

516/12583

पावती

Original/Duplicate

Monday, September 11, 2023

नोंदणी क्र. :39म

12:28 PM

Regn. :39M

पावती क्र. : 13151 दिनांक: 11/09/2023

माझाचे नाव: पीवसर

दस्तावेजाचा अनुक्रमांक: बरल8-12583-2023

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: भरत नानालाल सांबला

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 700.00

पुष्पांची संख्या: 35

एकूण:

₹. 30700.00

आपणास मूळ दस्त, धबनेल प्रिंट, सूची-२ अंदाजे  
12:48 PM ह्या वेळेस मिळेल.*Mule*

स दु नि का बोरीवली 8

वाजार मूल्य: ₹.7829275.86 /-

मोबदला ₹.8311000/-

भरनेने मुद्रांक शुल्क : ₹. 498700/-

स. दु. दुय्यम निबंधक, बोरीवली - ८,  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: ₹.700/-

सीडी/घनादेश/पि ऑर्डर क्रमांक: 0923116704108 दिनांक: 11/09/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

सीडी/घनादेश/पि ऑर्डर क्रमांक: MH007600585202324M दिनांक: 11/09/2023

बँकेचे नाव व पत्ता:

*Mamta*SISTERED ORIGINAL DOCUMENT  
DELIVERED ON.....

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID : 30230911893		11 September 2023 10:59:12 AM				
मूल्यांकनाचे वर्ष	2023					
जिल्हा	मुंबई (उपनगर)					
मूल्य विभाग	78-पोईसर ( बोरीवली )					
उप मूल्य विभाग	भूभाग - उत्तरेस गावाची सीमा, पुर्वेस हुतगती महामार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे					
सर्व्हे नंबर /नं भू क्रमांक :	सि टी एस नंबर#574					
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	सोळापणाचे (अन्य)	
76380	161640	185600	225500	161640	चौरस मीटर	
<b>बांधीव क्षेत्राची माहिती</b>						
बांधकाम क्षेत्र (Built Up)-	46.13 चौरस मीटर	मिळकतीचा वापर.	निवासी (सदनिका)	मिळकतीचा प्रकार.	बांधीव	
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे तय.	0 (0) वर्ष	बांधकामाचा दर.	Rs. 3475/-	
उद्भवान सुविधा.	आहे	मजला -	3rd Floor To 3rd floor			
रस्ता सन्मुख -						
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt 02/01/2018.						
मजला निहाय घट/वाढ		= 105% apply to rate= Rs 169722/-				
पसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= (A) वार्षिक मूल्यदर * खुल्या जमिनीचा दर । * पसा-यानुसार टक्केवारी । * खुल्या जमिनीचा दर ।				
		= ( ( (169722-76380) * 1.105 + 185600 ) * 1.105 ) * 76380 )				
		= Rs. 169722/-				
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दे				
		= 169722 * 46.13				
		= Rs. 7829275.86/-				
Applicable Rules		= 10.4				
<b>एकत्रित अंतिम मूल्य</b>		= मुख्य मिळकतीचे मूल्य । (अन्यपणाचे मूल्य * मजलाद्वारे मिळकतीचे मूल्य * वरील मजलीचे मूल्य * बांधीव बांधकामाचे मूल्य * खुल्या जमिनीवरील वाढने तत्पाचे मूल्य * दमरती मजलाद्वारे खुल्या जमिनीचे मूल्य * बांधीव बांधकाम । रिक्रिकेत वाडनेवाक				
		= A + B + C + D + E + F + G + H + I + J				
		= 7829275.86 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
		= Rs. 7829275.86/-				



**बरल - ८**

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<b>२०२३</b>		

*Y. M. K.*

. सह. दुय्यम निबंधक, बोरीवली - ८,  
मुंबई उपनगर जिल्हा.



CHALLAN  
MTR Form Number-6



GRN	MH007600585202324M	BARCODE		Date	04/09/2023-11:01:44	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	BRL 8_JT SUB REGISTRAR BORIVALI B	PAN No.(If Applicable)	BCMPS0723D
Location	MUMBAI	Full Name	BHARAT NANALAL SANKHALA
Year	2023-2024 One Time	Flat/Block No.	Flat no 1004 10th floor B wing Aurigae Residency
		Premises/Building	CHS LTD

Account Head Details	Amount in Rs.	Road/Street	near Terapanth Bhavan Thakur Complex Kandivali East
0030045501 Stamp Duty	496700.00		
0030063301 Registration Fee	30000.00	Area/Locality	mumbai
		Town/City/District	
		PIN	4 0 0 1 0 1
		Remarks (If Any)	PAN2=AKGPR1568Q--SecondPartyName=HEMANT HASMUKHBHAI
Total	5,28,700.00		Five Lakh Twenty Eight Thousand Seven Hundred Rupees Only



बरल - 6		
१२५६३	२	३५

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023090615509	731321245
Cheque/DD No.		Bank Date	RBI Date	05/09/2023-19:50:21	06/09/2023
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	100 , 06/09/2023		

Mobile No. : 0000000000

Department ID: 0000000000  
NOTE: This challan is valid only for registration in Sub Registrar office only. Not valid for unregistered document.  
सदर चलान केवल नोंदणी करवावयाच्या दस्तावासी लागू आहे. नोंदणी न करवावयाच्या दस्तावासी सदर चलान लागू नाही.

