

Receipt (pavti)

451/7196

Tuesday, May 17, 2022
1:13 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

नावाचे नाव: बोरीवली
दस्तावेजाचा अनुक्रमांक: बरल 7-7196-2022
दस्तावेजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: किशोर धनाजी मोरे

पावती क्र.: 7520 दिनांक: 17/05/2022

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण:

रु. 30680.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:30 PM ह्या वेळेस मिळेल.

वाजार मूल्य: रु. 3527750/-

मोबदला रु. 4950000/-

भरलेले मुद्रांक शुल्क: रु. 297000/-

Shivan

प.प.ह. दु.नि.का. बोरीवली 7

सह. दुय्यम निबंधक बोरीवली - ७
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु. 680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1605202203894 दिनांक: 17/05/2022

विक्रेते नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001925762202223P दिनांक: 17/05/2022

विक्रेते नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT

FLUVERED ON 18/05/2022

Valuation ID

202205171645

मूल्यांकन पत्रक (बांधीव क्षेत्र - बांधीव)

17 May 2022, 11:36:50 AM

मूल्यांकनाचे वर्ष: 2022
 जिल्हा: मुंबई (उपनगर)
 मूल्य विभाग: 83-बोरीवली (बोरीवली)
 उप मूल्य विभाग: 83/370रस्ता: लोकमान्य टिळक मार्ग (लिक रोड ते खडी)
 सर्व्हे नंबर / न. भू. क्रमांक: सि टी एस. नंबर#19

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन
65140निवासी सदनिका
141110कार्यालय
162280दुकाने
207600औद्योगिक
141110मोजमापनाचे एकक
चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-

25चौरस मीटर

मिळकतीचा वापर-

निवासी सदनिका

मिळकतीचा प्रकार-

बांधीव

बांधकामाचे वर्गीकरण-

1-आर सी सी

मिळकतीचे वय-

0 TO 2वर्षे

मूल्यदर/बांधकामाचा दर -

Rs 141110/-

उद्भवाहन सुविधा-

नाही

मजला -

Ground Floor/Stilt Floor

रस्ता सन्मुख -

Sale Type - Resale

First Sale Date - 04/06/2018

Sale/Resale of built up Property constructed after circular dt:02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)

= (((141110-65140) * (100 / 100))+65140)

= Rs.141110/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 141110 * 25

= Rs.3527750/-

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 3527750 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

=Rs.3527750/-

Home

Print

सह. मुख्यम निबंधक बोरीवली - ७
 मुंबई उपनगर जिल्हा.



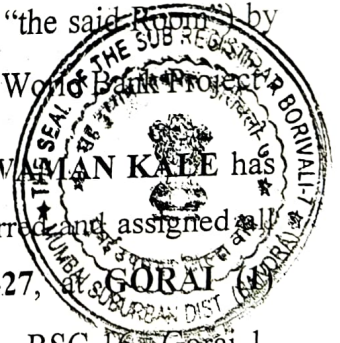
AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 17th day of May, 2022 BETWEEN MR. KRISHNA GANPAT SHIRKE, an aged 55 years, and MRS. RESHMA KRISHNA SHIRKE, an aged 49 years Indian, Inhabitant of Mumbai, residing Room No. B-27, Gorai (1) NIRMAL Co-operative Housing Society Ltd., Plot No. 103, RSC-16, Gorai-1, Borivali (west), Mumbai-400 091, hereinafter called and referred to as "THE TRANSFERORS" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, administrators and assigns) of the ONE PART:

AND MR. KISHOR DHANAJI MORE, an aged 38 years & MRS. TRUPTI KISHOR MORE, an aged 30 years, Indian, Inhabitant of Mumbai, residing at Gherapalgad (Morewadi), Jamage, Khed, Ratnagiri-415 709. Hereinafter called and referred to as "THE TRANSFEREES" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, administrators and assigns) of the OTHER PART.

WHEREAS the original allottee MR. MANOJ WAMAN KALE had been allotted a Room No. B-27, admeasuring 25 sq.mts Built-up area at Gorai (1) NIRMAL Co-operative Housing Society Ltd., Plot No. 103, RSC-16, Gorai-1, Borivali (west), Mumbai-400 091, (hereinafter called and referred to as "the said Room") by the Maharashtra Housing & Area Development Authority under World Bank Project

AND WHEREAS original allottee MR. MANOJ WAMAN KALE has made an Indenture of Sale dated 17.04.1995 have sold, transferred and assigned all his rights, title and interest in respect of the Room No. B-27, NIRMAL Co-operative Housing Society Ltd., Plot No. 103, RSC-16, Gorai-1, Borivali (west), Mumbai-400 091 to MR. GOVIND BHACHU PATEL for a lumpsum consideration on the terms and conditions stipulated therein latter on vide Adjudication No. ADJ/1100902/1725/2014 proper Stamp duty and Penalty is paid dated 26.11.2014 on the aforesaid Indenture of Sale.



