

# Fiorenza Co-operative Housing Society Limited

CTS No. - 586/1 of Village Pahadi, 257/G - Near HUB Mall, Goregaon (E), Mumbai, 400063

## Maintenance Bill (TAX INVOICE)

GSTIN : 27AAAAF7357C12V State Code - 27  
PAN No. : AAAAF7357C TAN No. : MJMF09798F

Jul-Sep 2023

Name : JITENDRA B. THAKARE & NIKITA J THAKARE  
Delivery Address : B-2403, Fiorenza Co-Operative Housing Society Limited, Near Hub Mall, Goregaon East, Mumbai 400063  
GSTIN :  
Email : jiten@classicstripes.com Mobile No. : +919004091666

Bill No. : 23-24/07-09/0202

Bill Date : 10 July 2023

Due Date : 25 August 2023

### Total Arrears

Prev. Balance	-	Payments	+	Adjustment	=	Total arrears	{	Principal	+	Interest	}
42,264.00		84,528.00		0.00		-42,264.00	{	-42,264.00		0.00	}

### Net Payable

Total Arrears	+	Current Charges	=	Net Payable	{	Principal	+	Interest	}
-42,264.00		45,586.00		3,322.00	{	3,322.00		0.00	}

### Current Charges

### Notes

Particulars	SAC Code	Amount
Water Charges		1,094.00
Electricity Charges		7,087.00
<b>Sub Total A (GST Not Applicable/Exemption)</b>		<b>8,181.00</b>
Repair Fund	999599	5,356.00
Building Insurance	999599	344.00
Car Parking	999599	4,000.00
Service Charges	999599	16,291.00
Club House Charges	999599	1,919.00
Sinking Fund	999599	1,779.00
Education Cess	999599	30.00
<b>Sub Total B1 (GST Applicable)</b>		<b>31,699.00</b>
	Add: CGST @ 9%	2,852.91
	Add: SGST @ 9%	2,852.91
	Round off	0.18
<b>Sub Total B2 (Charges Including GST)</b>		<b>37,405.00</b>
<b>Total Current Charges (A+B2)</b>		<b>45,586.00</b>

- Please use your registered gmail account to login at <https://app.zipgrid.com> to check bills, past payments and initiate online payment.
- Simple interest @ 21% will be charged on late or non-payment of dues within due date.
- NOC charges are charged in billing to those who have rented their flats.
- Members are requested to mention their flat no. on acknowledgement of payment while sending in mail.
- Kindly pay your bill amount on or before 25-08-2023.
- All payments done by credit card will be charged with 1% extra + 18% GST (while making payment through pos machine at the society office).
- All payments done through UPI are free of cost.
- Members are requested to kindly update their email id and contact number while paying the CAM bill with the society office.

### Receipt

Received from JITENDRA B. THAKARE ( Flat B-2403 ) Rs. 84,528.00/- against bill No 23-24/04-06/0202 Dated 10-05-2023 by  
1. Cheque no. 502 dated 29-05-2023 drawn on HDFC bearing amount 42,264.00/-  
2. Electronic Transfer Transaction ID 502 dated 30-05-2023 bearing amount 42,264.00/-

This is a computer generated bill and receipt, therefore no signature is required.

Please Pay **Rs. 3,322.00 /-**  
Before **25 August 2023**

**ONLINE PAYMENT GATEWAY LINK**  
<https://pay.zipgrid.com/?pin=FCHSLB-24037024F9>

**ONLINE PAYMENT BY NEFT/RTGS**  
Fiorenza Co-operative Housing Society Limited  
HDFC-BANK (Current Account) , GOREGAON EAST  
A/C - 50200039053120 , IFSC - HDFC0000212

