

318/7

पावती

Original/Duplicate

Friday, January 01, 2021

नोंदणी क्रं. :39म

1:13 PM

Regn.:39M

पावती क्रं.: 10 दिनांक: 01/01/2021

गावाचे नाव: फोर्ट

दस्तऐवजाचा अनुक्रमांक: बबइ1-7-2021

दस्तऐवजाचा प्रकार : ऑनग्रीमेंट टू सेल ऑफ फ्लॅट

सादर करणाऱ्याचे नाव: - - धनजी मादेव दूबरिया

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु. 30560.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:33 PM ह्या वेळेस मिळेल.

(Signature)
दुय्यम निबंधक, मुंबई-1

बाजार मूल्य: रु.11467150.49 /-

मोबदला रु.11500000/-

भरलेले मुद्रांक शुल्क : रु. 230000/-

सह दुय्यम निबंधक
मुंबई शहर क्र. १

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3112202022010 दिनांक: 01/01/2021

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009199913202021M दिनांक: 01/01/2021

बँकेचे नाव व पत्ता:

DELIVERED
21/1/2021

VELJI C

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Cheque-DD Details		Bank CIN	Ref. No.	00040572020122917120	CPAANDHWV
Cheque/DD No.		Bank Date	RBI Date	29/12/2020-10:22:11	Not Verified with
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Mobile No. :

9892

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

CHALLAN
MTR Form Number-6



GRN	MH009199913202021M	BARCODE	Date		29/12/2020-10:22:09	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR		PAN No.(If Applicable)	AAJPD1123Q			
Location	MUMBAI		Full Name	DHANJI MADEVA DUBARIYA AND ANOTHER			
Year	2020-2021 One Time		Fiat/Block No.	FLAT NO 501			
Account Head Details	Amount In Rs.	Premises/Building					
0030045501 Stamp Duty	230000.00	Road/Street	DATAR NIWAS				
0030063301 Registration Fee	30000.00	Area/Locality	FORT MUMBAI				
		Town/City/District					
		PIN	4 0 0 0 0 1				
		Remarks (If Any)	PAN2= AACPG7998K-Second PartyName=MANILA VELJI GALA AND ANOTHER-				
			<div style="border: 2px solid blue; padding: 5px; display: inline-block;"> <p style="text-align: center; font-size: 1.2em; margin: 0;">नवई - १</p> <p style="text-align: center; font-size: 1.5em; margin: 0;">७ / १ / २०</p> <p style="text-align: center; font-size: 1.5em; margin: 0;">२०२१</p> </div>				
Total	2,60,000.00	Amount In	Two Lakh Sixty Thousand Rupees Only				
		Words					
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	00040572020122917120	CPAANDHWV3			
Cheque/DD No.	Bank Date	RBI Date	29/12/2020-10:22:11	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 document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. :

9892414355

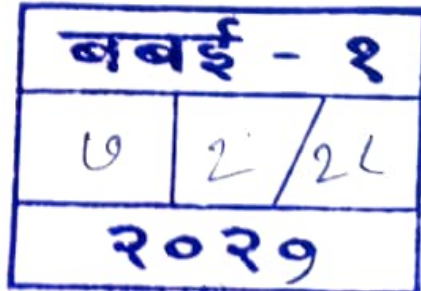
सदर चलन केवल दृश्य निष्पन्न कार्यालय नोंदणी कार्यालयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न कार्यालयाच्या दस्तावेजासाठी सदर चलन लागू नाही.



(Handwritten Signature)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		Valuation ID		26 December 2020,04:30:14 PM	
मूल्यांकनाचे वर्ष	2020	जिल्हा	मुंबई(मेन)	मूल्य विभाग	2-फोर्ट डिक्कीजन
उप मूल्य विभाग	2/25 भुभाग : फोर्ट भाग,सी.एस.टी. रेल्वे स्थानकापासून दक्षिणेकडे वीर नरीमन रोड पर्यंतचा दादाभाई नौरोजी रोड व शहीद भगतसिंग रोड या मधील भाग	सर्व्हे नंबर /न. भू. क्रमांक	सि.टी.एस. नंबर#1270		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
104310	211490	290700	376300	211490	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	70.27चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	41 to 50वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.211490/-
उद्भवान सुविधा-	आहे	मजला -	5th floor To 10th floor		
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.222064/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)					
= (((222064-104310) * (50 / 100))+104310)					
= Rs.163187/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 163187 * 70.27					
= Rs.11467150.49/-					
एकत्रित अंतिम मूल्य					
- मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - मेझॅनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहने तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिस्त बात्कनी					
= A + B + C + D + E + F + G + H + I					
= 11467150.49 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
=Rs.11467150.49/-					