क.जी. शिर्के

R. K. Shirke

Govind Bhachu Patel

बरल - ७/

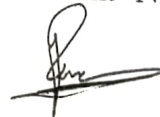
AND WHEREAS vide an Agreement dated 22.06.2001, MR.GOVIND BHACHU PATEL have sold, transferred and assigned all their rights, title and interest in respect of the Room No.B-27, at Gorai (1) NIRMAL Co-operative Housing Society Ltd., Plot No.103, RSC-16, Gorai-1, Borivali (west), Mumbai-400 091 to MR.PARAG PRAVIN CHANDRA JANI & MRS.SANGEETA PARAG JANI for a lumpsum consideration on the terms and conditions stipulated therein and latter on vide Adjudication No.ADJ/1100902/1349/2014 proper Stamp duty and Penalty is paid dated 23.08.2014 on the aforesaid agreement .

AND WHEREAS MR.PARAG PRAVINCHANDRA JANI & MRS.SANGEETA PARAG JANI had applied for transfer/regularization NOC in respect of the said room on their name to the MHADA and paid Lease Rent, M.H. & A.D. Board Tax up to date to the M.H. & A.D. Board and the same have been accepted and issued transfer NOC in respect of the said Room No.B-27, admeasuring 25 sq.mts Built-up area at GORAI (1) NIRMAL Co-operative Housing Society Ltd., Plot No.103, RSC-16, Gorai-1, Borivali (west), Mumbai-400 091, in favour of MR.PARAG PRAVINCHANDRA JANI & MRS.SANGEETA PARAG JANI by the M.H. & A.D. Board vide their letter bearing No.EM/(W)/M.M./4683/14 dated 31.12.2014.

AND WHEREAS MR.PARAG PRAVINCHANDRA JANI & MRS.SANGEETA PARAG JANI has made an Agreement for Sale dated 04.06.2018 have sold, transferred and assigned all his rights, title and interest in respect of Room No.B-27, admeasuring 25 sq.mts Built-up area at GORAI (1) NIRMAL Co-operative Housing Society Ltd., Plot No.103, RSC-16, Gorai-1, Borivali (west), Mumbai-400 091 to MR.KRISHNA GANPAT SHIRKE & MRS. RESHMA KRISHNA SHIRKE for a lumpsum consideration on the terms and conditions stipulated therein, and the said sale agreement duly registered at the office of Joint Sub-Registrar, Borivali-7, M.S.D. bearing document No.BRL7-2962-2018 dated 04.06.2018.

क.जा. शिर्के

R.K. Shirke





AND WHEREAS MR.KRISHNA GANPAT SHIRKE & MRS. RESHMA KRISHNA SHIRKE had applied for transfer/regularization NOC in respect of the said room on their name to the MHADA and paid Lease Rent, N.A. Tax up to date to the M.H. & A.D. Board and the same have been accepted and issued transfer NOC in respect of the said Room No.B-27, admeasuring 25 sq.mts Built-up area at GORAI (1) NIRMAL Co-operative Housing Society Ltd., Plot No.103, RSC-16, Gorai-1, Borivali (west), Mumbai-400 091, in favour of MR.KRISHNA GANPAT SHIRKE & MRS.RESHMA KRISHNA SHIRKE by the M.H. & A. D. Board vide their letter bearing No.EM/(W)/M.M./2106/18 dated 08.06.2018.

AND WHEREAS by virtue of the aforesaid documents and MHADA transfer/regularization NOC, Transferors are the absolute owner, seized and possessed and/or well sufficiently entitled in respect of the above said Room No.B-27, admeasuring 25 sq.mts Built-up area at GORAI (1) NIRMAL Co-operative Housing Society Ltd., Plot No.103, RSC-16, Gorai-1, Borivali (west), Mumbai-400 091.

