

507/10437

Friday, July 21, 2023

12:54 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 10868

दिनांक: 21/07/2023

गावाचे नाव: नेतिवली

दस्तऐवजाचा अनुक्रमांक: कलन5-10437-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: - - विनय गोरक्ष रंधे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 880.00

पृष्ठांची संख्या: 44

एकूण:

रु. 30880.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

1:14 PM ह्या वेळेस मिळेल.

Kalyan
Joint Sub Registrar Kalyan 5

बाजार मूल्य: रु.3534500 /-

मोबदला रु.3500000/-

भरलेले मुद्रांक शुल्क : रु. 247450/-

५ सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. ५

1) देयकाचा प्रकार: DHC रक्कम: रु.880/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2107202301709 दिनांक: 21/07/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005510020202324E दिनांक: 21/07/2023

बँकेचे नाव व पत्ता:

मूळ दस्तऐवज परत मिळाल्या

ma
पसकाची रकम

Kalyan
लिपीक

५ सह. दुय्यम निबंधक कल्याण



CHALLAN
MTR Form Number-6



GRN	MH005510020202324E	BARCODE			Date	21/07/2023-10:51:52	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BFZPR8295F			
Location	THANE			Full Name	VINAY GORAKSHA RANDHE AND ASHA GORAKSHA RANDHE			
Year	2023-2024 One Time			Flat/Block No.	Flat No. A-2/305, 3rd Flr, HIMALAYA LOKDHARA			
Account Head Details				Amount In Rs.	Premises/Building			
0030046401 Stamp Duty				245000.00	Road/Street			
0030063301 Registration Fee				30000.00	Area/Locality			
					Town/City/District			
					PIN			
					Remarks (If Any)			
					PAN2=AADPG7413Q-SecondPartyName=MADHUKAR SHANKAR			
					GAWADE-			
					Amount In			
					Two Lakh Seventy Five Thousand Rupees Only			
Total				2,75,000.00	Words			
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	69103332023072111996	2819412704	
Cheque/DD No.				Bank Date	RBI Date	21/07/2023-10:53:11	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll	No. Verified with Scroll			

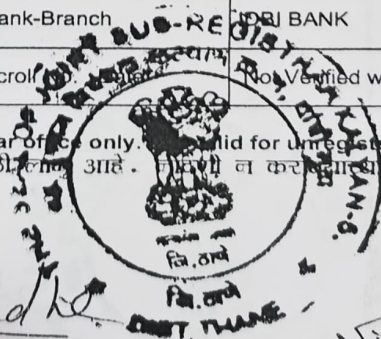
क.ल.न.-५१ ० ६
दस्तक्र. १०४३७ २०२३
२ ४४

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. It is not valid for unregistered document.
सदर चलान केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठीच वैध आहे. नोंदणी न करता याचा दस्तासाठी सदर चलान लागू नाही.
Mobile No. : 9867754050

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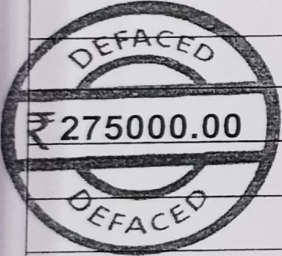
CHALLAN
MTR Form Number-6



GRN	MH005510020202324E	BARCODE		Date	21/07/2023-10:51:52	Form ID	25.2
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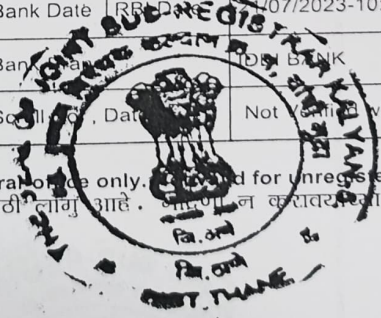
Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR	PAN No.(If Applicable)	BFZPR8295F				
Location	THANE	Full Name	VINAY GORAKSHA RANDHE AND ASHA GORAKSHA RANDHE				
Year	2023-2024 One Time	Flat/Block No.	Flat No. A-2/305, 3rd Fir, HIMALAYA LOKDHARA				
		Premises/Building	CHS Ltd				

Account Head Details	Amount In Rs.						
0030046401 Stamp Duty	245000.00	Road/Street	Netivali				
0030063301 Registration Fee	30000.00	Area/Locality	Kalyan East				
		Town/City/District	क.ल.न.-५				
		PIN	06				
		Remarks (If Any)	दस्तावे. १०४३७ २०२३				
		PAN2=AADPG7413Q~SecondPartyName	MADHUKAR SHANKAR				
		GAWADE-	५ ४४				
		Amount In	Two Lakh Seventy Five Thousand Rupees Only				
Total	2,75,000.00	Words					