Signature Not Verified

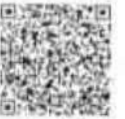
Digital signed by De  
DIRECTORATE OF  
ACCOUNTS AND  
TREASURIES MUMBAI 02  
Date: 2023.09.11 07:08:36  
IST  
Reason: GRAS Secure  
Document  
Location: India

*M. H. Sankhal*  
*D. Sankhal*

*A. Sankhal*  
*D. Sankhal*



CHALLAN  
MTR Form Number-6



GRN	MH007600585202324M	BARCODE	[Barcode]	Date	04/09/2023-11:01:44	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)					
		PAN No.(If Applicable)	BCMP50723D				
Office Name	BRL 8_JT SUB REGISTRAR BORIVALI 8	Full Name	BHARAT NANALAL SANKHALA				
Location	MUMBAI	Flat/Block No.	Flat no 1004 10th floor B wing Aungmye Residency				
Year	2023-2024 One Time	Premises/Building	CHS LTD				

Account Head Details	Amount In Rs.							
0030045501 Stamp Duty	498700.00	Road/Street	near Terapanth Bhavan Thakur Complex Kandivali East					
0030063301 Registration Fee	30000.00	Area/Locality	mumbai					
		Town/City/District						
		PIN	4	0	0	1	0	1
		Remarks (If Any)	PAN: [blank] - SecondPartyName=HEMANT HASMUKHBHAI					
			 					
Total	5,28,700.00	Words	Twenty Eight Thousand Seven Hundred Rupee					



Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023090515509	731321745		
Cheque/DD No.		Bank Date	RBI Date	05/09/2023-19:50:21	06/09/2023		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	100 , 06/09/2023				

Department ID: [blank]  
 NOTE:- This challan is valid only if the document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 यह चालान केवल तभी वैध है जब कि यह दस्तावेज़ केवल उप-रेजिस्ट्रार कार्यालय में ही दर्ज किया जाय। अन्यथा, नोडलीय न करवाया गया दस्तावेज़ों के लिए वैध नहीं है।  
 Mobile No. 0000000000

Signature Not Verified  
 Digitally signed by DS  
 DIRECTORATE OF  
 ACCOUNTS AND  
 TREASURIES MUMBAI 02  
 Date: 2023.09.11 12:34:48  
 IST

Challan Defaced (Watermark)  
 Reason: GRAS Secure Document  
 Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-516-12583	0004146038202324	11/09/2023-12:28:40	IGR557	30000.00

N: MH007600585202324M

Amount : 5,28,700.00

Bank : IDBI BANK

Date : 04/09/2023-11:01:44

2	(S)-516-12583	0004148038202324	11/09/2023-12:28:40	IGR557	498700.00
<b>Total Defacement Amount</b>					<b>5,28,700.00</b>

Signature Not Verified

Digitally signed by DS  
 DIRECTORATE OF  
 ACCOUNTS AND  
 TREASURIES MUMBAI 02  
 Date: 2023.09.11 12:34:48  
 IST  
 Reason: GRAS Secure  
 Document  
 Location: India



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 2023



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 0923116704108

Receipt Date 11/09/2023

Received from DHC, Mobile number 9819502415, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 12583 dated 11/09/2023 at the Sub Registrar office Joint S.R. Borivali 8 of the District Mumbai Sub-urban District.

DEFACED

₹ 700

DEFACED

### Payment Details

Bank Name SBIN

Payment Date 11/09/2023

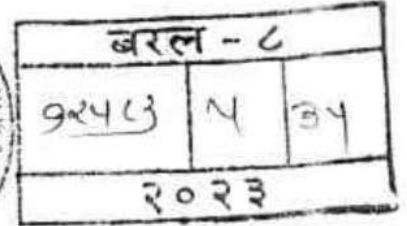
Bank CIN 10004152023091103955

REF No. 325470695345

Deface No 0923116704108D

Deface Date 11/09/2023

This is computer generated receipt, hence no signature is required.





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### AGREEMENT FOR SALE

THIS Agreement made at Mumbai, this 11<sup>th</sup> day of September Two Thousand Twenty Three BETWEEN: MR. HEMANT HASMUKHBHAI RATHOD & MRS. DEEPIKA HEMANT RATHOD, both adults, Indians, addressed at Flat No. 1004, B Wing, Aurigae Residency, Thakur Complex, Kandivali East, Mumbai 400 101, hereinafter collectively called as "THE VENDORS", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and permitted assigns) of the One Part;

AND

MR. BHARAT NANALAL SANKHALA & MRS. RUPALI BHARAT SANKHALA, both adults, Indian inhabitants of Mumbai, addressed at, Flat No. A - 302, DSK Harita CHS Ltd., Thakur Complex, Kandivali (East), Mumbai 400 101, hereinafter collectively called as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and permitted assigns) of the Other Part;