AND WHEREAS the Transferors are bonafide member of GORAI (1) NIRMAL Co-operative Housing Society Limited, Registered under Maharashtra Co-operative Society Act-1960, bearing Registration No. BOM/(WR)/HSG/(TO)/4989/1989-90 dated 26.06.1990 (hereinafter called and referred as to "the said Society" and holding Five (5) fully paid-up shares of Rs.50/- each bearing distinctive numbers from 161 to 165 under Shares Certificate No.32 dated 25.11.1998. (Hereinafter called and referred as to "the said shares").

AND WHEREAS the Transferors have paid full and final amount of Land Construction Cost/installment in respect of the above said Room No. B-27 to M.H. & A.D. Board/WBP/ Society and also paid and cleared all the dues, taxes, outgoing society maintenance charges, taxes Electricity charges/dues etc. in respect of the aforesaid Room upto date.



क.श.श.श.

R.K.Shirke

[Handwritten signature]

बरल - ७/		
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AND WHEREAS the Transferors hereby agreed to assigns and transfer their rights, title and interests in the above said Room in favour of the Transferees the total consideration amount of **Rs.49,50,000/- (Rupees : Forty Nine Lakhs Five Thousand only)**

AND WHEREAS the Transferees have accepted the above offer of Transferors on the terms and conditions agreed by and between the parties herein under:-

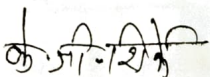
NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER:-

1. The Transferors hereby assigns and transfer all their rights, title and interests in respect of the above said Room No.B-27, admeasuring 25 sq.mts Built-up area at **GORAI (1) NIRMAL** Co-operative Housing Society Ltd., Plot No.103, RSC, Gorai-1, Borivali (west), Mumbai-400 091, along with its tenancy, occupancy, possessory and ownership rights together with membership/share of the said society unto and in favor of the Transferees herein forever and absolutely from the date of receipt of full and final consideration and also puts the Transferees to the exclusive use, occupation, possession and enjoyment of the above said Room from the receipt of full and final consideration.

That the purchase price of the said room shall be **Rs.49,50,000/- (Rupees : Forty Nine Lakhs Five Thousand only)** including the value of Rs.250/- for the FSI shares of the said society which consideration the Transferee shall pay in the following manner:-

i) **Rs.5,00,000/- (Rupees : Five Lakhs only)** paid as and by way of full and final consideration.

ii) Balance amount of **Rs.44,50,000/- (Rupees : Forty Four Lakhs Five Thousand only)** to be paid within **30** days from the date of registration of these present as and by way of full and final consideration and on receipt of the full and final consideration as aforesaid the Transferors shall hand over the vacant, peaceful and physical possession of the said premises to the Transferees.

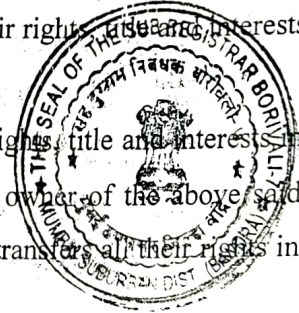


R.K. Sharma





2. The Transferors hereby agrees to co-operate with the Transferee for the transfer of the above said Room and its cost price and deposits unto and in favour of the Transferees.
3. That the Transferors further undertake to co-operate with the Transferee for the transfer of membership of the **GORAI (I) NIRMAL** Co-operative Housing Society Limited to the name of the Transferees.
4. The Transferors hereby agrees to sign necessary applications, forms, letters, affidavits, N.O.C. and other documents as may be required for the above transfer in favour of the Transferees.
5. The Transferors hereby declares that they themselves, their family members, nominees etc. has No Objection for the effectual transfer of the above said Room and the membership/shares of the said Society and none of them shall claim any right, title and interest in the above said Room in future.
6. The Transferors hereby declares that:-
 - a) The Transferors have not entered into any agreement/s with any other person/s in respect of the above said Room.
 - b) That Transferors have not mortgaged, alienated or charged with the above said Room and the same is free from all encumbrances.
 - c) Those Transferors have not assigned/transferred their rights, title and interests in the above said Room to any third person/s.
 - d) Except the Transferors no other person/s have any rights, title and interests in the above said Room premises and they being the owner of the above said Room has got full and absolute right to assigns and transfers all their rights in the above said Room in favour of the Transferees.
 - e) That the Transferors are not restricted either under the Income Tax Act, Gift Tax Act, Wealth Tax Act or under Maharashtra Land Revenue Code, U.L.C. Act or under any other Statute from disposing of the said Premises or any part thereof in the manner stated on this Agreement.
 - f) That the Transferors hereby declare that there is no prohibitory order by any Government and/or local authority or injunction by any court restraining them



