



26/09/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2

दस्त क्रमांक : 19736/2023

नोंदणी :

Regn:63m

गावाचे नाव : सॉल्टपॅन

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	11500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5300377.52
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॉट क्र. 504, माळा नं: 5वा मजला, इमारत क्र. एम1बी, इमारतीचे नाव: प्रतिक्षा नगर ओमकार सीएचएस लिमिटेड, ब्लॉक नं: प्रतिक्षा नगर, सायन पूर्व, मुंबई - 400022, रोड : . PUI: FN0605740000000 ((C.T.S. Number : 4-5C (part) ;))
(5) क्षेत्रफळ	1) 48.74 चौ.मीटर
(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:- नारायण भगवान गायकवाड वय:-69; पत्ता:- प्लॉट नं: फ्लॉट क्र. 504, माळा नं: 5वा मजला, इमारत क्र. एम1बी, इमारतीचे नाव: प्रतिक्षा नगर ओमकार सीएचएस लिमिटेड, ब्लॉक नं: प्रतिक्षा नगर, सायन पूर्व, मुंबई, रोड नं: ., महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-ABUPG6592L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- गोपाळ सदानंद चव्हाण वय:-39; पत्ता:- प्लॉट नं: खोली क्र. 54, माळा नं: 3 रा मजला, इमारतीचे नाव: शंकर नार्वेकर निवास, ब्लॉक नं: डॉ. बी.ए. रोड, लालबाग, मुंबई, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400012 पॅन नं:-ALJPC8962B 2): नाव:- समिधा गोपाळ चव्हाण वय:-39; पत्ता:- प्लॉट नं: खोली क्र. 54, माळा नं: 3 रा मजला, इमारतीचे नाव: शंकर नार्वेकर निवास, ब्लॉक नं: डॉ. बी.ए. रोड, लालबाग, मुंबई, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400012 पॅन नं:-CEMPS1373A
(9) दस्तऐवज करून दिल्याचा दिनांक	25/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	25/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	19736/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	690000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 25/09/2023) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



S. S. Chavhan
सह. दुय्यम निबंधक
मुंबई शहर क्र. २



CHALLAN
MTR Form Number-6



GRN	MH008494762202324E	BARCODE					Date	23/09/2023-16:47:31	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	BOM2_JT SUB REGISTRAR MUMBAI CITY 2				PAN No.(If Applicable)	ALJPC8962B				
Location	MUMBAI				Full Name	GOPAL SADANAND CHAVAN				
Year	2023-2024 One Time				Flat/Block No.	Flat No.504,5th Floor, Building No. M1B, Pratiksha				
Account Head Details		Amount In Rs.		Premises/Building	Nagar Omkar CHS Ltd					
0030045501 Stamp Duty		690000.00		Road/Street	Pratiksha Nagar, Sion East					
0030063301 Registration Fee		30000.00		Area/Locality	Mumbai					
				Town/City/District						
				PIN	4 0 0 0 2 2					
				Remarks (If Any)	PAN2=ABUPG6592L~SecondPartyName=NARAYAN BHAGWAN GAIKWAD~					
				Amount In	Seven Lakh Twenty Thousand Rupees Only					
Total	7,20,000.00		Words							
Payment Details				FOR USE IN RECEIVING BANK						
STATE BANK OF INDIA				Bank CIN	Ref. No.	00040572023092329080	IK0CLPRGP3			
Cheque-DD Details				Bank Date	RBI Date	23/09/2023-16:24:51	Not Verified with RBI			
Name of Bank				Bank-Branch		STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Department ID :

NOTE:- This challan is valid for documents to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9773418408

सदर चलन केवल दुर्यम निबंधक कार्यालय/नोदणी कार्यालयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



Signature

Signature

जवई - २	
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२०२३	



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is entered into at Mumbai on this 25th day of September, 2023.

BETWEEN

MR. NARAYAN BHAGWAN GAIKWAD, (69 years), PAN No. **ABUPG6592L**, adult, Indian Inhabitant of Mumbai, currently residing at **Flat No.504, 5th Floor, Building No. M1B, Pratiksha Nagar Omkar CHS Ltd, Pratiksha Nagar, Sion East, Mumbai - 400 022.**, hereinafter referred to as "**VENDOR/ TRANSFEROR**" (which expression unless repugnant to the context or meaning thereof to mean and include his respective heirs, executors, administrators and assigns) of the ONE PART.

AND

1) **MR. GOPAL SADANAND CHAVAN**, (39 years), Pan Card No. **ALJPC8962B** & 2) **MRS. SAMIDHA GOPAL CHAVAN**, (39 years), PAN No. **CEMPS1373A**, all adults, Indian Inhabitants of Mumbai, currently residing at **Room No. 54, 3rd Floor, Shankar Narvekar Nivas, Dr. B.A. Road, Lalbaug, Mumbai - 400 012.**, hereinafter referred to as "**PURCHASERS/TRANSFEREES**" (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) of the OTHER PART.