*M. H. Rathod*  
*D. P. Rathod*

*Bharat Sankhala*  
*Rupali Sankhala*



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WHEREAS:		
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Pursuant to an Agreement for Sale dated 15<sup>th</sup> February 2014, executed by and between M/s Adinathay Enterprises, a registered partnership firm, having its office at Shop No. 6, Harjas Apartment, Divien Colony, Near Marry Immaculate High School, Borivali West, Mumbai 400 103, therein referred to as the Promoters of the One Part and Mr. Hemant Hasmukhbhai Rathod & Mrs. Deepika Hemant Rathod, therein referred to as the Purchasers of the Other Part, Mr. Hemant Hasmukhbhai Rathod & Mrs. Deepika Hemant Rathod agreed to purchase and purchased a residential premises being Flat No. 1004, on the tenth floor in the B wing of the building known as Aurigae Residency, situated near Terapanth Bhavan, at Thakur Complex, Kandivali East, Mumbai 400 101, area admeasuring 38.44 sq.mtrs Carpet, (hereinafter referred to as "THE SAID PREMISES") and more particularly described in the Schedule there under written for the consideration on the terms and conditions specified therein. This Agreement was registered with the Sub registrar of Assurances vide no. BRL-3-877-2014 on 15-02-2014.

- (ii) A Co-operative Housing Society was formed in the name and style of "Aurigae Residency Co-operative Housing Society" by the premises owners and registered under the no. MUM/WR/HSG/TC/15444/2014-15 dated 05/11/2014. (hereinafter referred to as the SAID SOCIETY).
- (iii) Being the owners of the Said Premises Mr. Hemant Hasmukhbhai Rathod & Mrs. Deepika Hemant Rathod were allotted ten fully paid up shares of Rs. 50/- (Rupees Fifty Only) each bearing distinctive Nos. 801 to 810 (both inclusive) under Share certificate No. 081 and Membership Register No. 081 (hereinafter referred to as "THE SAID SHARES") in the capital of Aurigae Residency Co-operative Housing Society Ltd.
- (iv) Now the Vendors are the absolute owners of the Said Premises and bonafide members of the Said Society holding the Said

*M. H. Rathod*  
*D. Rathod*

*Adinathay*  
*Trustee*





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shares and enjoying the vacant and peaceful possession of the Said Premises.

- (v) The Purchasers have approached the Vendors herein expressing their desire to acquire and purchase the right, title and interest in the said Premises in the said Society (Free from encumbrances and reasonable doubts) and the Vendors have agreed to do so for the consideration and on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Vendors hereby agree to sell and the Purchasers agree to purchase all the rights, title and interest of the Vendors in the said Premises at and for the total consideration of Rs. 83,11,000/- (Rupees Eighty Three Lakh Eleven Thousand Only) payable by the Purchasers to the Vendors in the manner specified hereunder:
  - a. a sum of Rs. 3,11,000/- (Rupees Three Lakh Eleven Thousand Only) has been paid before the execution of this agreement as and by way of part payment amount, (receipt whereof the Vendors do and each of them doth hereby admits and acknowledges).
  - b. It is agreed by and between the Parties hereto that the Purchasers shall deduct a sum of Rs. 83,110/- (Rupees Eighty Three Thousand Eleven Hundred and Ten Only) i.e. 1% from the total value of consideration of the said Premises towards the Tax deduction/ collection at source as per the Indian Income Tax Act 1961 from the above said total consideration and deposit the same with the concerned authorities in the name of the Vendors. It is further agreed by and between the parties that it shall be sole responsibility of the Vendors to get the refund (if applicable) of above referred tax deducted at source from the concerned authorities and the Purchasers will not be held liable for the same. The TDS amount so deducted shall be the part of the sale consideration as specified hereinabove and net amount paid after the registration of this agreement as and by way of part consideration to the Vendors after

M.M. Rathod  
M. Rathod

M. Rathod  
Rathod



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deduction of TDS. The Purchasers shall provide a signed copy of the TDS Certificate to the Vendors.

c. ~~Rs.~~ sum of Rs. 29,16,890/- (Rupees Twenty Nine Lakh Sixteen Thousand Eight Hundred and Ninety Only), shall be payable as and by way of part payment amount on execution of this presents (receipt whereof the Vendors do and each of them doth hereby admits and acknowledges).

d. balance of Rs. 50,00,000/- (Rupees Fifty Lakh Only), shall be payable to the Vendors either from the financial institute from where the Purchaser has obtained the Housing Loan or from own arrangements or partially from both against vacant possession of the Said Premises, on or before 31<sup>st</sup> December 2023, subject to the following conditions;

- 1) Once Vendors handover the Title deeds & other documents to the Purchasers' financial institute.
- 2) Issuance of mortgage NOC from the Society in prescribed format provided by the financial institution.

On complication of the above conditions, if Purchasers fail to pay the balance amount on or before 20<sup>th</sup> December 2023, this Agreement is considered to be terminated. In such a case Vendors are liable to forfeit an amount of Rs. 2,00,000/- from the consideration received and refund balance money on signing the cancellation deed with in 15 days time.

Likewise, if the Vendors fail to handover the peaceful and vacant possession of the Said Premises on or before 31<sup>st</sup> December 2023, Vendors will be liable and responsible to pay Rs. 2,00,000/- towards the liquidated damages. However any further delay over and above 7 days from the vendors in vacating the premises will attract Rs. 5,000/- per day towards the daily rent in additions to the liquidated damages.