[Handwritten Signature]

R.K. SHILK

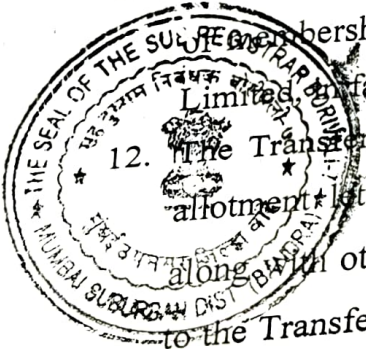
[Handwritten Signature]

[Handwritten Signature]

बरेल - ७/		
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from handing over and/or transferring the said premises. The Transferor further declares that no attachment have been levied on the said premises.

- 7. The Transferors hereby declares that they have paid full and final amount of Land & Construction cost/installment to the M.H. & A.D. Board/ W.B.P. and also paid and clear taxes, outgoing, society charges, Electricity charges, along with interest and penalties etc. of the said Room unto date of execution hereof.
- 8. The Transferees hereby undertakes to join the membership of the **GORAI (1) NIRMAL** Co-operative Housing Society Limited and abide by the rules and regulations and bye-laws of the said society and discharged all the liabilities of the said Room from time to time.
- 9. The Transferors hereby declares that on receipts of the full and final amount of the above said Room, the Transferor shall have no more claim, right, title, shares, interest on the above said Room and the Transferee shall be entitled to hold, occupy, use and enjoy the above said Room without any interruption from the Transferors or any other person/s claiming through or under them.
- 10. The Transferors hereby declares that they have No Objection for the transfer and regularization of the above said Room along with the cost price thereof in favour of the Transferees.
- 11. The Transferors further declares that they have also No Objection for the transfer and regularization of the membership/shares of **GORAI (1) NIRMAL** Co-operative Housing Society Limited, in favour of the Transferees.
- 12. The Transferors hereby hands over all the original documents, papers, allotment letter/order, MHADA Loan Bank Pass Book, Share certificate, along with other document/s agreement/s etc. pertaining to the above said Room to the Transferees and also hand over the physical vacant and peaceful possession of the said Room to the Transferees on receipt of full and final consideration.



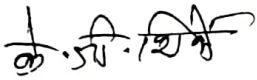
[Handwritten Signature]
R. K. SHIRDI

[Handwritten Signature]

[Handwritten Signature]

7
THE DESCRIPTION OF PROPERTY SCHEDULE

Room No. B-27, admeasuring 25 sq.mts Built-up area at GORAI (1) NIRMAL Co-operative Housing Society Ltd., Plot No.103, RSC-16, Gorai-1, Borivali (west), Mumbai-400 091, as per approved MAHDA Plan, within the Jurisdiction of Municipal Corporation of Greater Mumbai "R/Central" Ward, lying and being situate on the C.T.S. No.19 of village & Taluka-Borivali in the Registration District and Sub-Registration of M.S.D. Constructed in the year 1990 only ground floor without any lift.


R.K. Shil








SIGNED AND DELIVERED)

By the withinnamed "TRANSFERORS")

MR.KRISHNA GANPAT SHIRKE) 

PAN No. BLFPS0208F) 

MRS.RESHMA KRISHNA SHIRKE) 

PAN No. DPXPS6451G) 


IN THE PRESENCE OF)

- 1. Rahul. K. Shirke R.K. Shirke
- 2. Pradham


SIGNED AND DELIVERED)

By the withinnamed "TRANSFEREES")

MR.KISHOR DHANAJI MORE) 

PAN No. AXVPM5398R) 

MRS.TRUPTI KISHOR MORE) 

PAN No. CCUPK3890E) 

IN THE PRESENCE OF)

- 1. Pradham
- 2. Rahul. K. Shirke R.K. Shirke



बरल - ७/		
०००६	११	३४



GORAI (1) NIRMAL CO-OPERATIVE HOUSING SOCIETY LTD

(Reg. No. : Bom / WR / HSG / (TO) / 4989 / 1989-90 / 26-6-90 / 26-6-90)

Plot No. 103, R.S.C. - 16 Road, Gorai, Borivali (W), Mumbai - 400 091.