**CHEQUE**  
Issue cheque in favor of FIORENZA CO OP HOUSING SOCIETY LTD  
and attach the slip with details filled in

Pay Pin : **FCHSLB-24037024F9**

Pay Amount : \_\_\_\_\_

Chq No./Trans.ID. : \_\_\_\_\_

Chq /Trans.Date : \_\_\_\_\_

 ZIPGRID

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Share Certificate No. 250

Member's Regn No. M-0247

No. of Shares 10



## FIORENZA CO-OPERATIVE HOUSING SOCIETY LIMITED

CTS No. 586/1, Of Village Pahadi & 257/G Of Village Goregaon,  
Off. Western Express Highway, Next To Hub Mall, Goregaon (East), Mumbai - 400063

(Registered under the Maharashtra Co-operative Societies Act, 1960)  
Registration No.: MUM/WP/HSG/TC/15791/2018-19/YEAR 2018

# Share Certificate

(Authorised Share Capital of Rs. 2,54,500 Divided into 5,090 Shares of Rs. 50 each)

This is to certify that THAKARE JITENDRA B. AND THAKARE NIKITA J. Flat No.

B-2403 are the registered holders of Ten fully paid up shares of Rs. Fifty each, numbered from 2571 to 2580 both inclusive, in Fiorenza Co-operative Housing Society Limited, Goregaon East, subject to the Bye-Laws for the said society.

Given under the common Seal of the said society at, Mumbai, on this 21<sup>st</sup> day of

FEBRUARY 2021

Seal of the  
Society



Purnima Balya  
Authorised  
M.C. Member

Secretary

S. Muddu  
Chairman



9 November, 2015

3173398 सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 8509/2015

नोंदणी 63

Regn. 63m

गावाचे नाव : पी.एस.पहाडीगोरेगाव

(1) विनेखाचा प्रकार	करारनामा
(2) मोबदला	₹.45,138,690/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	₹.37,171,500/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	५८६१,२५७(जी) व दस्तात नमूद केल्याप्रमाणे., पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 2403, माळा नं: 24वा मजला, इमारतीचे नाव: सिएना टॉवर-बी लोडा फिजोरेन्झा, ब्लॉक नं: लोडा पॅन्हेसियन,हब नॉन जवळ,गोरेगाव-पूर्व,मुंबई, इतर माहिती: सोबत दोन कार पार्किंग 153.68 चौ.मीटर
(5) क्षेत्रफळ	
(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:- लोडा बेव्हलपर्स प्रा. लि. तर्फे कु. सु. सुरेन्द्रन नायर तर्फे कु. सु. रमेश रावल ;वय: 45; पत्ता :-प्लॉट नं: -, माळा नं: 4था मजला, इमारतीचे नाव: 412,17जी वर्धमान चेंबर, ब्लॉक नं: हॉर्निमन सर्कल, फोर्ट रोड नं: काबसजी पटेल रोड, महाराष्ट्र, मुंबई. पिन कोड:- 400001 पॅन नंबर: AAACL1490J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- जितेंद्र बी ठाकरे ; वय:45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 202, डिंपल हार्ड्ट्स कोहीमो, ब्लॉक नं: आशा नगर, ठाकूर कॉम्प्लेक्स रोड नं: -, महाराष्ट्र, MUMBAI; पिन कोड:- 400101; पॅन नं:- AATPT3429M; 2)नाव:- निकिता जे ठाकरे ; वय:43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 202, डिंपल हार्ड्ट्स कोहीमो, ब्लॉक नं: आशा नगर, ठाकूर कॉम्प्लेक्स रोड नं: -, महाराष्ट्र, मुंबई.; पिन कोड:- 400101; पॅन नं:- ACDPT5862E;
(9) दस्तऐवज करून दिल्याचा दिनांक	09/11/2015
(10) दस्त नोंदणी केल्याचा दिनांक	09/11/2015
(11) अनुक्रमांक,खंड व पृष्ठ	8509/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	₹.2,257,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	₹.30,000/-
(14) वेरा	



Null

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

खरी प्रत  
सह दुय्यम निबंधक बोरीवली- २,  
मुंबई नगर जिल्हा.

# FIORENZA CO-OPERATIVE HOUSING SOCIETY LTD

Reg. No MUM/WP/HSG/TC/15791/2018-19/YEAR 2018

CTS No. 586/1, of Village Pahadi and 257/G of Village Goregaon, Near Hub Mall,  
Goregaon (East), Mumbai -400063.