[Signature]

[Signature]

[Signature]

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WHEREAS :-

A. WHEREAS The VENDOR/ TRANSFEROR is seized, possessed and absolute owner in respect of **Flat No.504, 5th Floor, Building No. M1B, Pratiksha Nagar Omkar CHS Ltd, Pratiksha Nagar, Sion East, Mumbai - 400 022.**, (Hereinafter referred and called to as the "said Flat Premises", more specifically described in the Schedule hereunder written vide ALLOTMENT LETTER OF MUMBAI HOUSING AND AREA DEVELOPMENT BOARD (MUMBAI MHADA UNIT) Allotment Letter No. 4468 dated 03/05/2006.



Incidental) to holding the said Flat, the VENDOR/ TRANSFEROR is enjoying membership rights of the said **Pratiksha Nagar Omkar Co-operative Housing Society Ltd.**, being a Society duly formed and registered under the Maharashtra Co-operative Societies Act, 1960, under Registration No. **MUM/MHADB/HSG/ (TC)/12733/ 2007-08**, hereinafter for the sake of brevity referred to as "**the Said Society**") and holding 10 (Ten) fully paid up shares of Rs.50/- each of the said Society bearing distinctive Nos. **41 to 50** (both inclusive) incorporated in the Share Certificate No. **005** of the said Society hereinafter referred to as "**the said Shares**"). The said flat and the said shares are collectively, for the sake of brevity, referred to as "**the said Premises**".

C. The VENDOR/ TRANSFEROR have agreed to sell, transfer and assign to the PURCHASERS/TRANSFEREES and the PURCHASERS /TRANSFEREES have agreed to purchase from the VENDOR/ TRANSFEROR the said Premises i.e. the said Shares and all the beneficial right, title and interest of the VENDOR/ TRANSFEROR in the said flat together with the right to use and occupation thereof at or for the price of **Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakh only)** and on the terms and conditions hereunder. The parties hereto are desirous of recording the terms and conditions of this Agreement in writing:-

Handwritten: वाच्य - २

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Handwritten signature

Handwritten signature: Prabhavan

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

1. The VENDOR/TRANSFEROR have agreed to sell, transfer and assign and the PURCHASERS/TRANSFEREES have agreed to purchase and acquire the said Premises i.e. the said Shares and all beneficial right, title and interest in the said Flat in the said Society together with Sinking Fund and all deposits of the VENDOR/ TRANSFEROR lying at the credit of the VENDOR/ TRANSFEROR with the said Society for the total price of **Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakh Only)** (hereinafter referred to as the "**Total Sale Consideration**"). The Total Sale Consideration shall be paid by the PURCHASERS/TRANSFEREES to the VENDOR/ TRANSFEROR in the manner specified in clause 2 herein below.

2. The PURCHASERS/TRANSFEREES have paid to the VENDOR/ TRANSFEROR Total Sale Consideration towards the sale of the said Premises i.e. the said Shares and all beneficial right, title and interest in the said premises in the following manner :-

i) The VENDOR/ TRANSFEROR doth hereby admit and acknowledge that the VENDOR/TRANSFEROR have received a total sum of **Rs. 38,85,000/- (Rupees Thirty Eight Lakh Eighty Five Thousand Only)** from the PURCHASERS/TRANSFEREES after deducting an amount of **Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand Only)** towards TDS (Tax Deducted at Source) on the entire sale consideration of **Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakh Only)** at the rate of 1% as Part payment towards the total Sale Consideration before execution hereof the present Agreement as and by way of part payment towards the Total Sale Consideration.

ii) The balance payment out of the Total Sale Consideration viz: **Rs. 75,00,000/- (Rupees Seventy Five Lakh Only)** shall be paid by the PURCHASERS/ TRANSFEREES to the VENDOR/ TRANSFEROR by way of obtaining home loan to be availed of by the PURCHASERS/TRANSFEREES from Bank/Financial Institutions, said loan shall be availed by the PURCHASERS/TRANSFEREES and disbursed to the VENDOR/ TRANSFEROR within 90 working days from the date of signing this present.



[Signature]

[Signature]

[Signature]

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11. This Agreement has been executed in Mumbai, the property is situated in Mumbai and the payments are to be made in Mumbai, and accordingly this Agreement is subject to laws of Indian jurisdiction of Courts in Mumbai exclusively.

:-THE SCHEDULE OF PROPERTY ABOVE REFERRED TO:-

Flat No.504, 5th Floor, Building No. M1B, Pratiksha Nagar Omkar CHS Ltd, Pratiksha Nagar, Sion East, Mumbai - 400 022, admeasuring about 437 sq. ft. Carpet area, more particularly lying and being situated at land bearing C.T.S. No. 4-5C (part) in Revenue village of Salt Pan Division, in suburban District of Greater Mumbai. The said building comprises Stilt + 7 Floors, with lift, constructed in the year 2006.