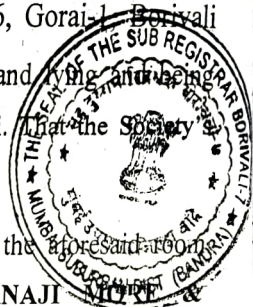
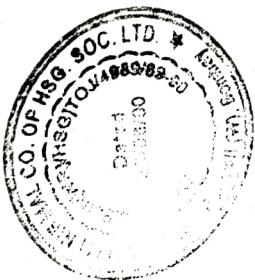
Date: 16/05/20

TO WHOMSOEVER IT MAY CONCERN

This is to certify that **MR. KRISHNA GANPAT SHIRKE / MRS. RESHMA KRISHNA SHIRKE** is member and holding Room No. B-27, admeasuring 25 sq.mts Built-up area at Gorai (1) NIRMAL Co-operative Housing Society Ltd., Plot No.103, RSC-16, Gorai-1, Borivali (west), Mumbai-400 091, Constructed on the plot of land lying and being situated on the C.T.S. No.19 of village & Taluka-Borivali. That the Society's premise is constructed in the year 1989-90.

We have no objection, if the above members sell the aforesaid premises to proposed Transferee **MR. KISHOR DHANAJI MORE / MRS. TRUPTI KISHOR MORE**.

This certificate is issued on their request to submit before Joint Sub-Registrar, Borivali-1 and M.S.D. for registration of sale agreement



FOR GORAI (1) NIRMAL CO-OP HSG SOCIETY LTD

[Signature]
PRESIDENT

SECRETARY

[Signature]
TREASURER

103	- 16 /	
0900	93	31
2022		



मिडा
MIRADA

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,

गृहनिर्माण भवन, रूम नं. ५६५, ४ था माळा वाट्टे-पूर्व, मुंबई-४०० ०५१.

जा-क्र-मि व्य/डब्ल्यू/मु मं/ २०१६/१८. दिनांक : ०८ JUN २०१६

प्रति,

श्री. कृष्णा गणपत शिर्के/सौ. रेडमा कृष्णा शिर्के (संयुक्त),
भूखंड क्रमांक १०३, घरकुल क्रमांक बी-२७,
गोराई (१) निर्मल सहकारी गृहनिर्माण संस्था [म],
आर.एस.सी. १६, गोराई, बोरीवली [प],
मुंबई ४०० ०९९.

विषय : गोराई, बोरीवली [प] येथील भूखंड संकूल क्रमांक १०३, आरएससी-१६ मधील
घरकुल क्रमांक बी-२७ चे संस्थेतील सभासद बदलास संस्थेस ना-हरकत पत्र देणेबाबत.
संदर्भ : १. आपले दिनांक ०६.०६.२०१८ चे पत्र/अर्ज.
२. निर्मल सह.गृह.संस्था (मर्या), गोराई, बोरीवली (प) यांचे दिनांक
०६.०६.२०१८ चे ना-हरकत प्रमाणपत्र.
३. या कार्यालयाचे पावती क्र. १३९३२७४, दि. १४.०३.२०१६.
४. या कार्यालयाचे पत्र क्र. ४६८३, दि. ३१.१२.२०१४.

महोदय / महोदया,

या कार्यालयाचे संदर्भाधिन क्र. ३ च्या पत्रानुसार कळविल्याप्रमाणे गोराई येथील भूखंड क्रमांक १०३, आरएससी-१६, मधील घरकुल क्र. बी-२७ चे भूईभाडे आणि अकृषीकराचा भरणा अमुक दिनांक २०१८ व जुलै-२०१८ पर्यंतचा भरणा आपण केला आहे. प्राधिकरणाचा ठराव क्र. ६४८०-दिनांक ०६.०५.२०१० नुसार व संदर्भ क्रमांक २ येथील ना-हरकत प्रमाणपत्रांच्या अधिन राहुन संबंधित सहकारी गृहनिर्माण संस्थेच्या अधिनियमातील/ उपविधीतील तरतूदीनुसार सभासद बदलास या कार्यालयाची हरकत नाही. तथापि वर नमूद केलेल्या कालावधी नंतरच्या भूईभाडे आणि अकृषीकराच्या अगाऊ रक्कमेचा भरणा या कार्यालयास करणे आपणावर बंधनकारक राहिल.

आपला विश्वासू,

[Signature]
०६/०६

मिळकत व्यवस्थापक (डब्ल्यू)
मिळकत व्यवस्थापक (डब्ल्यू)
मुंबई मंडळ
मुंबई मंडळ

पत्राची प्रत सचिव, गोराई (१) निर्मल सहकारी गृहनिर्माण संस्था (मर्या), आरएससी-१६,
लगतचा भूखंड क्रमांक १०३, गोराई, बोरीवली-पश्चिम, मुंबई-४०० ०९९.
प्रत : उपनिबंधक सहकारी संस्था, मुंबई मंडळ यांना माहिती व पुढील योग्य त्या कार्यवाहिसाठी सादर.