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332023072111996	2819412704		
Cheque/DD No.		Bank Date	21/07/2023-10:53:11	Not Verified with RBI			
Name of Bank		Bank Name	IDBI BANK				
Name of Branch		Scroll No., Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. अननोंदणीत करावयाच्या दस्तासाठी सदर चलन लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-507-10437	0002844666202324	21/07/2023-12:53:50	IGR542	30000.00

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Village : NETIVALI
Area of Flat : 555 sq. ft (built-up)
Actual Value : Rs.35,00,000/-
Market Value : Rs.35,34,500/-

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::AGREEMENT FOR SALE::

ARTICLES OF THIS AGREEMENT is made and entered into at Kalyan on this 21st day of July 2023.

BETWEEN

MR. MADHUKAR SHANKAR GAWADE, age 62 years, Occupation - Retired, having Pan No. AADPG7413Q, Indian Inhabitant, having address at- 2B-504, Seawood Heritage CHS Ltd, Plot No.50, Belpada, Near Yerla Medical Collage Sector 4, Kharghar, Panvel, Maharashtra 410210. Hereinafter referred to as **"THE TRANSFEROR / SELLER"** (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

1) **MR. VINAY GORAKSHA RANDHE**, age 29 years, Occupation- Business, having Pan No. BFZPR8295F, 2) **MRS. ASHA GORAKSHA RANDHE**, age 56 years, Occupation- House wife, Pan No. BFZPR8296G, Both Indian Inhabitants, having address at- A-2/304, Himalaya Lokdhara CHS Ltd, Newy, in East, Thane, Maharashtra 421306. Hereinafter referred as **"THE TRANSFEREES / PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

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WHEREAS by virtue of a Registered Agreement dated 08-07-1993 (Registered with the Sub-Registrar of Kalyan 1) at Document No. KLN1 / P2183 / 1993 dated 08-07-1993 executed between M/S. LOK ENTREPRISES, through its Partner MR. N C. GANDHI, and the TRANSFEROR. Herein the TRANSFEROR purchased and acquired all rights, title and interest in Flat No. A-2/305, area on 3rd Floor in Building No. 2072 of Type-A, admeasuring 555 Sq.ft built-up, (which is inclusive area of the Balconies for a total consideration) in the previously building known as "LOK DHARA" now society known as "HIMALAYA LOKDHARA Co-Operative Housing Society Ltd." standing on the plot of land bearing Survey No. 15, 73/A, 73/B, 73B, 74, 75, 75, 75, 75, 75, 75, 75, 75, 75, 76/A, 76/A, 76/B, 28 Hissa No. 1, 1/1, 1/1, 4/1, 2, 1, 2/2, 3/1, 3/2, 4, 5, 6, 7, 1/1, 2, 2 Village - Netivali, lying, being and situated at Lokdhara Complex, Kalyan (East), Tal. Kalyan, Dist. Thane 421306. Within the limits of Kalyan - Dombivali Municipal Corporation and within the Registration District Thane and Sub-District of Kalyan, which flat hereinafter referred to as the "SAID FLAT".

AND WHEREAS the TRANSFEROR / SELLER is the bonafide member of the "HIMALAYA LOKDHARA Co-Operative Housing Society Ltd." A society registered under Registration No. TNA / KLN / HSG / (TC) / 10740 / 1999 Dated 10-03-1999 and having right, title and interest and membership in respect of the said flat, which society hereinafter in this agreement for brevity's sake is referred to as "The Said Society" and being the member of the said society, the TRANSFEROR / SELLER is holding 05 (Five) fully paid up shares of Rs. 50 /- (Fifty) each under Share Certificate No 65 bearing Distinctive No. 321 to 325 (both inclusive), (hereinafter referred to as the Said Shares) and thus the TRANSFEROR has clear and marketable title in respect of the said flat and thus the TRANSFEROR is well and



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sufficiently entitled to the said flat and has absolute right and power to hold, occupy and deal with and dispose of the said flat and every part thereof and to dispose of the same to any third party.

AND WHEREAS the TRANSFEROR out of his own interest has decided to sell the aforesaid flat on **OWNERSHIP BASIS**

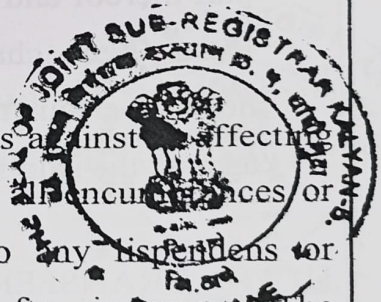
AND WHEREAS the TRANSFEREES being in need of permanently suitable accommodation, came to know of the same, approached the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEREES that

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A) He is the absolute and lawful owner of the said flat and bonafide member of the said society and no other person/s has / have right, title or interest in the said flat and he is well and sufficiently entitled to deal with and or dispose of the **said flat**.

B) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFEROR / SELLER personally affecting the **said flat**.

C) There are no attachments or prohibitory order as against the said flat and the said premise is free from all encumbrances or charges and /or is not the subject matter to any liens or easements or attachments either before or after judgment. The TRANSFEROR has not received any notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the **said flat**.



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1) The TRANSFEROR / SELLER has not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions stated herein in favor of the TRANSFEREES / PURCHASERS and the TRANSFEROR / SELLER has all the right, title and interest to enter into this agreement with the TRANSFEREES / PURCHASERS on the various term and conditions as stated herein.

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AND WHEREAS believing the aforesaid representations the TRANSFEREES / PURCHASERS offered to purchase the said flat and right, title and interest in and upon the said flat and also along with the benefits of the membership, including the said shares of the said flat of the said society at and for **Consideration of / Lump-sum Price Rs.35,00,000/- (Rupees Thirty Five Lakhs Only)**

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFEROR / SELLER and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing as follows :

AND NOW THEREFORE THIS AGREEMENT WITNESSED AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-



1. The TRANSFEROR hereby agrees to sell, assign and transfer and the TRANSFEREES hereby agree to purchase and acquire the right, title and interest in and upon the said flat bearing **Flat No. A-2/305**, area on **3rd Floor**, in **Building No. 2**, of **Type-A**, admeasuring **555 Sq.ft built-up**, (which is inclusive area of the Balconies for a total consideration)

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in the previously building known as "LOK DHARA" now society known as "HIMALAYA LOKDHARA Co-Operative Housing Society Ltd." standing on the plot of land bearing Survey No. 15, 73/A, 73/B, 73B, 74, 75, 75, 75, 75, 75, 75, 75, 75, 76/A, 76/A, 76/B, 28 Hissa No. 1, 1/1, 1/1, 4/1, 2, 1, 2/2, 3/1, 3/2, 4, 5, 6, 7, 1/1, 2, 2 Village - Netivali, lying, being and situated at Lokdhara Complex, Kalyan (East), Tal. Kalyan, Dist. Thane 421306. Within the limits of Kalyan- Dombivali Municipal Corporation and within the Registration District Thane and Sub-District of Kalyan, as and for a **Consideration** of / **एकमुहूर्त** Price **Rs.35,00,000/- (Rupees Thirty Five Lakhs Only)** along with the right, title and interest in and upon the said flat and also together with the benefits of membership, shares and more particularly described in the **SCHEDULE** herein under written.

2. The TRANSFEREES / PURCHASERS has paid an amount of **Rs.1,00,000/- (Rupees One Lakh Only)** as the **Part Consideration Payment** as more particularly described in the receipt hereunder written and the payment and receipt whereof, the TRANSFEROR / SELLER hereby admit and acknowledge and hereby release, acquit and discharge the TRANSFEREES from the payment thereof absolutely and forever. The TRANSFEREES have agreed to pay the **Balance amount of consideration of Rs.34,00,000/- (Rupees Thirty Four Lakhs Only -)** by obtaining loan from any Bank / Financial Institution directly in the name of TRANSFEROR by Pay Order / D.D. / Cheque as **Full and Final Payment** after registration of this Agreement and within **45 (Forty Five) working days** from handing over Mortgage NOC from Society, all Original Document and other related paper from the TRANSFEROR / SELLER to TRANSFEREES / PURCHASERS.



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Liabilities which are unaccounted till the date of handing over possession of the said flat to the TRANSFEREES.

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16. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by **TRANSFEREES / PURCHASERS ALONE.**
17. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT Flat No. A-2/305, area on 3rd Floor, in Building No. 2, of Type-A, admeasuring 555 Sq.ft built-up, (which is inclusive area of the Balconies for a total consideration) in the previously building known as "LOK DHARA" now society known as "HIMALAYA LOKDHARA Co-Operative Housing Society Ltd." standing on the plot of land bearing Survey No. 15, 73/A, 73/B, 73B, 74, 75, 75, 75, 75, 75, 75, 75, 76/A, 76/A, 76/B, 28 Hissa No. 1, 1/1, 1/1, 4/1, 2, 1, 2/2, 3/1, 3/2, 4, 5, 6, 7, 1/1, 2, 2 Village – Netivali, lying, being and situated at Lokdhara Complex, Kalyan (East), Tal. Kalyan, Dist. Thane 421306. Within the limits of Kalyan - Dombivali Municipal Corporation and within the Registration District Thane and Sub-District of Kalyan and Bounded as under:

- On or towards East : A-5, Kanchanjanga Bldg
On or toward West : Lokdhara Road
On or toward South : A-7, Kanchanjanga Bldg
On or towards North : G-1, G-2 Building



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IN WITNESS WHEREOF

the parties hereto have hereunder set and
Subscribed their respective hands on the 21st day of **July** and **2023** year

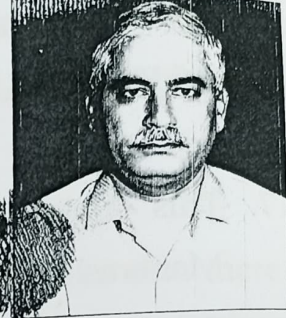
क.ल.न.-५
दिनांक. २०२३

SIGNED SEALED AND DELIVERED

by the within named
"TRANSFEROR / SELLER"

M. Gawade

MR. MADHUKAR SHANKAR GAWADE



SIGNED SEALED AND DELIVERED

by the within named
"TRANSFEREES / PURCHASERS"

Vinay

1) MR. VINAY GORAKSHA RANDHE

Asharandhe

2) MRS. ASHA GORAKSHA RANDHE



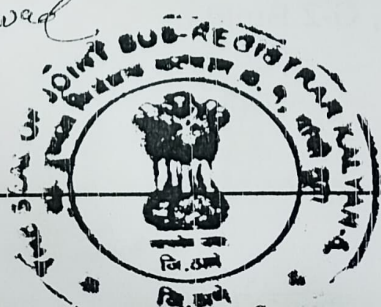
WITNESSES:-

1) SAMEER HARIBHAU JAYKAR

[Signature]

2) Kusum madhukar Gawade

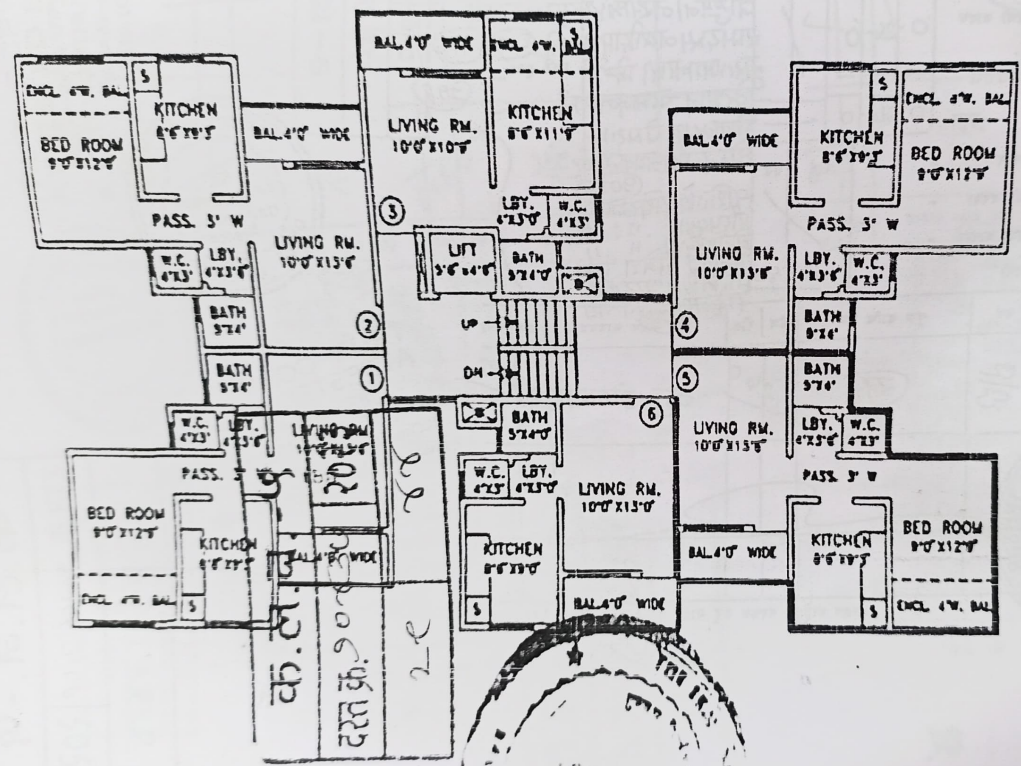
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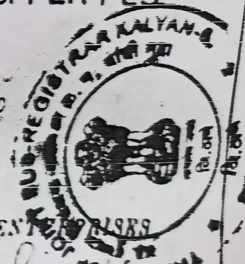
BLDG. NO. A2 FLAT NO. 305 ON 3rd FLOOR
 Built up area - 555 sq. ft

A-TYPE
 TYPICAL FLOOR PLAN
 1ST. TO 7TH. FLS.

