floor, Nav Asiad Co-Operative Housing Society Ltd., On 17th December 1991.
2. That According to the said Agreement We have paid full consideration to the transferor and taken the possession of the said Flat in the year 1991.
3. That we have paid the full stamp duty under the said Agreement. as per the present Amnesty Scheme in force, and we are lodging it for Registration and the same is annexed herewith.
4. That by this declaration cum confirmation we ourselves state that we confirm the transaction of Agreement dated

401-4.
1072/4-93
REC

M/s. SUDHAKAR SYNTHETIC FIBRE PVT. LTD.
 having their office at 212/216, Javeri Bazar,
 Bombay 400 012, hereinafter referred to as
 "THE TRANSFERORS" (which expression shall
 unless it be repugnant to the context or
 meaning thereof mean and include their heirs,
 executors, administrators and assigns) of the
 FIRST PART.

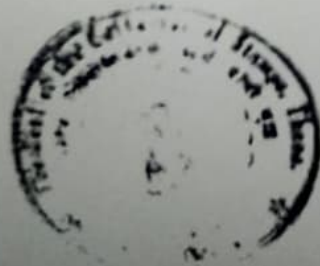
A N D

MR. PURSHOTTAMDASS SAGARMAL SARAF aged 40
 years, Occupation Service, & MR. SANJEEV
 PURSHOTTAMDASS SARAF aged 20 years, both
 residing at B-101, Nav Asiad Co-operative
 Housing Society Ltd., Tilak Road, Dombivli
 (E), Taluka - Kalyan, Dist. Thane hereinafter
 referred to as "THE TRANSFEREES" (which ex-
 pression shall unless it be repugnant to the
 context or meaning thereof mean and include
 their heirs, executors, administrators and
 assigns) of the SECOND PART.



P. S. Saraf
 of *Dombivli* has paid an amount
 of deficit stamp duty of Rs 1890/-
 One Thousand Eight Hundred
 and Ninety only
 on the instrument No. 1351
 dated 27/3/79
 Stamp 1800/-
 by *[Signature]*
 Inspected
 Subject
 Sec. 53 of the Stamp Act, 1952

4938/79



Collector of Stamps, **TRANS**

कलन-३.
१०२/५-१३
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WHEREAS the transferor have purchased vide agreement for sale dt. 1/6/87 from Mr. Surendra Kumar Jain and as such are the owner of flat No. B-101, on first floor, admeasuring 600 sq.ft built-up in the building known as NAV ASIAD Co-op. Housing Society, situated at Tilak Road, Dombivli (East) (hereinafter referred to as the said flat).

AND WHEREAS transferor are the members of the NAV ASIAD Co-operative Housing Society ltd., Dombivli registered under the Maharashtra Co-operative Housing Act, 1960 vide Registration No. TNA/KLN/HSG/TC/1531/86-87 dt. 28/5/87 (hereinafter referred to as the said society) situated at Tilak Road, Dombivli (E), Taluka Kalyan, Dist. Thane, within the limits of kalyan Municipal Corporation, Dombvli Division and within the Registration District Thane and Sub-Registration District kalyan.

AND WHEREAS by virtue of the transferor being the holder of 5 shares of total value of Rs. 250/- bearing no. 101 to 105 and Certificate no. 21 (hereinafter referred to as the said shares).

AND WHEREAS the transferor have been allotted a flat bearing No. B-101, admeasuring 600 sq.ft built-up in the building known as

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NAV ASIAD Co-op. Housing Society, situated at
Tilak Road, Dombivli (E).

AND WHEREAS the transferor desires to
sell, transfer, assign and convey the flat
alongwith the said shares for the considera-
tion of Rs.1,41,000/- (Rupees One lakh forty
one thousand only).

AND WHEREAS the transferees have ex-
pressed his desire to purchase possess and
acquire the flat alongwith the said shares of
the transferor.

AND WHEREAS both the parties hereto
have arrived at certain terms and conditions
which they desire to record in writing.

NOW THEREFORE THESE ARTICLES OF AGREEMENT
WITNESSETH AND IT IS MUTUALLY AGREED BY AND
BETWEEN THE PARTIES HERETO AS FOLLOWS.

1. The transferor hereby declare, record
and confirm as under :

The transferor is the sole and absolute
owner of the said flat No. B-101, on first
floor, admeasuring 600 sq.ft built-up in the
building known as NAV ASIAD Co-op. Housing
Society, situated at Tilak Road, Dombivli
(E).