बरल - ७/
१०००६

THE GORAI (I) NIRMAL (Registered under M.C.S. Act, 1960) CO-OPERATIVE HOUSING SOCIETY LIMITED (Registration No. BOM (WR) HSG. (TO) 4989/89-90 and Date 26.1.70)

No. 32

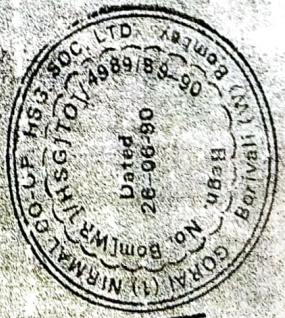
Authorized Share Capital Rs. 1,00,000/- Divided into 2000 Shares each of Rs. 50/-
 Member's Register No. 32

THIS IS TO CERTIFY that Shri/Smt Manoj Waman Kale

of Bombay is the Registered Holder of (5(Five)) Shares from No. 161
 to 165 of Rs. 250/- (Rs. Two hundred fifty only)
 in THE Gorai (I) Nirmal Co-op. Hsg. Society Ltd. CO-OPERATIVE HOUSING SOCIETY LTD.
R. S. C.-16, Road Flat No. 103
Borivali (W), Bombay-400 092 subject to the By-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 Bombay this 25th
 day of NOV 1998



Manoj W. Kale
 Chairman
Manoj W. Kale
 Hon. Secretary
 or M. C. Member

692E	96	B8
2023		

Memorandum of the Transfers of the within mentioned Shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which Transfer was approved	To whom transferred	No. in the Share Register at which the transferred Shares held by the Transferor are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	Managing Committee Meeting dt. 23/9/2015 Chairman <i>[Signature]</i> Hon. Secretary <i>[Signature]</i>	Govind Bapu Hon. Secretary <i>[Signature]</i>		5
2	Managing Committee Meeting dt. 25/9/2015 Chairman <i>[Signature]</i> Hon. Secretary <i>[Signature]</i>	Mr. Parno Pravinchandra Jani Mr. Sangeeta Parno Jani Hon. Secretary <i>[Signature]</i>		Committee Member
3	Managing Committee Meeting dt. 9/9/2015 Chairman <i>[Signature]</i> Hon. Secretary <i>[Signature]</i>	Mr. K. Ishita Garbat Shikare Mr. Reetima Kishita Shikare Hon. Secretary <i>[Signature]</i>		Committee Member
4	Chairman Hon. Secretary	Hon. Secretary		Committee Member
5				Committee Member



Handwritten notes and scribbles at the bottom left of the page, including the number '3' and some illegible marks.

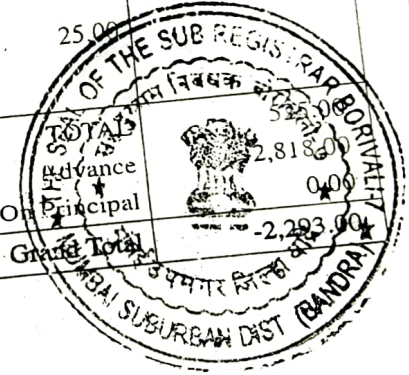
Gorai (I) Nirmal Co-Operative Housing Society Limited

(Regd No. : BOM/VR/HSG/TO/4989, Dated : Sep 26, 1990)
Plot No. 103, RSC - 16, Gorai, Borivali West, Mumbai-400091

MAINTENANCE BILL (MONTHLY) (Jan 01, 2022 to Jan 31, 2022)

UNIT DETAILS		BILL DETAILS	
Building	Nirmal	Bill No	IN447
Wing	-	Due Amount	-2,293.00
Flat	B 27	Bill Date	Jan 01, 2022
Area	-	Due Date	Jan 26, 2022

Name	Particulars	AMOUNT	GROUP AMOUNT
GROUP			
Charges	Maintenance Charges	500.00	525.00
	Parking Charges	25.00	
Principal Amount		-2,818.00	
Accumulated Interest		0.00	
Two Thousand Two Hundred Ninety Three Rupees Only		Interest On	
		Advance	2,818.00
		Principal	0.00
		Grand Total	-2,293.00



- E. & O.E.
- Note:
- Please inform the Society office in case of any discrepancies in this bill within 7 Days.
 - Please mention Bldg.No. & Flat No: on the reverse of the cheque.
 - Please pay before due date.
 - Interest @ 21 % p.a. will be charged on outstanding dues.