A1 TO A4. &
 A17 TO A20.
 GR.+7 UPPER FLS



Dhantak
 For LOK ENTREGES
 Partner/Authorized Signatory



Annexure 'C'

कल्याण म... लिका, कल्याण

प्रा. कल्याण / परदि / सोको / को...
कल्याण महानगरपालिका;
कल्याण कल्याण.

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दिनांक - २०२३-०८-२९

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दस्तावेज क्र. १०८३/२०२३
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आज शासनात्मक प्रतीका वास्तव

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दस्तावेज क्र. २२४६/२०२३
१४/२९

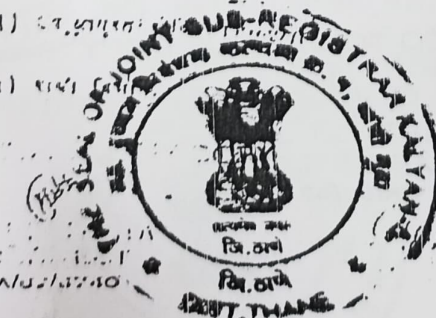
श्री/श्रीमती सु. विभावादी व...
 अद्य... श्री. कोपी. ओशा
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श्री/श्रीमती को. ...
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 ...

१) ...	(१६-१०-२३)	...
२) ...	(१६-१०-२३)	...
३) ...	(३१-१०-२३)	...
४) ...	(३१-१०-२३)	...

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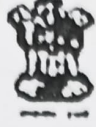


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* नोंदणी प्रमाणपत्र

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नोंदणी क्रमांक : टिपण/टिपण/टिपण/ [टिपण] / १०४५०

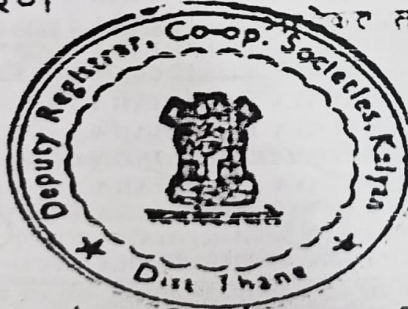
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

" टिपण मंडळ को. टिपण टिपण टिपण टिपण टिपण "

मंडळ को. टिपण टिपण टिपण टिपण टिपण [टिपण]

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम, १९६० मधील [सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४] कलम ९ (१) अन्वये नोंदविण्यात आलेली आहे.

उपरोक्त अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० वगैरे संस्थेचे वर्गीकरण " गृहनिर्माण संस्था " असा आहे.



(संजय सि. रानगे)
उपनिबंधक,

दिनांक १० / ३ / २०२३

सहकारी संस्था, कल्याण तालुका,
कल्याण

10740

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 दस्तक. १०४३७ २०२३
 ३७ ४४

12-200

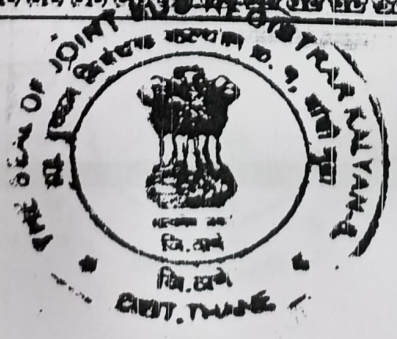
HIMALAYA LOKDHARA Co-operative Housing Society Ltd.
 (Registered under the Maharashtra Co-operative Societies Act, 1960 & Rules, 1961)
 Regd. No. JNA/KN/HSG/(TC)/10740/99 D/10-2-1999

Serial No. 0065
 Authorised Share Capital Rs. 35 Lakhs Divided Into 90,000 Shares of Rs. 50/- each.
 Member's Registration No. 65 AS PERM & J REGISTER.
 This is to Certify that Shri/Smt. Gawade Madhukar Shankar

the Registered Holder of Five Shares Nos: from 321 to 325
 Rs. 250- (Rupees Two Hundred Fifty only) in the HIMALAYA LOKDHARA
 GO-OPRATIVE HOUSING SOCIETY LIMITED, Lok Dhara Housing Complex,
 Kalyan (East), Pin. 421,306. Subject to the bye-laws of the said Society and
 that upon each of such Shares the sum of Rupees Fifty has been paid.