Home Print





CHALLAN
MTR Form Number-6



GRN	MH009199913202021M	BARCODE		Date	29/12/2020-10:22:09	Form ID	25.1
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Department		Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
Type of Payment	Registration Fee	PAN No.(If Applicable)	AAJPD1123Q				
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR	Full Name	DHANJI MADEVA DUBARIYA AND ANOTHER				
Location	MUMBAI	Flat/Block No.	FLAT NO 501				
Year	2020-2021 One Time	Premises/Building					
Account Head Details		Amount In Rs.					
0030045501	Stamp Duty	230000.00	Road/Street	DATAR NIWAS			
0030063301	Registration Fee	30000.00	Area/Locality	FORT MUMBAI			
			Town/City/District				
			PIN	4	0	0	0
			Remarks (If Any)				
			PAN2=AACFG7996K-SecondPartyName=MANICAL VEJI GALA AND ANOTHER-				
Total		2,60,000.00	Amount In Words	Two Lakh Twenty Thousand Rupees Only			



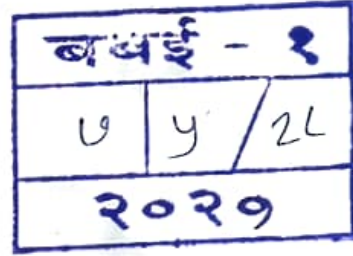
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	00040572020122917120	CPAANDHWV3		
Cheque/DD No		Bank Date	RBI Date	29/12/2020-00:00:00	30/12/2020		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. Date	566 30/12/2020				



Department ID:
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 Mobile No: 9892414355
 खट्टे घेतले कडेसुद्धा लेखक कार्यालयीन ठिकाणी नोंदविले जाऊ शकते. नोंदणी व करावयाच्या दस्तऐवजी खट्टे घेतले जाणू शकते.

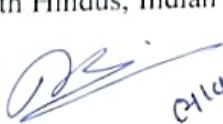
Validity unknown
 Digitally signed by
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2021.01.01 13:15:45
 Reason: Signature
 Do not delete
 Remarks:
 Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-318-7	0004362253202021	01/01/2021-13 13 36	IGR182	30000.00
2	(IS)-318-7	0004362253202021	01/01/2021-13 13 36	IGR182	230000.00
Total Defacement Amount					2,60,000.00

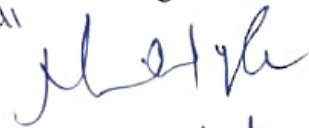


AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, this 29th day of December 2020, BETWEEN – (1) **SHRI. MANILAL VELJI GALA**, aged 52 years, and (2) **SMT. NEELAM MANILAL GALA**, aged 48 years, both Hindus, Indian Inhabitants, both at present residing at Flat No. 501, 5th Floor, Datar Niwas, 87, Bazargate Street, Fort, Mumbai 400 001, hereinafter called 'the TRANSFERORS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators) of the ONE PART **A N D** (1) **SHRI. DHANJI MADEVA DUBARIYA**, aged 37 years AND (2) **SMT. BHAVNA DHANJI DUBARIYA**, aged 36 years, both Hindus, Indian Inhabitants, at present residing at Room No.



श्री. धान्जी मादेवा दुबारीया



Neelam M Gala

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3, Hilla Mansion, 168, Bora Bazar Street, Fort, Mumbai 400 001, hereinafter called 'the 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, WITNESSETH as under:-

WHEREAS the Transferors herein purchased and/or acquired on ownership basis Flat No. 501 admeasuring 630 Sq. Ft. carpet area equivalent to 756 Sq. Ft. built up area equivalent to 70.27 Sq. Mts. Built up on the Fifth Floor in building known as 'DATAR NIWAS' situated at 87, Bazargate Street, Fort, Mumbai 400 001 from (1) Shri. Punshi Hansraj Shah and (2) Smt. Vijayaben Punshi Shah, on the terms and conditions recorded in the Sale Agreement dated 28-12-2013 executed between them. The said Sale Agreement is registered in the office of Sub Registrar, Mumbai under registration Serial No. BBE1-104-2014 on 03/01/2014. The said Flat is hereinafter referred to 'Flat No. 501 on the Fifth Floor' for brevity's sake.

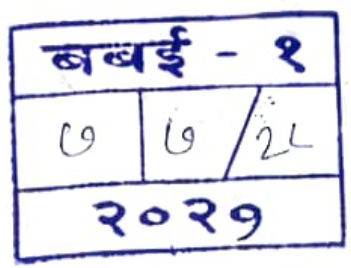


AND WHEREAS the Landlord MR. MOTI GOBIND BHATIA of the said Datar Niwas building has agreed to convey the said building to DATAR NIWAS CO-OPERATIVE HOUSING SOCIETY LTD. and pending the conveyance of the said building, all the affairs concerning all the Rooms/Flats in the said building in which

Moti Gobind Bhatia

M. G. Bhatia

Neelam M. G.




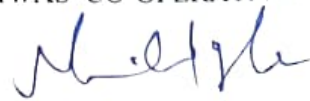
the said Flat No. 501 on the Fifth floor is situated is now managed and looked after by DATAR NIWAS CO-OPERATIVE HOUSING SOCIETY LTD., a Co-Operative Society duly registered under The Maharashtra Co-Operative Societies Act, 1960 (MAH XXIV of 1961) under registration No. MUM/WA/HSG/TC/9264/2015-16 year 2016, the said Society is hereinafter referred to as 'the Said Society' for brevity's sake.