For Gorai (I) Nirmal Co-Operative Housing Society Limited

Hon. CHAIRMAN/ Hon. SECRETARY/ Hon. TREASURER

(Signature)

नोटिस
जोडी ओनर
16 योगीश्री व
नं. 101,
गे (वेस्ट)
नावावर
टीन्कटीव
त्यांचा
जेल्या फि
रवास झ
ायण
उपरो
फर व
प्राहे.
/ दाव
जाही
सुच
न्य
साद

451/7196

मंगळवार, 17 मे 2022 1:13 म.सं.

दस्त गोपनीय वार. 1

वार. 7
दस्त क्रमांक 7196/2022

दस्त क्रमांक: वार. 7 / 7196/2022

बाजार मूल्य: रु. 35,27,750/-

मोबदला: रु. 49,50,000/-

भरलेले मुद्रांक शुल्क: रु. 2,97,000/-

डु. नि. सह. डु. नि. वार. 7 यांचे कार्यालयात

अ. क्र. 7196 वर दि. 17-05-2022

तेजी 1:09 म.सं. वा. हजर केला.

पावती: 7520

पावती दिनांक: 17/05/2022

सादरकरणाराचे नाव: किशोर धनाजी मोरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण: 30680.00

दस्त हजर करणाऱ्याची सही:

Shavan

ह. दुय्यम निबंधक बोरीवली-७,
मुंबई उपनगर जिल्हा.

Shavan

सह. दुय्यम निबंधक बोरीवली-७,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 17 / 05 / 2022 01 : 09 : 45 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 17 / 05 / 2022 01 : 10 : 52 PM ची वेळ: (फी)

प्रतिज्ञापत्र

दस्त दस्तऐवज ह नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. • दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व नोंदलेल्या कागदपत्रांची सत्यता तपासली आहे. • दस्ताची सत्यता, वैधता व संपूर्णपणे जबाबदार राहतील.

17/05/2022 1 16:52 PM

दस्तावेज भाग-2

दस्त क्रमांक : बरल 7/7196/2022

दस्ताचा प्रकार :- करारनामा

पृष्ठ 7

दस्ता क्रमांक 7196/2022

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: कृष्णा गणपत शिर्के
पत्ता: प्लॉट नं: रूम नं. बी/27, माळा नं: -, इमारतीचे नाव: गोरार्ड
(1) निर्मल को ऑप हौ सोसा लि, ब्लॉक नं: प्लॉट नं. 103,
आर.एस.सी. 16, गोरार्ड-1, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र,
मुम्बई.
पॅन नंबर: BLFPS0208F
 - 2 नाव: रेश्मा कृष्णा शिर्के
पत्ता: प्लॉट नं: रूम नं. बी/27, माळा नं: -, इमारतीचे नाव: गोरार्ड
(1) निर्मल को ऑप हौ सोसा लि, ब्लॉक नं: प्लॉट नं. 103,
आर.एस.सी. 16, गोरार्ड-1, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र,
मुम्बई.
पॅन नंबर: DPXPS6451G
 - 3 नाव: किशोर धनाजी मोरे
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: घेरापालगड
(मोरेवाडी), ब्लॉक नं: जामगे, खेड, रोड नं: रत्नागिरी, महाराष्ट्र,
RATNAGIRI.
पॅन नंबर: AXVPM5398R
 - 4 नाव: तृप्ती किशोर मोरे
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: घेरापालगड
(मोरेवाडी), ब्लॉक नं: जामगे, खेड, रोड नं: रत्नागिरी, महाराष्ट्र,
RATNAGIRI.
पॅन नंबर: CCUPK3890E

पक्षकाराचा प्रकार

लिहून घेणार
वय :- 55
स्वाक्षरी:-

के.जी. शिर्के

लिहून घेणार
वय :- 49
स्वाक्षरी:-

R. K. Shik

लिहून घेणार
वय :- 38
स्वाक्षरी:-

Ke

लिहून घेणार
वय :- 30
स्वाक्षरी:-

Pratham

छायाचित्र

अंगठ्याचा ठसा



दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
क्र. 3 ची वेळ: 17 / 05 / 2022 01 : 13 : 13 PM