Given under the common seal of the said Society at Kalyan (East)
 this 27th day of February 2000
 For HIMALAYA LOKDHARA Co-op. Hsg. Soc. Ltd.
 Chairman Secretary



Vinay

Gawade

Prandhe

दस्त क्र. ९०४३७ २०२३

वीज पुरवठा देयक माहे: JUN-2023

Website : www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000002041996246

35 ४४
HSN code 27160000

ग्राहक क्रमांक: 020150884722
M/S LOK ENTERPRISES
A-2/305 LOK DHARA KALYAN EAST NETIVALI 421306
मोबाइल/ ईमेल: 98*****01/gaw*****@gmail.com

देयक दिनांक: 18-JUN-23
देयक रक्कम रु: 1,910.00

देय दिनांक: 10-JUL-23
या तारखे नंतर भरल्यास: 1,930.00

विलींग युनिट: 4169 :KALYAN (E) S/DN.I
दर संकेत: 090 /LT / Res 1-Phase
पोल नं: 00000LD1
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी.: 4 / 24-2206-6050 /4169512
मिटर क्रमांक: 07620110784
रिडिंग ग्रुप: M4

पुरवठा दिनांक: 30-Sep-1998
मंजूर भार: 3.3 KW
सुरक्षा ठेव जमा(रु): 1,238.45
चालु रिडिंग दिनांक: 13-JUN-23
मागील रिडिंग दिनांक: 13-MAY-23

Scan this QR
Code with
BHIM App for
UPI Payment

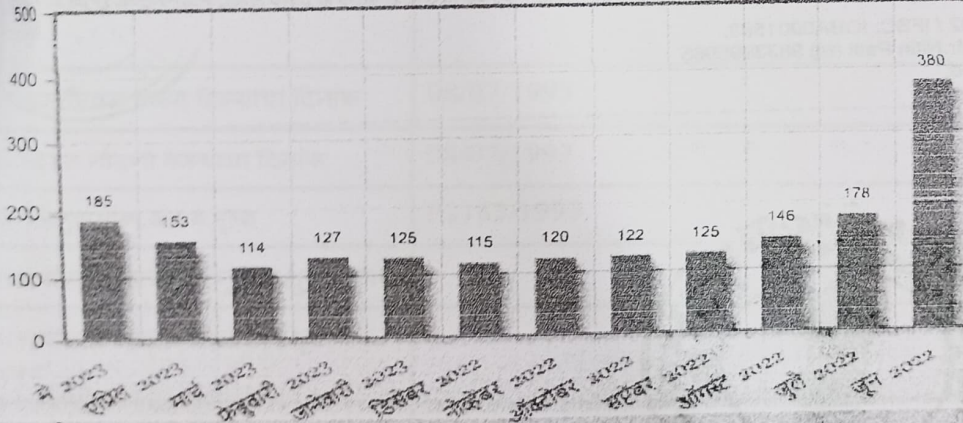


QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
9957	9775	01	182	0	182

NORMAL
Bill Period: 1.03 Month(s) /

मागील वीज वापर



* मध्यवर्ती तक्रार निवारण केंद्र 24*7
MSEDCL Call Center:
18002333435
18002123435
1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धति महावितरणच्या संकेत स्थळ:-
www.mahadiscom.in >
ConsumerPortal > CGRF
यावर उपलब्ध आहे.



महत्वाचे :

- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रूपयांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी: -https://pro.mahadiscom.in/Go-Green/gogreen.jsp (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)
- डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा. (टॅक्सेस व ड्यूटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकित असल्यास दुरुस्त करा त्यासाठी -https://consumerinfo.mahadiscom.in/ येथे भेट द्या.
- पुढील महिन्याची रिडिंग साधारणतः 13-07-2023 ह्या तारखेला होईल.

विशेष संदेश :

- * प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.98*****01 आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/मोबाइल ॲप वापरा किंवा १९३०३१९३०३ ह्या क्रमांक वर खालील संदेश पाठवा **MREG 020150884722**
- * महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तलिखित पावती स्वीकारू नये. गैरसोय टाळण्यास ऑनलाइन भरणा सुविधेचा पर्याय वापरावा.