2. The Vendors have obtained NOC or written permission from Aurigae Residency Co-op. Hsg. Society Ltd., for transferring the said Premises to the Purchasers before execution of this agreement.
3. The Vendors have also deposited with the said Society towards the Maintenance Corpus Fund for Building (Hereinafter referred to as the "Society Maintenance Fund Deposits". The Vendors have negotiated and agreed to sell, transfer and or otherwise assign all their rights, title and

*M. Rathod*  
*M. Rathod*

*M. Rathod*  
*M. Rathod*

interest in the said premises in the name of the Society, "Society" Maintenance Fund Deposits" and all the benefits appurtenant thereto to the Purchasers.



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4. The Vendors hereby declare that, all the rights, title and interest of the Vendors in the said premises and the said shares and everything appurtenant hereto assigned and transferred to the Purchasers on receiving the full consideration, is free from encumbrances of whatsoever nature and undertake that the Vendors shall at all the times save harmless and keep the Purchasers indemnified against all proceedings, cost, claims and expenses of whatsoever nature arising out of any charges, lien or encumbrances of whatsoever nature in that belief. The Vendors hereby assures the Purchasers that no other person/s has/have any right, title or interest in the said premises and the said shares.
5. On receiving the entire consideration the Vendors hereby agree and undertake:
- To sign and execute such forms as are necessary for society to transfer of their entire interest in the said premises and said shares with everything appurtenant thereto to the names of the Purchasers herein and to sign and execute such forms and documents in order to give all effect to these covenants as may be necessary.
  - To sign and execute such forms as are necessary to approach the electricity company to have the electricity meter together with the deposit transferred and assigned in the name of the Purchasers.
  - To sign and execute such forms as are necessary to approach the Mahanagar Gas Nigam to have the piped gas meter together with the deposit transferred and assigned in the name of the Purchasers.
6. The Vendors agree to pay all taxes and all other outgoing upto the date of possession of the said premises and obtain NOC from the said society to admit the Purchasers as members of the said society. The Purchasers have agreed to pay all dues arising for the said premises, interalia, including municipal, government and any other statutory dues and premises maintenance charges to the society, electricity

M. M. Rathod  
M. Rathod

M. Rathod  
Rathod



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charges	and	the Gas
charges effective from date of taking possession of the said premises.		

7. The Purchasers do hereby covenant with the Vendors that the Purchasers shall bear stamp duty, registration charges and other related expenses for registering this Agreement for Sale and completing the transfer and the Vendors do hereby covenant with the Purchasers that they will sign all documents as may be required by the Purchasers for the transfer of the said premises as may be required by law.
8. The Vendors undertake to provide all the relevant documents and papers and also to sign, execute any documents / papers / letter / indentures / NOC from the said Society etc. as required by the Purchasers to facilitate availing of loan from Bank/Financial Institution as and when required by the Purchasers. The Vendors shall sign all the documents which are necessary to obtain the No Objection Certificate from the said Society for the transfer, sale of the interest of the Vendors in the said Society, as well as the right, title and interest of the Vendors in the said premises as herein contained to the Purchasers and also to the admission of the Purchasers to the membership of the said Society in place and instead of the Vendors when the sale herein is completed by delivering the vacant and peaceful possession of the said premises to the Purchasers.
9. The Vendors do hereby covenant with the Purchasers that, notwithstanding any act, deed, matter or thing done or committed the Vendors have full right and absolute authority to transfer, sell and assign the said premises and their shares in the funds and reserves of the said society on to the Purchasers.
10. The Vendors do hereby declare that, the said premises, their shares in the funds and reserves of the said society is free from all encumbrances, claims and demand whatsoever, to the best of their knowledge.
11. The Vendors do hereby declare that, the Vendors have not done, committed or committed to any act, deed, matter or thing, nor have been party or privy to any act, deed or thing whereby the Vendors are prevented from selling, transferring and assigning the said premises, shares and their shares in the funds of the said Society, Electricity Company or such other deposits into the Purchasers.

*M. S. Rathod*  
*M. Rathod*

*20/11/24*  
*[Signature]*



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observed and framed by 3		

12. The Vendors do hereby declare that the Vendors have observed and performed all rules and regulations of the said society to the best of their intentions and the Vendors have not done any act, deed, matter or things contrary to the bye-laws framed by the society, knowingly.
13. The Transfer Fee payable to the said society shall be borne and paid by the Vendors and the Purchasers in equal shares.
14. The Vendors hereby agree to do and execute all other acts, deeds, matters and things as may be required by the Purchasers for the purpose of completing the transfer of the aforesaid premises, in all respects, if required, even after effecting the transfer, subject to receipt of entire consideration.
15. The Vendors agree and declare that they will have no right, title and interest in the said premises and the said shares in the said society's deposits from the date of receipt of entire consideration. After receipt of entire consideration, the Purchasers shall be entitled to have and to hold the same and enjoy the same and its benefits thereof free from any interruptions and interference from the Vendors or any other person claiming through or under them.
16. The Vendors hereby undertake and declare that any nomination, assignment, lien or will in regard to the said premises and the said shares if made by the Vendors or their constituted attorney with the said society, person or other than the Purchasers shall hereafter be deemed to be inoperative cancelled, revoked, withdrawn and null and void.
17. The Vendors shall handover vacant and peaceful possession of the said premises to the Purchasers simultaneous to receiving the balance consideration of Rs. 50,00,000/- (Rupees Fifty Lakh Only), under this agreement and put the Purchasers in exclusive use, occupation and possession of the said premises and thereafter they themselves or anybody on their behalf shall not disturb peaceful possession of Purchasers. The Vendors shall admit and acknowledge receipt of the full and final payment by signing a separate receipt.
18. The Purchasers shall abide themselves by the rules of the said society and other regulations and pay the taxes and all other outgoings in respect of the said premises with effect from the day they take over possession of the said premises.