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04-09-2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण
3[KLN3]Note:-Generated Through eSearch
Module.For original report please
contact concern SRO office.

दस्त क्रमांक : 1043/1998

नोंदणी :

Regn:63m

गावाचे नाव : 1) गं.भा.पाथर्ली

(1) विलेखाचा प्रकार	घोषणापत्र
(2) मोबदला	Rs.141000/-
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, इतर माहिती: सदनिका, मौजे पाथर्ली गाव सन हीन 378 / 1 या नियोजित जागेवरील नव एशियाड को.ऑप.हौ.सो.मधील सदनिका क्र बी 111 पहिला मजला((Survey Number : सन हीन 378 / 1 ;))
(5) क्षेत्रफळ	1) 600 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री पुरुषोत्तमदास एस सराफ - - वय:-; पत्ता:-रोड नं: रा डोंबिवली , शहराचे नाव: डोंबिवली पिन कोड:- पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/05/1998
(10) दस्त नोंदणी केल्याचा दिनांक	20/05/1998
(11) अनुक्रमांक, खंड व पृष्ठ	1043/1998
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क रुपये	Rs.30/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क रुपये	-
(14) शेरा	-
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	



क्रमांक 104)

महाराष्ट्र, पुणे

17 DEC 1991

B. R. SINGH
Advocate

Impounded under section 33,
of Bombay Stamp Act 1958,

[Signature]
Collector of Stamps Thane.

[Handwritten mark]

कलन-३.
१०४३/३-१३
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and
entered into at Dombivli on this
17th day of Dec 1991.

BETWEEN



कल्याण डोंबिवली महानगरपालिका, कल्याण.



सन : 2023-2024

(दिएक कालावधी दिनांक 01-Apr-2023 ते, दिनांक 31-Mar-2024)
(एकूण महानगरपालिका अधिनियम अनुसूचीत उपलब्ध ८ विधेय १५ अन्वये)

भासवर क्रमांक 45

अवकाश प्राप्त झालेला

प्लॉट नं. : 358396
 प्लॉट क्र. : E
 मालकांचे नाव : E45003293800
 अधिकारार्याचे नाव : SAMJIV PURUSHOTTAMDAS SARAD / HIRAJ PURUSHOTTAMDAS SARAF
 प्लॉट : Old Property No: 1682/46, GOLVALI, REGENCY ESTATE BUILDING 22 -A KALYAN -SHIL ROAD DOMBIVALI (E)
 दिनांक : 05-05-2023
 विभाग क्र. : 45
 एकूण क्षेत्रफळ (Sq.M) : 104.00
 बांधण्याचा प्रकार : विभागी
 मालकीचा प्रकार : इमारत
 वार्षिक करदरा : 14602
 करदराचे विभागी : 0
 मूळ व एकूण : 14602

क्र.	विवरण	१	२	३		५
				कर दर	मागील बाकी	
1	सर्वसाधारण कर	(५)	५			एकूण रक्कम
2	रस्ता कर	27.50	0.00	2008.00	2008.00	4016.00
3	सामकचालू कर	9.00	0.00	657.50	657.50	1315.00
4	पाणीपुरवठा लाभ कर	2.00	0.00	146.50	146.50	293.00
5	सामकचालू सुविधा लाभ कर	12.50	0.00	913.00	913.00	1826.00
6	महानगरपालिका शिक्षण उपकर	10.50	0.00	767.00	767.00	1534.00
7	वृक्ष कर	3.00	0.00	219.50	219.50	439.00
8	शासकीय शिक्षण उपकर (विभागी)	1.00	0.00	73.50	73.50	147.00
9	समकचालू व्यवस्थापन शुल्क	6.00	0.00	438.50	438.50	877.00
	एकूण करचे	0.00	0.00	300.00	300.00	600.00
	एकूण जमा करचे		0.00	5523.50	5523.50	11047.00
	एकूण देय रक्कम					0.00
	बंदिम देय दिनांक			दि. 31.08.2023	दि. 31.12.2023	11047.00

जव्हा 2 टोके व्याज आकारले जाणारे असल्याचे प्रत्यक्ष धरणा करते तेजी रकमेत वाढ होण्याची शक्यता आहे
 एजी रुपये: Eleven Thousand Forty Seven Rupees Only

Recd Cash 30/6/23

Cash Paid 11047/- 30-6-23

sd/-
उप आयुक्त (कर)

कल्याण डोंबिवली महानगरपालिका, कल्याण.