Email: [Fiorenzachs@gmail.com](mailto:Fiorenzachs@gmail.com). Tel No. - 022-49762930

FCHSL/OW/AUG-2023/007

Date: 17-08-2023

JITENDRA B. THAKARE AND NIKITA J THAKARE  
Flat No. B-2403 SIENNA,  
Fiorenza CHS Ltd.,  
Goregaon (E) - 400063

Dear Madam/Sir,

**Re: No Objection Certificate** – (NOC - Provisional) for the proposed transfer of Flat No: B-2403, SIENNA in the building of Fiorenza CHS Ltd, Off Western Express Highway, Next to Hub mall, Goregaon- East, Mumbai- 400063 in the favour of transferors (Seller).

We have received Form No: 20(1) and Form No. 20(2) complete in all respects and duly signed by you as our member (transferor) and the purchaser (proposed Transferee) for issuance of **NO OBJECTION CERTIFICATE** (provisional) in favour of **MR. ANKIT JAIN AND MRS. MITANSHI KAUSHAL** (proposed transferee).

**We have No Objection to the proposed transfer of the said flat subject to the following compliances.**

1. The transferors and the proposed transferee shall submit the following documents and make the compliance as under: -
  - a. There should not be dues towards maintenance, property taxes, Bank loan, and other outgoings, outstanding against the transferors. The Maintenance bill being raised by the Society till the date of actual execution of the Agreement should be payable by the Transferor.
  - b. Copy of agreement for sale between transferor and proposed transferee, duly stamped and registered is submitted.
  - c. Submission of application for transfer of membership / ownership of the Society signed by the proposed Transferors in the prescribed form.
  - d. Submission of application for membership of the Society signed by the proposed Transferees in prescribed form.
  - e. Submission of the resignation of the Transferors, in the prescribed format.
  - f. **Society Entrance Fee:** of Rs. 118/- with GST.
  - g. **Membership Fee:** of Rs. 590/- (with GST)

# YOUNG INDIA ENGINEERS & SURVEYORS

Registered Engineers, Surveyors, Loss Assessors, Panel valuers for Banks & Financial Institution  
Structural/Engineering Audit, Risk Inspection Engineers  
Structural Engineers, Containers Surveyors & Approved Valuers.

Y. Shaikh & Co. (FIRE-MARINE-ENGG.)

Registered Engineer Reg. No. M / 123569 / 3,

Member of India Lic. SLA/47350 Exp. date 09-06-2025

Approved Valuer Reg No. CAT.VII/86 of 1988

Report No. : YIE /296F/ 2023

Pho. : 2679 2740

Fax : 2679 2742

Mobile No. 98211 33958

E- Mail : youndindia.shaikh@gmail.com

Dewan Centre, Shop No. 75, S.V. Road

Jogeshwari (W), Mumbai- 400 102.

DATE :- 21.08.2023

S. CENTRAL BANK OF INDIA  
ANDHOLI WEST BRANCH, MUMBAI.

## VALUATION REPORT IN RESPECT OF FLAT

GENERAL	
Purpose for which the valuation is made	To assess the Present Fair Market Value for Bank purpose.
a) Date of inspection	: 19.08.2023
b) Date on which the valuation is made	: 21.08.2023
List of documents produced for perusal	
i)	: Agreement Copy
ii)	: Occupation Certificate
iii)	: Society Registration Certificate
Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) Intended to Purchase.	: Mr. Nikesh Gupta.  (Single Ownership)  : Mr. Anup Bairagra. Mrs. Somali Bairagra.  M/s. Raheja Heights 'A' Co-Op. Hsg. Soc. Ltd. Flat No.602, 6 <sup>th</sup> floor, 'A' wing, Gokuldharm Opp. Film City Road, Malad (E), Mumbai- 400 097.  (Single Ownership)

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MANDAR H SAWANT

HARISHCHANDRA VASUDEO SAWANT

19/02/1992

Permanent Account Number

CSUPS8617K

Signature



14052010