स्थळप्रत विलींग युनिट:	4169	ग्राहक क्रमांक:	020150884722	पी.सी.:	M4	दर:	090	या तारखे पर्यंत भरल्यास	27-JUN-23	1,890.00
अंतिम तारीख							1,910.00	या तारखे नंतर भरल्यास	10-JUL-23	1,930.00
बँकेची स्थळप्रत		डिटीसी क्र.:	4169512					अंतिम तारीख	10-JUL-23	1,910.00
								या तारखे पर्यंत भरल्यास	27-JUN-23	1,890.00

Vinayak

Gawade

Khandke

HIMALAYA LOKDHARA CO.OP.HOUSING SOCIETY LTD.

TNA/KLN/HSG/(TC)/10740/99/DT.10.03.99
 A-3, Ground Floor, Lokdhara Housing Complex.,
 Lokdhara, Kalyan (East)

PERIOD 01/07/2023 To 31/07/2023

BILL NO : 605

BILL DATE : 01/07/2023

DUE DATE : 20/07/2023

A-2 Wing/Flat No.305

NAME : M.S. GAWADE

AREA : 555 SQFT

- 1) SERVICE CHARGES
- 2) MUNCIAPL TAX
- 3) ADDITIONAL MUNICIPAL TAX
- 4) REPAIR & MAINTENANCE FUND
- 5) SINKING FUND

800.00
419.00
50.00
30.00
60.00
90.00

6) NON OCCUPANCY CHARGES

क.ल.न. - ५	
दस्त क्र. १०४३६	२०२३
३९	४४

Aug 1024 CR	Dec 2768 CR	Apr 5612 CR
Sep 7085 CR	Jan 1329 CR	May 4173 CR
Oct 5646 CR	Feb 2240 CR	Jun 2734 CR
Nov 4207 CR	Mar 801 CR	

TOTAL :	1,439.00
Advance Amount	2,734.00 CR
Balance Interest Amt of Last Bill	0.00
Curr. Interest 21% p.a. on Arrears	0.00
GRAND TOTAL ..	1,295.00 CR

(Rupees One Thousand Two Hundred Ninety Five Only)

- NOTES :
- 1) As Per SGM Meeting on 26.03.2023 decided @Rs.5000/- per month contribution for 11 Month (April'23 To Feb'24)
 - 2) Dealyed Payment will be Charged interest 21% p.a. after Feb'24.
 - 3) Pay By Cheque Drawn in Favour of "Himalaya Lokdhara C.H S Ltd.,
 - 4) Bank Details : Indian Overseas Bank
Nativati Kalyan (East) Branch.
 - Saving Account No. 159301000000202 / IFSC: IOBA0001593.
 - 5) Any Bill Quary Please Contact to Mr.Nitin Patil (M) 9833995965
 - 6) Errors and Omissions are exempted.



Vinayak

M.S. Gawade

Nitin Patil

11-07-2023

Note -Generated Through eSearch
Module, For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबधक दु.नि. कल्याण I [KLNI]

दस्त क्रमांक : P2183/1993

नोंदणी :

Regn:63m

गावाचे नाव : 1) नेतिवली

(1) विलेखाचा प्रकार	करारनामा	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>क.ल.न.-९</p> <p>दस्त क्र. १०४३७ २०२३</p> <p>४० ४४</p> </div>
(2) मोबदला	-	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	-	
(4) भू-मापन, पोटहिस्सा व घरकमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: सदनिका, सदनिका न 305 3रा मजला, इमारत न 02, लोकधारा-ए, कल्याण ((Survey Number : 28 ;))	
(5) क्षेत्रफळ	1) 555 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:-मे लोक एंटरप्रायझेस तर्फे अनुप गांधी तर्फे कु मु म्हणुन महेंद रतीलाल पारेख . वय:- पत्ता:-रोड नं: मालाड, शहराचे नाव: पिन कोड:- पॅन नं:-	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मधुकर शंकर गावडे . वय:-; पत्ता:-रोड नं: डोंबिवली, शहराचे नाव: पिन कोड - पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/07/1993	
(10) दस्त नोंदणी केल्याचा दिनांक	08/07/1993	
(11) अनुक्रमांक, खंड व पृष्ठ	P2183/1993	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क रुपये	-	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क रुपये	-	
(14) शेरा	-	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-		