*M. M. Rathod*  
*M. Rathod*

*M. M. Rathod*  
*Rathod*

19. It is specifically agreed and understood that the Vendors on receiving and realising of Rs. 83,11,000/- (Rupees Eighty Three Lakh Eleven Thousand Only), from the Purchasers as mentioned herein above shall handover vacant and peaceful possession and assignment of the said premises to the Purchasers and this Agreement for Sale shall be deemed as Deed of Sale & Transfer. The Purchasers shall then be the absolute owners of the said premises and said shares.
20. The purchasers have also taken the inspection of the said premises and shall not raise any objection with regard to the area of the said premises mentioned under the present agreement... New point
21. This agreement for sale supersedes all other previous letters, indentures, writings, MOU and other verbal commitments between the Vendors and the Purchasers.
22. The Vendors shall, on request of the Purchasers, present themselves at the office of the Sub-Registrar of Assurance, Mumbai and admit execution of this agreement.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands the day, month and year first hereinabove written:

THE SCHEDULE ABOVE REFERRED TO :-

Flat No. 1004, on the tenth floor in the B wing of the Building known as Aurigae Residency Co-operative Housing Society Ltd., situated near Terapanth Bhavan, at Thakur Complex, Kandivali East, Mumbai 400 101, area admeasuring 38.44 sq.mtrs Carpet together with Society Maintenance Fund Deposits and other benefits attached to the Said Premises, bearing C.T.S. No. 575 of Village Poisar, Taluka Borivali, in the registration District and sub district of Mumbai Suburban.

SIGNED SEALED AND DELIVERED

by the within named VENDORS

MR. HEMANT HASMUKHBHAI RATHOD

PAN: AKGPR1568Q



*M. H. Rathod*



असल - ८		
१२४६३	९३	३५
०२३		



MRS. DEEPIKA HEMANT RATHOD

PAN: ACWPH8510Q

in the presence of: .....

*Handwritten signature/initials*

*Handwritten signature: D. Rathod*



SIGNED SEALED AND DELIVERED

by the within named the PURCHASERS

*Handwritten signature/initials*

*Handwritten signature/initials*

MR. BHARAT NANALAL SANKHALA

PAN: BCMPS0723D



MRS. RUPALI BHARAT SANKHALA

PAN: CGYPK3711Q

in the presence of: .....

*Handwritten signature/initials*

*Handwritten signature: Rupali*



*Handwritten signature/initials*



बरल - ८		
१५८	१४	३५
२०२३		

PART PAYMENT RECEIPT

Received from the within named Purchasers, a sum of Rs. 32,27,890/- (Rupees Thirty Two Lakh Twenty Seven Thousand Eight Hundred Ninety Only) being the part consideration towards the sale of the Flat No. 1004, on the tenth floor in the B wing of the Building known as Aurigae Residency Co-operative Housing Society Ltd., situated near Terapanth Bhavan, at, Thakur Complex, Kandivali East, Mumbai 400 101, as under:

Cheque No.	Date	Bank	Amount
527816	21-08-2023	IDBI	3,11,000
IBKLR92023090700076691	07-09-2023	IDBI	29,16,890

Rs. 32,27,890/-

We say received

*M. H. Rathod*

MR. HEMANT HASMUKHBHAI RATHOD

*D. Rathod*

MRS. DEEPIKA HEMANT RATHOD

WITNESSES:

*1) [Signature]*

*2) [Signature]*



बरल - ८		
92463	94	34
२०२३		



# Aurigae Residency Co-operative Housing Society Ltd.

Registration No. : MUM/WR/HSG/TC/15444/2014-15/2014 Dt. 06/11/2014

CTS No. 575, Thakur Complex, Opp. Terapanth Hall, Kandivali (East), Mumbai - 400 101

Ref. No. : 083 | NOC | 2023-24

Date : 04 Sept 2023

## TO WHOMSOEVER IT MAY CONCERN

This is to certify that,

Mr. HEMANT HASMUKHBHAI RATHOD & Mrs. DEEPIKA HEMANT RATHOD are the absolute owners of said flat bearing Flat no. B-1004 on the 10<sup>th</sup> Floor the building known as Aurigae Residency Co-op. Hsg. Society Ltd., situated at CTS No. 575, Thakur Complex, opp. Terapanth Hall, Kandivali (East), Mumbai 400101. They are bonafide members of the society.

They are holding Share Certificate No. 081 bearing distinctive no. 811 to 820 (both inclusive).