IN WITNESS WHEREOF the parties hereto have hereunto and to a duplicate hereof set and subscribed their respective hands the day and year first hereinabove written.

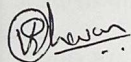
SIGNED AND DELIVERED)

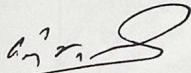
by the within named)

VENDOR/TRANSFEROR)

MR. NARAYAN BHAGWAN GAIKWAD)

In the presence of

1) 

2) 

SIGNED AND DELIVERED)

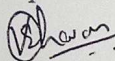
by the within named)

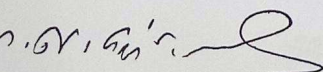
PURCHASERS/TRANSFEREES)

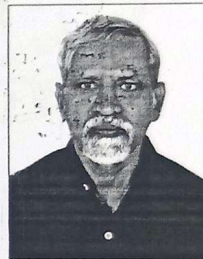
MR. GOPAL SADANAND CHAVAN)

MRS. SAMIDHA GOPAL CHAVAN)

In the presence of)

1) 

2) 



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₹ १० / ३०	
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DATE
१०/१०/२०२३



प्रातक्षानगर ओमकार को. ऑप. हाऊसिंग सोसायटी मर्यादित

(रजि नं. / एम यु एम / एम एच ए डी बी / एच एस जी (टी सी) / १२७३३/२००७-०८)
बिल्डींग नं. एम-१, प्रतिक्षानगर, सायन (पुर्व), मुंबई - ४०००२२. ईमेल: omkarchsm1@gmail.com

अॅड. गिरीष मणुरकर श्री. आकाराम राणे श्री. सुहास कांबळी
अध्यक्ष मानद सचिव खजिनदार

१६/२०२३-२५

दिनांक : ११/०९/२०२३

ना हरकत पत्र

श्री नारायण भगवान गायकवाड हे इमारत क्रमांक एम १, बी विंग, फ्लॅट क्र. ५०४, प्रतीक्षा नगर ओमकार गृहनिर्माण संस्था मर्यादित, प्रतीक्षा नगर, सायन, (पू), मुंबई ४०००२२ या सदनिकेचे मालक असून त्यांनी दि. ०१/०९/२०२३ रोजी केलेल्या विनंती अर्जानुसार ह्या सदनिकेच्या विक्रीचा व्यवहार "श्री गोपाळ सदानंद चव्हाण व सौ समिधा गोपाळ चव्हाण" यांच्याशी होत आहे.

वरील सदनिका "श्री गोपाळ सदानंद चव्हाण व सौ समिधा गोपाळ चव्हाण" ह्यांना विकण्यास संस्थेची कुठल्याही प्रकारची हरकत नाही.

सदनिकेचे क्षेत्रफळ	: ४३७ स्केअर फूट कार्पेट
इमारतीचे मजले	: तळमजला + ७ मजले
विंग	: ४ विंग्स, ए, बी, सी, डी
उद्वाहन	: प्रत्येक विंगसाठी एक उद्वाहन
सी. टी. एस. क्रमांक	: ४-५ सी पार्ट ऑफ सॉल्ट पॅन डिव्हिजन
महानगर पालिका क्षेत्रीय कार्यालय	: वार्ड एफ / उत्तर
इमारतीचे बांधकाम वर्ष	: २००६

सदरचे ना हरकत पत्र महाराष्ट्र राज्य मुद्रांक शुल्क आणि नोंदणी शुल्क भरण्याकरीता अर्जदाराच्या विनंती वरून देण्यात येत आहे.



आपले स्नेहांकित

OMKAR CO. OP. HOUSING SOCIETY LTD.

Secretary. 11/09/2023

मुंबई - २	
१२/३०	३०

* कार्यकारी सदस्य

श्री सुरेश मोरे • श्री रामचंद्र राणे • डॉ. देवेन्द्र धांडे • सौ संगीता जयधव • सौ श्रीलखा पाटील
श्री राजेश कामतेकर • श्री निलेश खताळ • श्री सुरेश निजापकर • श्री राकेश येमूल • श्री प्रशांत पीतकंठी

Share Certificate No. 005

Member's Register No. : 005

No of Shares : 10

Flat No. : B-504



PRATIKSHA NAGAR OMKAR CO-OP. HSG. SOC. LTD.

Building No. M - 1, Pratiksha Nagar, Sion (E), Mumbai - 400 022.
(Registered under the Maharashtra Co-operative Societies' Act. 1960)

SHARE CERTIFICATE

Authorised Capital Rs. 4,00,000/- divided into 8000 shares of Rs. 50/- Each
Registration Number - MUM / MHADB / HSG (TC) / 12733 / 2007 - 08 Date : 20/10/2007.