ळख:-

लील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: राहुल कृष्णा शिर्के
वय: 24
पत्ता: 103, बी-27, निर्मल को ऑप हौ सोसा लि, आर.एस.सी. 16, गोरार्ड-1,
बोरीवली पश्चिम मुंबई
पिन कोड: 400091
- 2 नाव: प्रथमेश कृष्णा शिर्के
वय: 26
पत्ता: 103, बी-27, निर्मल को ऑप हौ सोसा लि, आर.एस.सी. 16, गोरार्ड-1,
बोरीवली पश्चिम मुंबई
पिन कोड: 400091

छायाचित्र

अंगठ्याचा ठसा

R. K. Shirke

स्वाक्षरी



Pratham

स्वाक्षरी



क्र. 4 ची वेळ: 17 / 05 / 2022 01 : 14 : 10 PM

Shavan

दस्तावेज भाग-3 बोरीवली-3

बरल - 3/

स
पत्र / क
(श्री को 3
01-A-बी
ए) बुई
मवर गो:
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ग वा क
जिवाय ।
प्रभला हो
जोशी
रोहन गो3
कल्यासा
या बाबत
गवा असल्य
होगतीचा
पुर्वत का
र कायार न
टी कार्य

/- से
30/06/

INVERT

pporat
nistrat

18/05/2022

सूची क्र 2

दस्तावेज क्रमांक : 7196/2022
दिनांक : 18/05/2022
मोडेल
Regn 03m

घाबाने नाव : बोरीवली

- (1) विलेखाचा प्रकार करारनामा
(2) मोबदला 4950000
(3) बाजारभाव(भाडेपट्ट्याच्या ब.बतितपट्टाकार आकारणी घेतो की पट्टेदार ते नमुद करावे) 3527750
(4) झू-भापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदनिका नं. रूम नं. बी/27, इमारतीचे नाव: गोरई(1) निर्मल को ऑप ही सोसा लि, ब्लॉक नं: प्लॉट नं. 103, आर.एस.सी. 16, गोरई-1, रोड: बोरीवली पश्चिम मुंबई-400091 PUI: RC0211878610000 ((C.T.S. Number : 19.))

- (5) क्षेत्रफळ 1) 25 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

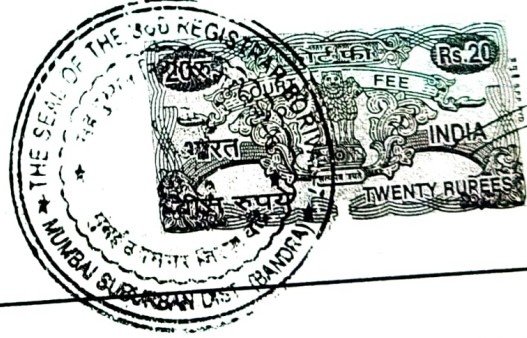
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-कृष्णा गणपत शिर्के वय:-55; पत्ता:-प्लॉट नं: रूम नं. बी/27, माळा नं: -, इमारतीचे नाव: गोरई (1) निर्मल को ऑप ही सोसा लि, ब्लॉक नं: प्लॉट नं. 103, आर.एस.सी. 16, गोरई-1, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-BLFPS0208F
2): नाव:-रेश्मा कृष्णा शिर्के वय:-49; पत्ता:-प्लॉट नं: रूम नं. बी/27, माळा नं: -, इमारतीचे नाव: गोरई (1) निर्मल को ऑप ही सोसा लि, ब्लॉक नं: प्लॉट नं. 103, आर.एस.सी. 16, गोरई-1, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-DPXPS6451G

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

1): नाव:-किशोर घनाजी मोरे वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: घेरापालगड (मोरेवाडी), ब्लॉक नं: जामगे, खेड, रोड नं: रत्नागिरी, महाराष्ट्र, RATNAGIRI. पिन कोड:-415709 पॅन नं:-AXVPM5398R
2): नाव:-तृप्ती किशोर मोरे वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: घेरापालगड (मोरेवाडी), ब्लॉक नं: जामगे, खेड, रोड नं: रत्नागिरी, महाराष्ट्र, RATNAGIRI. पिन कोड:-415709 पॅन नं:-CCUPK3890E

- (9) दस्तऐवज करून दिल्याचा दिनांक 17/05/2022
(10) दस्त नोंदणी केल्याचा दिनांक 18/05/2022
(11) अनुक्रमांक, खंड व पृष्ठ 7196/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 297000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
(14) शेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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 18/05/2022) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.



खरी प्रत
Shavan