This is computer generated document, hence requires no signature

एकूण मागील बांधण्याचा वसूल केलेला आहे.

Regency Estate Co-Op. Hsg. Soc. Ltd

TNA/KLN/HSG(TC)/20570/2009-10/YEAR 2009

GSTIN/UID: 27AABAR3030K1ZN

1 St Floor, Club House, Kalyan Shil Rd., Dombivli - E, Tel:- 9594997181, E-Mail : regencyaccounts@hotmail.com

MAINTENANCE BILL

Name: 022A-1203 Mr. Sanjeev P. Saraf & Mr. Niraj Saraf

Mr. Sanjeev P. Saraf

Mr. Niraj Purshottamdas Saraf

Flat No.: Building No. 22A - Ash / 022A-1203

Particulars: Bill for Period From 1-Apr-2023 To 30-Jun-2023

Bill No.: 1042/2023-24

Date: 1-Apr-2023

Due Date: 15-May-2023

Area(Sq.Ft.): 1,119

No.	Nature of Charges	SAC Code	GST %	Amount(Rs)
	SERVICE CHARGES(NT)			11,124.00
	WATER CHARGES COLLECTION			1,516.00
	REPAIRS AND MAINTENANCE FUND			576.00
	Sub Total-1 (Non Taxable)			13,216.00
	Sub Total-2 (Taxable)			
	Sub Total			13,216.00
	Principle Amount Brought Forward			
	Interest Amount Brought Forward			
	Sub Total			13,216.00
	INTEREST on the principal amount			
	Less: Adjusted Advance			
	Total Rs.			13,216.00 Dr

Amount in Words : INR THIRTEEN THOUSAND TWO HUNDRED SIXTEEN ONLY

Cheque in favour of "REGENCY ESTATE CO-OP HOUSING SOCIETY LTD" & A/c PAYEE ONLY. NO CASH PAYMENTS.

Pl. Mention Members' name, Bldg & flat no., bill no., email, mobile no. on the reverse of the chq.

Charges for dishonour of cheque will be recovered including legal charges.

NOC is recovered as per Para 8(x) of the report dated 28-4-2019 of the Maint. & Budget Committee and 10% of Bus Serv. Charges has been levied. Receipts will be issued after realization of cheques.

NEFT DETAILS; IFSC CODE-SRCB0000024, AC NO- 024200100333418, THE SARASWAT CO OP BANK LTD. and MYGATE

Principal amount B/F as on 31-03-2023, if paid till date, pl. ignore.

Interest on current bill will be levied after 15-05-2023.

Interest on previous outstanding will continue to be calculated from 01-04-2023.

IF PAYMENTS MADE ONLINE THROUGH NEFT/RTGS PL. PROVIDE DETAILS AT EMAIL

"regencyaccounts@hotmail.com"

Bill is generated on 01-04-2023, the interest on outstandings is calculated upto 31-03-2023.

The interest on such outstanding shall accrue till date of payment.

Int on the "Principal Amt" will be recovered from members as & when demanded by Gst on dept.

(Contd. from 12) with consequential levies thereon.

Bill for Q1 of FY 23-24, is generated as per AGM decision and the due date of bill is 15-05-2023.

*Members are requested to adhere to standard structure provided by builder.

Additional Service charges 3000/- Maintenance increased as per decision taken in SGM dt. 03-04-22.

S & O. E.

For Regency Estate Co-Op. Hsg. Soc. Ltd
Chandras Chaudhary/Hon. Secretary

RECEIPT

Regency Estate Co-Op. Hsg. Soc. Ltd

1 St Floor, Club House, Kalyan Shil Rd., Dombivli - E, Tel:- 9594997181, E-Mail : regencyaccounts@hotmail.com

Flat No.: Building No. 22A - Ash / 022A-1203

Name : 022A-1203 Mr. Sanjeev P. Saraf & Mr. Niraj Saraf

Receipt No.	Receipt Date	Drawn on	Cheque No.	Cheque Date	Amount
33/2021-22	11-Feb-2023	HDFC Bank (India)	000055	11-Feb-2023	13,216.00
		Total Amount Received			₹ 13,216.00

Receipt is valid, subject to realization of cheque.)

E. & O. E.

For Regency Estate Co-Op. Hsg. Soc. Ltd
Chandras Chaudhary/Hon. Secretary