This is to certify that Shri./Smt./Mrs. NARAYAN BHAGWAN GAIKWAD

Is the registered Holder of 10 (Ten) Fully paid up Shares of 50 /- Rs. Fifty each

from 41 to 50 of Rs. 500/-

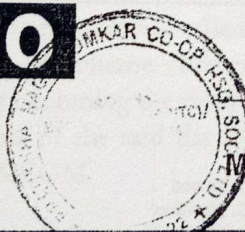
(Rs. Five hundred only.) both inclusive, in PRATIKSHA NAGAR OMKAR CO-OP. HSG. SOC. LTD.

Sion, Mumbai - 400 022. Subjected to the by - laws of the said society.

Given under the Common Seal of the Said society at Sion(E), Mumbai - 400 022.

this 26 day of Jan 2008

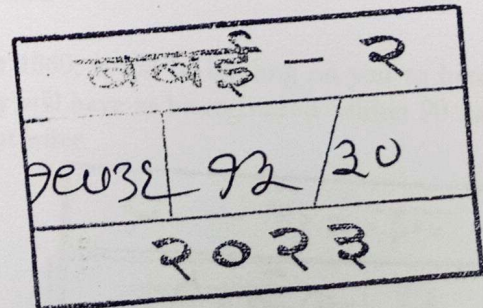
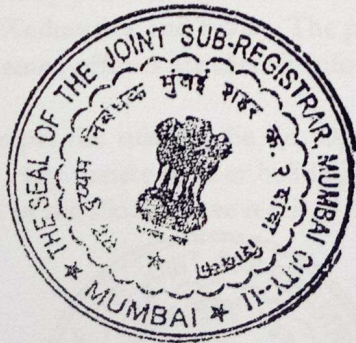
₹ 500



Authorised
M. C. Member

Secretary

Chairman



MUMBAI HOUSING & AREA DEVELOPMENT BOARD
[A REGIONAL UNIT OF MHADA]
ALLOTMENT LETTER



MHADA

NO./dir/mkt./allot/SION /PRATIKSHA NAGAR /193 / MIB 504 / / 2006

G. N. bhavan, Bandra (east),
Mumbai- 400 051

DATE :

4468
3/5/06

To
NARAYAN BHAGWAN GAIKWAD & NIL NIL NIL
27/594, TEJAS NAGAR, MUMBAI PORT TRUST, REYNOLDS, ROAD, WADALA EAST,

sub:- Allotment of residential flat at PRATIKSHA NAGAR scheme code no: 193 ,Survey no. XXX ,
city s.no. 4-5C PART

Ref:- Your application no.32949 dated 09/12/2005

Sir/madam,

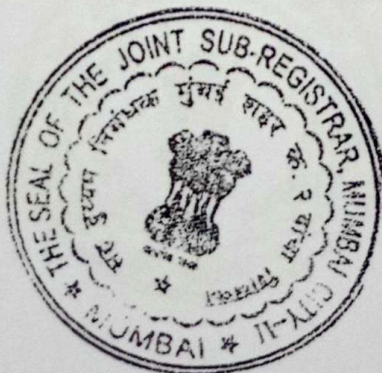
A) Since

1) The offer of provisional allotment of flat no. 504 ,in Building no. MIB at location PRATIKSHA NAGAR in scheme code no 193 issued vide this office letter no. 1368 Dated 16/12/05 has been accepted by you.
2) you have submitted the requisite acceptance letter ,affidavit, undertaking .

3) You have paid the full cost of Rs 1,173,600 /- as per the condition mentioned(condition II of mode of payment)in your provisional allotment letter, to M. H. &A.D.B. the flat no.504 in building no.MIB at PRATIKSHA NAGAR in scheme code no.193 has now been finally allotted to you. M.H.&A.D.B. heartily congratulates you for becoming the proud owner of the flat no.504 in building no.MIB under sheme code no.193 . The super builtup area of the said flat is 652.00 . The plot is situated on S.No.XXX City survey no 4-5C PART in F-NORTH ward of MCGM.

B)The above mentioned flat is ready for possession from 1/12/05. You are , there fore informed vide this allotment letter to collect the possession letter of this flat from under signed.The physical possession of the said flat will have to be taken by you from the concerned Dy. Engineer of Concerned division between 11.00 a.m. to 3.00 p.m on Monday, Wednesday, and Friday. The possession will have to be taken within 10 days of the receipt of this letter. The concerned officers are allready informed about this.

C) Kindly note that, as per the rules of the Co. Op. Society act 1860, it will be binding on you to become the member of the Co.Op Hsg. society of your building. The society will have to be registered within 90 days from the date on which 60% of the allottees have received this allotment letter.