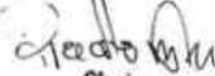
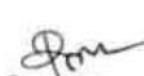

As per the Society's record, there are No Outstanding Dues pending as of 31<sup>st</sup> August 2023 in relation to said Flat payable to the Society.

Society has no objection to the proposed sale of said flat to Mr. BHARAT NANALAL SANKHALA & Mrs. RUPALI BHARAT SANKHALA.

This certificate is issued on request by Mr. HEMANT HASMUKHBHAI RATHOD & Mrs. DEEPIKA HEMANT RATHOD for an Agreement for sale vide letter dated 3<sup>rd</sup> September 2023.

Yours truly,

For AURIGAE RESIDENCY CHS. LTD

 Chairman  
 Secretary  
 Treasurer



बरल - 6		
92463	96	34
२०२३		



# Aurigae Residency Co-operative Housing Society Limited

(Registration No. : MUM/WR/HSGT/15444/2014-15 Dt. 05/11/2014)

CTS No. 575, Thakur Complex, Next to Terapanth Bhavan, Kandivalli (East), Mumbai - 400 101.

Capital Rs. 2,00,000 Divided into 4,000 Shares of Rs. 50/- each.

Member's Register No. 081

Share Certificate No. 081

This is to Certify that Mr./Mrs. Shri. Hemant Hasnmukhibhai Rathod  
& Mrs. Deepika Hemant Rathod X \_\_\_\_\_ X \_\_\_\_\_

of B Wing - Flat No. 1004 is the Registered Holder of 10 Shares of

Rupees fifty (Rs. 50/-) each, numbered 801 TO 810 inclusive in

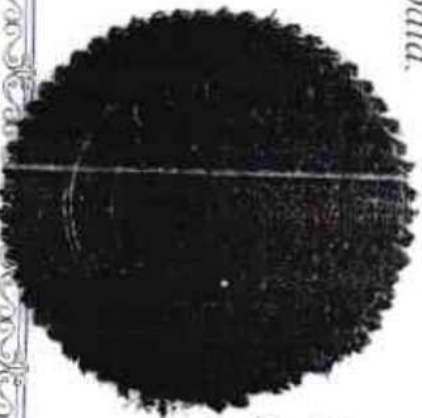
Aurigae Residency Co-operative Housing Society Limited, Mumbai,  
of the said Society and that upon each of such Shares the sum of Rupees fifty  
has been paid.

Given under the Common Seal of the Society at  
Mumbai this 28<sup>th</sup> day of March 2017

H. Bengam  
Chairman

[Signature]  
Hon. Secretary

[Signature]  
Member of the Committee



बल - ८		
२४८३	१०	०४
२०२३		

# MEMORANDUM OF TRANSERS

Date of Transfer	No of Transfer	Ledger Folio	To whom Transferred	Hon Secretary's Signature	Chairman's Signature	Members of the Committee



**वर्ग-६**

१२५६३	१६	३५
<b>२०२३</b>		



# बृहन्मुंबई महानगरपालिका

## करनिर्धारण व संकलन खाते

### मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक RS0510243200079	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL16328282 202220BIL16328283	देयक दिनांक 01/10/2022
पत्रकाराचे नाव व पत्ता : Mr. HEMANT HASMUKHBHAI RATHOD  B-1004, B-WING, AURIGAE RESIDENCY CHS LTD, THAKUR COMPLEX, NEAR TERAPANATH BHAVAN, KANDIVALI EAST, THAKUR COMPLEX, Mumbai, 400101, Maharashtra		दफतर - Asstt. Assessor & Collector, R South Ward, Municipal Office Building, Mahatma Gandhi Cross Road No. 2, Near S. V. Patel Swimming Pool, Kandivali (West), Mumbai - 400 067.  ईमेल - aacrs.ac@mcmgm.gov.in दुरध्वनी क्र. 022 2805 5246	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ बिल्डिंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नाव. AURIGAE RESIDENCY CHS LTD, THAKUR COMPLEX, KANDIVALI EAST, Mumbai, 400101, VILLAGE POISAR, MS ADITYA CONSTRUCTION CO			
प्रथम करनिर्धारण दिनांक:	01/12/2012	वसुलीकरी क्रमांक :	
एकूण भांडवली मूल्य: ₹ Twenty Four Lakh Eighty Two Thousand One Hundred Eighty Only (बसरी)		एकूण भांडवली मूल्य: ₹ 2482180	
दि.31/03/2010 वा तारखेपर्यंतची पक्काची	₹ 0	दि. 01/04/2010 ते 31/03/2022 वा तारखेपर्यंतची पक्काची	₹ 0
देयक काळावधी:	01/04/2022	ते	31/03/2023

कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
सर्वसाधारण कर						
जमी कर			20			20
जल लाभ कर			0			0
समानि-सारण कर			13			13
समानि-सारण लाभ कर			0			0
म.न.पा. शिक्षण उपकर			5			5
राज्य शिक्षण उपकर			7			7
राज्यगार इंधी उपकर						
वृक्ष उपकर						
पाव कर			1			1
एकूण देयक रक्कम			9			9
कलम 152 अ नुसार दहावी रक्कम			62			62
परताव्यावरील व्याजाची वसुली						
असाऊ अधिदानाचे सभासोजन						
भरावघाची निव्वळ रक्कम						0
प्रतिदानाची निव्वळ रक्कम			62			62
अधारी रुपये		₹ Sixty Two Only			₹ Sixty Two Only	0
तिम देय दिनांक			31/12/2022			31/12/2022