Vincere

Bhawade

Prandhe



दस्त क्रमांक :कलन5/10437/2023
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव:- मधुकर शंकर गावडे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: 2/बी-504, सीवूड हेरिटेज सीएचएस लिमिटेड, प्लॉट नं.50, बेलपाडा, येरला मेडिकल कॉलेज सेक्टर 4 जवळ, खारघर, पनवेल, रोड नं:-, महाराष्ट्र, राईगार:(-), पॅन नंबर:AADPG7413Q	लिहून देणार वय :-62 स्वाक्षरी:- <i>Madhukar</i>		
2	नाव:- विनय गोरक्ष रंधे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ए-2/304,हिमालय लोकधारा को.ऑप.हौ.सोसायटी लिमिटेड, नेतिवली, कल्याण पूर्व, रोड नं:-, महाराष्ट्र, ठाणे. पॅन नंबर:BFZPR8295F	लिहून घेणार वय :-29 स्वाक्षरी:- <i>Vinay</i>		
3	नाव:- आशा गोरक्ष रंधे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ए-2/304,हिमालय लोकधारा को.ऑप.हौ.सोसायटी लिमिटेड, नेतिवली, कल्याण पूर्व, रोड नं:-, -, ठाणे. पॅन नंबर:BFZPR8296G	लिहून घेणार वय :-56 स्वाक्षरी:- <i>Asharandhe</i>		

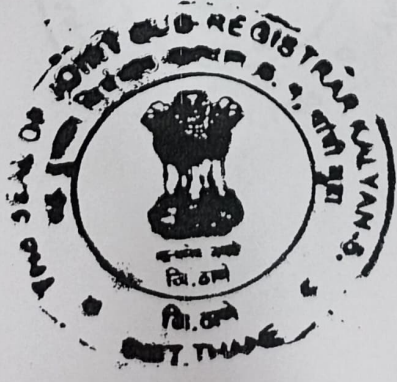
दरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ:21 / 07 / 2023 01 : 08 : 38 PM

ओळख:-
खालील इसम असे निवेदीत करनात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव:- - समीर हरिभाऊ गायकर वय:32 पत्ता:निलगिरी लोकधारा, कल्याण पूर्व पिन कोड:421306	स्वाक्षरी <i>Samiir</i>		
2	नाव:- - कुसुम मधुकर गावडे वय:57 पत्ता:खारघर, पनवेल पिन कोड:410210	स्वाक्षरी <i>Kusum</i>		

शिक्का क्र.4 ची वेळ:21 / 07 / 2023 01 : 09 : 26 PM
शिक्का क्र.5 ची वेळ:21 / 07 / 2023 01 : 09 : 46 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 5
सह. दुय्यम निबंधक वग-2
कल्याण क्र.५



गावाचे नाव : नेतिवली

(1) विलेखाचा प्रकार 3500000

(2) मोबदला 3534500

(3) बाजारभाव(भाडेपट्ट्याच्या वाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: कल्याण-डोबिवली इतर वर्णन : इतर माहिती: तालुका कल्याण जिल्हा ठाणे मोजे नेतिवली कल्याण(पूर्व)मधील सर्व्हे नं. 15,73/ए,73/बी,73/बी,74,75,75,75,75,75,75,75,75,76/ए,76/ए,76/बी,28 व हिस्सा नं. 1,1/1,1/1,4/1,2,1,2/2,3/1,3/2,4,5,6,7,1/1,2,2 यावरील इमारतीचे नाव लोकधारा व सोसायटी नोंदणी झाल्यानंतरचे सोसायटीचे नाव हिमालय लोकधारा को.ऑप.हौ.सोसायटी लिमिटेड,सदनिका क्र.305,तिसरा मजला,बिल्डिंग नं. ए-2,क्षेत्रफळ 555 चौ.फुट(त्रिल्ल-अप)((Survey Number : 28 ;))

(5) क्षेत्रफळ

1) 555 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:-- - मधुकर शंकर गावडे वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 2/बी-504, सीवूड हेरिटेज सीएचएस लिमिटेड, प्लॉट नं.50, वेलपाडा, येरला मेडिकल कॉलेज सेक्टर 4 जवळ, खारघर, पनवेल, रोड नं: -, महाराष्ट्र, राईगार:(ं). पिन कोड:-410210 पॅन नं:-AADPG7413Q

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-- - विनय गोरक्ष रंधे वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ए-2/304,हिमालय लोकधारा को.ऑप.हौ.सोसायटी लिमिटेड, नेतिवली, कल्याण पूर्व, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-BFZPR8295F

2): नाव:-- - आशा गोरक्ष रंधे वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ए-2/304,हिमालय लोकधारा को.ऑप.हौ.सोसायटी लिमिटेड, नेतिवली, कल्याण पूर्व, रोड नं: -, ठाणे. पिन कोड:-421306 पॅन नं:-BFZPR8296G

(9) दस्तऐवज करून दिल्याचा दिनांक

21/07/2023

(10) दस्त नोंदणी केल्याचा दिनांक

21/07/2023

(11) अनुक्रमांक, खंड व पृष्ठ

10437/2023

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

247450

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरा

सह. दुय्यम निबंधक वग-२
कल्याण क्र.५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