बवई - २	
२७/३१	३०
२०२३	

M.H.& A.D. BOARD
 [A REGIONAL UNIT OF MHADA]
POSSESSION LETTER



MHADA

DIR/MKT/193 / MIB / 504 /

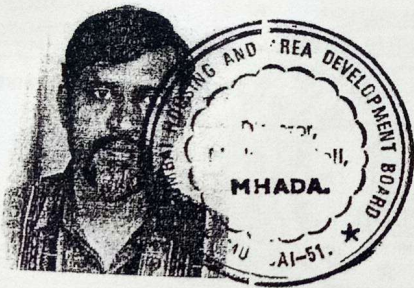
DATE: -30/3/2006

4469
 3/5/06

POSSESSION LETTER CUM POSSESSION RECEIPT

SHRI/SMT/KUM "NARAYAN BHAGWAN GAIKWAD & NIL NIL NIL has been here by permitted to take the possession of Flat no 504 in Building no.MIB of Scheme code no 193 : at location PRATIKSHA NAGAR constructed under the open sale/ACS. sale by "M. H. &A. D. BOARD".

If it is revealed that in the flat allotted to you, some one else, other than you and your family members, is residing in the flat no 504 in building no MIB.at location PRATIKSHA NAGAR or if it is found that the said flat has been sold/ transferred with out prior permission from M.H.&A.D.BOARD, the M.H.&A.D.BOARD will cancel the allotment of your flat and , un- authorised occupent will be removed from the said flat and the said flat will be taken in possession of M.H.&A.D.BOARD.



[Handwritten signature]

DIRECTOR, MARKETING
 MUMBAI BOARD
 M.H.A.D.A.

specimen signature of the applicant

1) *[Handwritten signature]*

1) *[Handwritten signature]*

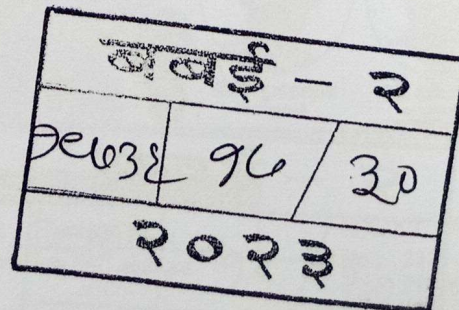
2)

2)



Copy f.w.c.s. to

- 1) Estate Manager-EM V ,M.B. for information please. It is informed to him that the said flat,s allotment has come in force from the date
- 2)Executive Engineer, SRD2 Division., for information and nessary action please.
- 3)Dy. Engineer, SRD2 is requested to verify the above attested signature of the applicant, before handing over the possession of above mentioned flat. Dy. engineer, SRD2 is also requested to maintain a register of allotment and submit the report of handing over the possession of the above mentioned flat with in a week should be given positively
- 4) Copy to selected file.

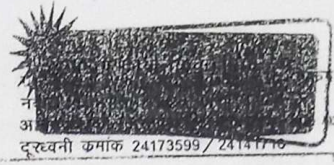




बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बा.न. १९२, बेस्ट मार्ग, कुलाबा, मुंबई - ४००००९



नाव : NARAYAN BHAGWAN GAIKWAD Mobile No : 98XXXXX594 Email Id : देयक पाठविण्याचा पत्ता: 0-504,FLOOR-5,M/1B,OMKAR CHS,SION TRANSIT CAMP ROAD,NR MALA GARDEN PRATIKSHA NGR,SION (E),MUMBAI-400022 बीज पुरवठ्याचा पत्ता : 0-504,FLOOR-5,M/1B,OMKAR CHS,SION TRANSIT CAMP ROAD,NR MALA GARDEN PRATIKSHA NGR,SION (E),MUMBAI-400022	देयक महिना : Aug-2023 देयक दिनांक : 09/08/2023 देयक क्र. 308738760010
पुस्तक पृष्ठ क्र. : 738760	ग्राहक क्र. : 738-760-010*9
चक्र : 07	करार खाते क्र. : 2128803
पुरवठ्याचा प्रकार : 1P	देयकाचा कालावधी : 04/07/2023
संधारणा क्र. : 2001888-X-X	दर प्रवर्ग : 02/08/2023
यंत्रणा क्र. : 2085800	ग्राहक प्रवर्ग : LTIB
मंजूर भार : 2.830	प्रभाग : RESIDENTIAL
अनामत रक्कम जमा :	प्रभाग : FN
मागील देयकाची प्राप्त रक्कम 2340.00	मागील रक्कम प्राप्त दिनांक 27/07/2023

चालू देयकाची रक्कम ₹ 1689.68	मागील बाकी ₹ 9.50	देय दिनांक * 01/09/2023	देय दिनांका पूर्वी रक्कम ₹ 1690.00	देय दिनांका नंतर रक्कम ₹ ** 1720
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देय दिनांक फक्त चालू महिन्याच्या देयकाच्या रक्मेवर ग्राह्य आहे. ** धकबाकी असल्यास व्याज आकारले जाईल. मार्गप्रकाश तक्रारीसाठी : 7208835803 / 24101517 / 24194534

महत्वाचे संपर्क क्रमांक	बीज खंडीत तक्रारीकरिता 24124242 Ext.531 / 24124993 8828847563	बीज देयक तक्रारी संबंधी 24148662 Ext 676 / 24190744	बीज चोरी/ अनाधिकृत वापर 24194578 / 720899294	फॉल्ट कंट्रोल 24166611 / 24124242 Ext.531 / 24124993
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अंतर्गत तक्रार निवारण प्रणाली