बिल - 6		
₹ 62	₹ 62	₹ 62
2022		

"To make payment through NEFT:  
IFSC - SBIN0008300, Beneficiary A/C No:- MCGMPTRS0510243200079, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152अ अन्वये, अवैध बांधकामांवर मालमत्ता कर व शास्त्री वसुली व ती गोळा करणे, यांचा, असे अवैध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असोतपर्यंतच्या कोभापाही कालावधीसाठी विविधमित्त झाले आहेत असा अन्वयार्थ लावला जाणार नाही.

महाराष्ट्र आय प्रतिसंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / भोगकटादार यांनी अधिप्रतिसंधक व अधिप्रतिसंधक वसुली मुमिधरीत असण्याचे प्रत्येक अधिभाग व त्यात प्रतिसंधी जाणेवारी व जुलै महिने सादर करावे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 क) चा अंतर्भाव होण्यानापेक्ष जारी करण्यात येत आहे.

महेश पाटील  
 करनिर्धारक व संकलक



User Category - mR

## करदात्यांस सूचना

करदेवळात उभविणेच्या एक, अनेक अथवा सर्व कराधिकृत वृहत्सुंदई महानगरपालिका अधिनियम 1688 मधील कलम 217 अन्वये अतिल करण्यासाठी, देयक वजावट्यापासून एकवीस दिवसांची मुदत आहे.

देव दिनाकापर्यंत वकवातीसह चालू देयकाचे अधिदान व केल्यास महानगरपालिका अधिनियम कलम 202 अन्वये दरबद्दल २% वास्तवी अकारण्यात येईल. संबंधित करांच्या पूर्ण रकमेचा अर्धा होईपर्यंत उपरोक्त शास्त्री देव असेल.

मासाधिक व पारंप्रितीवीस मासदावक जोडनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या पाच मासमास मासपत्ता करातील सर्वसाधारण कर वा घटकात 5% ते 15% सवलत अनुत्तेव आहे.

सदर वसुलेवज हा मासिकेचा कराचा अर्धा मुसभतेने कराटा याचा वासाठी मुसलता अधिनियममधील तरतुदीनुसार निर्दिष्ट करण्यात आला असून सदर दस्तऐवज तुमची मासपत्ता अधिभूत अमल्याचे शुचित करत नाही.

करदात्यांस अधिकधिक तपस सेवा पुरविल्याच्या अनुषंगाने, करदात्यांस जासहन करण्यात येते की, त्यांनी आपली माहिती महापालिकेच्या [www.mcgm.gov.in](http://www.mcgm.gov.in) वा संकेतस्थळावरील Property Tax (New) हवा पर्यायाची निवड करून देयकावरील 15 अंकी लेखा क्रमांक योजविल्यानंतर KYC Form मध्ये आवश्यक तपशील भरून अद्ययावत करावी. तसेच, पत्राव्यवहाराच्या पत्र्यातील बदल कुपचा ताबडतोब Change in Billing Name & Address वा पर्यायाची निवड करून अद्ययावत करावा.

अधिदान महानगरपालिकेने विहित केलेल्या निवडक 10 दिवसांअतिरिक्त देव वकवाती 8.00 ते रात्री 8.00 वा वेळेत विभाग कार्यालयातील नागरी सुविधा केंद्रावर स्वीकारले जाईल. सुंदईवाहेरील घनादेशांमध्ये महापालिकेने संदूर केलेल्या दराने (त्यावरील सेवाकरासह) सेवाभुक्त अंतर्भूत करावे. देयकावर दाखवलेल्या वकवातीत अपेक्षित शुल्क (प्रोविसा की) किंवा देव (जर असेल तर) यांचा अंतर्भाव केलेला नाही. देयकाचे अधिदान महापालिकेच्या कुठल्याही केंद्रावर अथवा ई-वेसॅटच्या माध्यमातून स्वीकारले जाईल. हा संबंधीची अधिक माहिती, महापालिकेच्या [www.mcgm.gov.in](http://www.mcgm.gov.in) वा संकेतस्थळावर उपलब्ध आहे. Whatsapp ChatBot No 89992 28999

## करांच्या दराचा तक्ता

सन 2022-2023 वा वर्षासाठी लागू केलेले करांचे दर

कराचा नाव	करांची वर्गवारी		
	तक्ता क्र.1 मधील वापरकर्ता प्रवर्ग	तक्ता क्र.2 मधील वापरकर्ता प्रवर्ग	तक्ता क्र.3 मधील वापरकर्ता प्रवर्ग
सर्वसाधारण कर (अद्वितीय करमाहीत)	0.110	0.270	0.500
जल कर	0.253	0.620	1.148
जल मास कर	0.069	0.170	0.315
सामान्य-कारण कर	0.163	0.400	0.740
सामान्य-कारण मास कर	0.043	0.105	0.195
महापालिका गिरेज उपकर	0.040	0.100	0.190
राज्य शिक्षण उपकर	0.035	0.080	0.148
रोजसार हमी उपकर	0.000	0.020	0.042
बुध उपकर	0.002	0.005	0.010
पथ कर	0.050	0.130	0.230

तक्ता क्र.1 ते 3 मधीली माहिती महापालिकेच्या [www.mcgm.gov.in](http://www.mcgm.gov.in) वा संकेतस्थळावर उपलब्ध आहे.