सहायक प्रशासकीय व्यवस्थापक, ग्राहक सेवा
एक / उत्तर विभाग, नवीन विस्तारित इमारत, 6 वा मजला, उडाळा डेपो, आर्चेडकर कॉलेज समोर, उडाळा, मुंबई 400 031.
दूरध्वनी क्र. 24148662, विस्तारित 676.
igrcocnward@bestundertaking.com
http://bestundertaking.net:81

ग्राहक गान्हाणी निवारण मंच

तळमजला, विस्तारित इमारत, अंकोमोडेशन रोड, कुलाबा, मुंबई 400 001.
संकेत स्थळ : www.cgrfbest.org.in
ई-मेल : decgrf@bestundertaking.com

"IMPORTANT MESSAGE"

NEFT / RTGS Electricity Bill Payment (IDFC First Bank)

1) Name of Beneficiary : BEST Undertaking
2) Beneficiary Account Number : BESTDxxxxxxxxx=9 digit Consumer No.)
3) Bank Name and Branch : IDFC First Bank Ltd, Chennai, R K Sairal.
4) IFSC Code : IDFB0080101

NEFT / RTGS Additional Security Deposit Payment (IDFC First Bank)

Name of Beneficiary : Best Undertaking
Beneficiary Account Number : BESTDxxxxxxxxx=9 digit Consumer No.)
Bank Name and Branch : IDFC First Bank Ltd, Chennai, R K Sairal.
IFSC Code : IDFB0080101

NEFT / RTGS Electricity Bill Payment (SBI)

Name of Beneficiary : Best Undertaking
Beneficiary Account Number : BESTExxxxxxxxx=9 digit Consumer No.)
Bank Name and Branch : STATE BANK OF INDIA, MAIN BRANCH
IFSC Code : SBIN0000300

मागील बीजेचा वापर

स्तंभ आलेख युनिट्स (kWh) महिना

Meter No : 2257096	305	Jul-23
310	Jun-23	
329	May-23	
258	Apr-23	
238	Mar-23	
218	Feb-23	
210	Jan-23	
244	Dec-22	
309	Nov-22	
228	Oct-22	
298	Sep-22	

युनिट्स वापर(kWh)

Aug-23	230
Aug-22	194

आपल्या विभागातील बिलदेयक भरणा केंद्र

रादर
गिव
किंग सर्कल
बडाळा
प्रतिक्षा नगर
सरदार नगर, क 2
महाळा बसाहत आणि
कोकरी आगार

परिवहन अभियांत्रिकी इमारत
गिव बसस्थानक, गिव, मुंबई, 400 022
मादगा बसस्थानक, किंग सर्कल
बेस्ट नवीन विस्तारित इमारत, उडाळा आगार
टपाल कार्यालय, ट्रांझिट
टपाल कार्यालय, रावडी
फिरते वाहन - दर

कृपया फसव्या संदेशां पासून सावध रहा.
बेस्ट फक्त BEST SM वरूनच संदेश पाठवते.

स्वतंत्र मुद्रांक शुल्क मुद्रांक विभागगत शरण केल्याबदलवा आदेश क्र.मुद्रांक शुल्क क्र. CSD/५४१/(वेयता कालावधी दिनांक १५.१२.२०२२ ते १४.१२.२०२४)/५३४०, दिनांक - १६.१२.२०२२.

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

LIFE
Lifestyle for Environment

मिशन लाईफ :
पर्यावरणपूरक जीवनशैली
उत्तम समृद्ध वसुधैरवासी
वरदान

माझी वसुंधरा
पर्यावरण संवर्धनाचे वतेपर्द !

सकल ऊर्जा बचतीचा...
निश्चय स्वातंत्र्याच्या अमृत महोत्सवाचा!

पर्यावरण व वातावरणीय बदल विभाग

श्री. एकनाथ शिंदे
या, मुख्यमंत्री

श्री. देवेंद्र फडणवीस
या, उपमुख्यमंत्री

श्री. अजित पवार
या, उपमुख्यमंत्री

क्रॉस केलेला घनादेश **/ डिमांड ड्राफ्ट बेस्ट ग्राहक क्र. 738-760-010*9 च्या नावाने काढावा.

विभाग/प्रभाग/चक्र	ग्राहक क्र.	देयक दिनांक	देय दिनांक	देयकाची रक्कम
NORTH/FN/07	738-760-010*9	09/08/2023	01/09/2023	1689.68

If you have paid arrears of Rs. 9.50 please bring the paid bill and pay Rs. 1689.68 Ref No : 2321-3788-216646

2023

PRATIKSHA NAGAR OMKAR CO-OP. HOUSING SOCIETY LTD.

(Registration No. MUM/MHADB/HSG/(TC)/12733/2007-08)
 Building No. : M-1, Pratikshanagar, Sion (East), Mumbai : 400 022 Ph. 022-224024750.

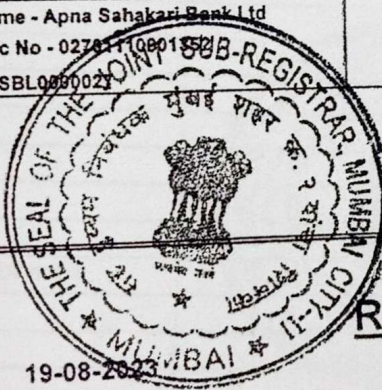
BILL

Bill No. 708
 NAME : SHRI NAYARAN BHAGWAN GAIKWAD
 FLAT NO. : B-504

Date 30-08-2023
 Month : Aug, 2023.

SR. NOS.	PARTICULARS	AMOUNT	
		RS.	PS.
1	Maintenance Charges	387.00	
2	Sinking Fund	263.00	
3	Repair Fund	135.00	
4	Mhada Charges	70.00	
5	BMC Taxes	271.00	
6	Electricity Charges	453.00	
7	Water Charges	429.00	
8	Parking Charges	125.00	
9	Non Occupancy Charges	-	
GRAND TOTAL		2,133.00	
ARREARS UP TO 30-08-2023 -			
Maintenance Charges (Credit)		(2,133.00)	
Interest On Arrears B/f		-	(2,133.00)
Interest On Arrears (Maint.)			-
TOTAL AMOUNT DUE			NIL

Bank Name - Apna Sahakari Bank Ltd
 Bank A/c No - 0270110001552
 IFSC - ASBL0000022



For Pratiksha Nagar Omkar Co-op. Hsg. Sty. Ltd.

Chairman Secretary Treasurer

RECEIPT

Date : 19-08-2023

Receipt No. : 466

Received with thanks From SHRI NAYARAN BHAGWAN GAIKWAD

Flat No. : B-504

Rupees Two Thousand One Hundred Thirty Three Only
 drawn on Greater Bank

by Cheque No. : 175851
 date : 19-08-2023

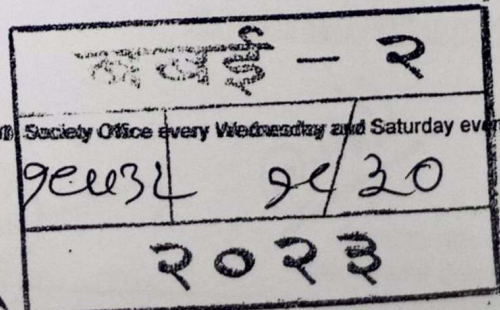
Against Full Payment of our Bill No. 0708 dated 25.8.2023 for Aug, 2023.

For Pratiksha Nagar Omkar Co-op. Hsg. Sty. Ltd.

Rs. 2,133.00

Chairman Secretary Treasurer

Subject to Realization of Cheque



This is Computer Generated Bill Signature not necessary

For any discrepancies you may contact Accountant Shri Gaiwad Mobile No. 9192723531 Society Office every Wednesday and Saturday evening between 5 to 7 pm.



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

लेखा क्रमांक
FN0605740000000

मालमत्ता करवर्ष
2021-2022

देयक क्रमांक
202110BIL13305715
202121BIL14520487

देयक दिनांक
01/03/2022

मालमत्ता कर कार्याचे नाव व पत्ता : M.H.&A.D.BOARD MUMBAI-51

प्रेषक -
Asstt. Assessor & Collector, F North Ward, Municipal Office Building,
Plot No. 96, Bhau Daji Road, King's Circle, Matunga (East), Mumbai
- 400 019.

ईमेल - aacfn.ac@mcmgm.gov.in दूरध्वनी क्र. 022 2309 9410

मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे.
FN-3944(37-40)(49-52)(61-62) SION HOUSE BULDING NO.M-1 THE CHIEF EXECUTIVE OFFICER BO MBAY HOUSING & AREA DEVE,
DEVELOPMENT BOARD

प्रथम करनिर्धारण दिनांक: 01/04/1978 जलजोडणी क्रमांक: - एकूण भांडवली मूल्य: ₹ 273328965

एकूण भांडवली मूल्य: ₹ Twenty Seven Crore Thirty Three Lakh Twenty Eight Thousand Nine Hundred Sixty Five Only
(असरी)

दि. 31/03/2010 या तारखेपर्यंतची थकबाकी ₹ 0 दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकबाकी ₹ 1387460

देयक कालावधी: 01/04/2021 ते 31/03/2022

(सर्व रकम रुपयामध्ये)