मासपत्तेची संबंधित गुजर बंदीची वाचतका तक्ता :-

Sr.No.	Legend	Specification
1	r	Residential units up to 46.45 m2 (500.00 Sq.ft.)
2	R	Residential units above 46.45 m2 (500.00 Sq.ft.)
3	nR	Residential unit not intended to be used for Residential Purpose. E.g.Porch, Refuge area etc.
4	C	Commercial
5	L	Land
6	I	Industrial



महानगरपालिका आपातकालीन व्यवस्थापन कक्ष व मध्यवर्ती तक्रार सौदणी विभाग संपर्क क्र. 1916,22694727  
 सौदणी विभाग संपर्क व गरज असलीच्या मालीसाठी दुरध्वनी सेवा क्र. 1800 22 1292  
 मालीसाठी दुरध्वनी सेवा क्र. 098  
 १२५३ २० ३५  
 २०२३

through Hon. HD in W.P.No.2592/2013 has struck down 21 & 22 of the CV Rules, the present bill has been raised on protective basis.



MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*  
[CHE/A-4002/BP(WS)/AR/OCC/1/NEW of 18 November 2019]

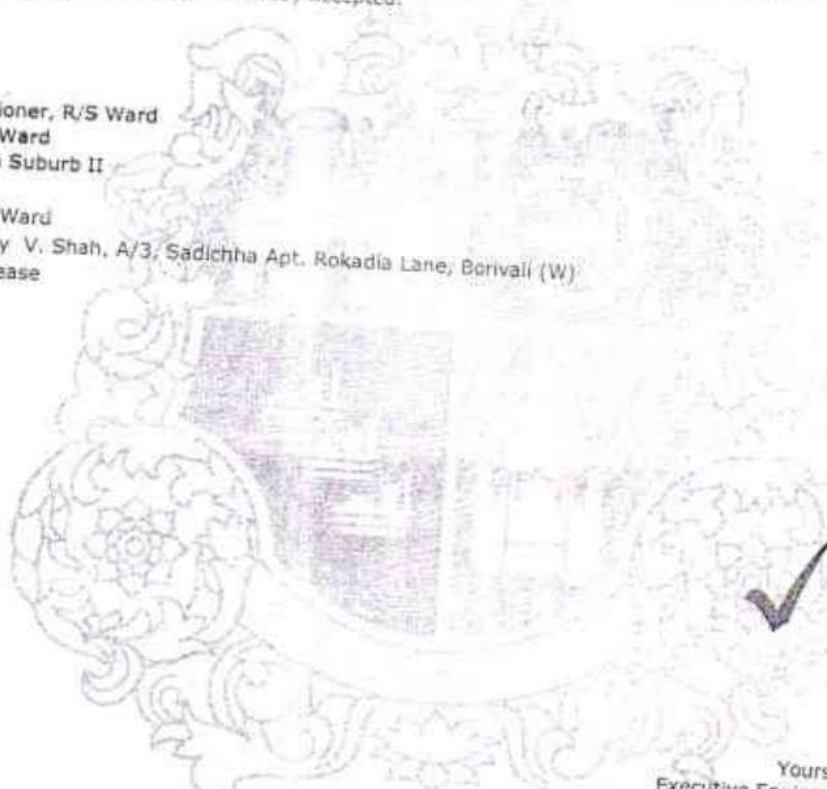
To,  
M/S ADINATHAY ENTERPRISES  
SHOP 7 HARIDAS C.H.S LTD, NEAR MARY IMMACULATE HIGH SCHOOL BORIVALI WEST MUMBAI 400103.

Dear Applicant/Owners,

The full development work of Residential building comprising of Wing A,B & C of Stilt + 11th Upper floors, on plot bearing C.S.No./CTS No. 575 of village POISAR R/S at Thakur Complex is completed under the supervision of Shri. Sanjay V. Shah, Architect, Lic. No. CA/86/10283, Shri. Ajay Laxman Mnhale, RCC Consultant, Lic. No. STR/M/111 and Shri. Nemichand K. Dedhia, Site supervisor, Lic.No. D/106/SS-II and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. FB/HR/RIV/177 dated 08 August 2013. The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, R/S Ward
  2. A.A. & C., R/S Ward
  3. EE (V), Western Suburb II
  4. M.I., R/S Ward
  5. A.E.W.W., R/S Ward
  6. Architect, Sanjay V. Shah, A/3, Sadichha Apt. Rokadia Lane, Borivali (W)
- For information please



Name : VINOD KONDIRAM  
KEKAN  
Designation : Executive  
Engineer  
Organization : MUNICIPAL  
CORPORATION OF  
GREATER MUMBAI  
Date : 18-Nov-2019 20: 53:52



Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
R/S Ward



बरतल - ८		
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