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			27148			27148
जल कर			0			0
जल लाभ कर			103295			60665
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			64272			37713
म.न.पा. शिक्षण उपकर			60034			35311
उच्च शिक्षण उपकर			51831			30203
नगर हमी उपकर			1840			1840
सा उपकर			2999			1764
सूच कर			75511			44603
एकूण देयक रकम			386930			239247
हाराष्ट्र अध्यादेश क्र. १/२०२२ नुसार देय सवलत			0			0
सम 152 अ नुसार दंडाची रकम			0			0
सत्ताव्यावरील व्याजाची वसुली			0			0
साऊ अधिदानाचे समायोजन			0			0
रावयाची निव्वळ रकम			386930			239247
सिदानाची निव्वळ रकम			0			0
असरी रुपये			₹ Three Lakh Eighty Six Thousand Nine Hundred Thirty Only			₹ Two Lakh Thirty Nine Thousand Two Hundred Forty Seven Only
अंतिम देय दिनांक			30/11/2021			30/05/2022



2023

30/03 20 30

30/05/2022

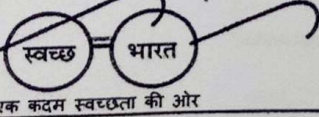
To make payment through NEFT:
PSC - SBIN0003000, Beneficiary A/C No:- MCGMPTFN0605740000000, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC

सर्व दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुंमनपा अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

PRATIKSHA NAGAR BHAR CO-OP. HSG. SOC. LTD.

सांख्यिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सवलत अनुज्ञेय आहे.

20/01/22



(विश्वास पां. मोटे)
करनिर्धारक व संकलक



FORM A: PERSONAL DETAILS

Existing Customer: Yes No

APPLICANT CO-APPLICANT GUARANTOR

CIF No/ Account No. 37224038889

Name: First Name Middle Name Last Name
GOPAL SADANAND CHAVAN

Date of Birth: 19/04/84 PAN: ALJPC8962B

Mobile: 9773418408

E-mail: chavangopal119@gmail.com

Name of Spouse: SAMIDHA GOPAL CHAVAN

Name of Father: SADANAND GOPAL CHAVAN

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

Aadhaar / UID No. 877237229987

Voter ID No.

Passport No.:

Driving License No.

MGNREGA Job card No.

Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: ROOM NO 54, 3 RD FLOOR SHANKAR NARVEKAR NIWAS,

Address 2: DR. BABASAHEB AMBEDKAR ROAD, LALBAUG

Address 3:

Village: MUMBAI City: MUMBAI

District: PAREL State: MAHARASHTRA

Country: INDIA Pin Code: 400012

Current address same as the permanent address Yes No

Current Address:

Address 1: 405 - B WING, LB - SANKALP C.H.S. LTD.

Address 2: PRATIKSHA NAGAR, SION, EAST

Address 3:

Village: MUMBAI City: MUMBAI

District: State: MAHARASHTRA

Country: INDIA Pin Code: 400022

Address type for communication: Permanent Current

Residential type: Rented Company lease Owned

Years residing in current address: 05 Months residing in current address:



Handwritten signature of the applicant in blue ink.

FORM A: PERSONAL DETAILS

Existing Customer: Yes No

APPLICANT

CO-APPLICANT

GUARANTOR

If Yes, CIF No/ Account No. 37224038889

Name: SAMIDHA GOPAL CHAVAN
First Name Middle Name Last Name

Date of Birth: 25/04/84 PAN: CEMPS1373A

Mobile: 9773418407

e-mail: samidhashinde25@gmail.com

Name of Spouse: GOPAL SADANAND CHAVAN

Name of Father: BHASKAR SHIVRAM SHINDE

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 881971663808

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: 5A, 3RD FLOOR, SHANKAR NARVEKAR NIWAS,

Address 2: DR AMBEDKAR ROAD, LALBAUG

Address 3:
Village: MUMBAI City: MUMBAI

District: State: MAHARASHTRA

Country: INDIA Pin Code: 400012

Current address same as the permanent address Yes No

Current Address:

Address 1: 405 - B WING, L3 - SANKALP C.H.S LTD

Address 2: PRATI KSHA NAGAR, SION, EAST

Address 3:
Village: MUMBAI City: MUMBAI

District: State: MAHARASHTRA

Country: INDIA Pin Code: 400022

Address type for communication: Permanent



S. Chavan

HOME LOAN

Reference No. :- HLST PBB. SION BR / HI / 200 -0 /

Applicant Name : Mr. Gopal Sadanand Chavan

Co-Applicant Name : Mrs. Samidha Gopal Chavan

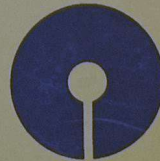
Contact Numbers (R) 9773418408 (O) 9321104566

Loan Amount : 75000 L	Tenure :
Interest Rate :	EMI :
Loan Type :	SBI LIFE : YES / NO
Individual Hsg. Loan _____ Maxgain _____ Flexi _____	
Realty _____ Optima _____ Others : _____	

Property Location :
Property Cost :
Name of Developer / Vendor :
Offer :

Mob.

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR		
VALUATION	13/10/20	Vasanthakumar
SITE		
LOAN A/C		
T.D.		
D.E.		



Bank of India

PBB SION BRANCH