AND WHEREAS the Transferors herein are seized and possessed of or otherwise well and sufficiently entitled to the said Flat No. 501 on the Fifth Floor as Owners thereof AND WHEREAS the Transferors are the member of the said Society and they are holding 10 shares of Rs. 50/- each bearing Certificate No. 16 and distinctive Nos. 151 to 160 of the said Society. The said shares are hereinafter referred to as 'the said shares'.



AND WHEREAS the Transferors have agreed to transfer in favour of the Transferees and the Transferees have agreed to get transfer from the Transferors the aforesaid Flat No. 501 on the Fifth Floor together with all the rights attached thereto viz. To own or possess the said Flat No. 501 on the Fifth Floor in a building known as Datar Niwas situated at 87, Bazargate Street, Fort, Mumbai 400 001 together with ten shares of the DATAR NIWAS CO-OPERATIVE


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HOUSING SOCIETY LTD. for the total agreed consideration amount of Rs. 1,15,00,000/- (Rupees One Crore Fifteen lakhs only) on the terms and conditions mutually agreed between them.

AND WHEREAS the Parties hereto are desirous of reducing into writing the said terms and conditions as agreed between them. NOW THEREFORE THIS AGREEMENT WITNESSETH as



The Transferors hereby agreed to transfer, assign and sell to the Transferees and the Transferees have agreed to take from the

Transferors the said Flat No. 501 admeasuring 630 Sq. Ft. carpet area equivalent to 756 Sq. Ft. built up area equivalent to 70.27 Sq. Mts. Built up on the Fifth Floor in building known as 'DATAR NIWAS' situated at 87, Bazargate Street, Fort, Mumbai 400 001 together with the beneficial use thereof together with 10 shares of Rs. 50/- each of the DATAR NIWAS CO-OPERATIVE HOUSING SOCIETY LTD. bearing Certificate No. 16 and distinctive Nos. 151 to 160 for the agreed consideration amount of Rs. 1,15,00,000/- (Rupees One Crore Fifteen lakhs only). The said Flat is hereinafter referred to as 'Flat No. 501 on the Fifth Floor'. The abovesaid Society is hereinafter referred to as "the said Society" and the Shares of the abovesaid Society are hereinafter referred to as "the said Shares". The said Flat No. 501 on

[Signature]
MUMBAI 57 GARDEN

[Signature]


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Neelam M. G.

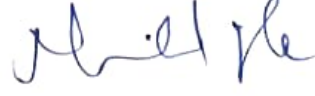
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the Fifth Floor is more particularly described in the Schedule written hereunder.



2. The Transferees have paid part consideration amount of **Rs. 45,00,000/-** (Rupees Forty Five Lakhs only) and their bankers and/or financial institute have agreed to pay balance amount of **Rs. 70,00,000/-** (Rupees Seventy lakhs only) both together making a sum of **Rs. 1,15,00,000/-** (Rupees One Crore Fifteen lakhs only) to the Transferors being the full consideration amount mentioned in para 1 above. The Bank and/or financial institution shall pay the aforesaid amount of **Rs. 70,00,000/-** on receipt of this Original Agreement for Sale duly registered in the office of the Sub-Registrar, Mumbai. It is mutually agreed between the parties that the Transferors shall put the Transferees into actual, physical, vacant, peaceful and quiet possession of the said Flat No. 501 on the Fifth Floor on Transferors getting the balance consideration amount of **Rs. 70,00,000/-** from BANK, financial institution and/or from the Transferees within 30 days from the date of registration of this agreement. If Transferees fails to make payment of balance amount of **Rs. 70,00,000/-** within 30 days as provided hereinabove, they shall pay the simple interest of 12% per annum on the balance amount to the Transferors from the expiry of 30 days period till the date of payment. The Transferees shall deduct a sum of **Rs. 86,250/-** being 0.75% of total consideration amount as TDS under

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the provisions of Income Tax Act and shall hand over the original paid chalan issued by the Banker, to the Transferors.

3. The Transferors hereby covenant with the Transferees that notwithstanding any act, deed, matter or things whatsoever by the Transferors or any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Transferors made, done, committed, omitted or knowingly suffered to the contrary the Transferors have in themselves good right, full power and absolute authority to sell, assign and transfer the said Flat No. 501 on the Fifth Floor in favour of the Transferees and that their ownership right thereof is valid and subsisting in law for all purposes and in all respect and that the Transferors have not done, committed or omitted any act, deed, matter or thing whereby the ownership of the said Flat No. 501 on the Fifth Floor may be rendered void or voidable for any reasons or on any



The Transferors hereby declare that :-

- (a) They are the absolute Owners of the said Flat No. 501 on the Fifth floor including the rights and benefits attached thereto and no one else has any right, title or interest in the said Flat No. 501 on the Fourth Floor;

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(b) The said Flat No. 501 on the Fifth Floor is not subject to any charge, encumbrance, liability, litigation, adverse claim or lispendens. The Transferors declare that prior to the execution hereof the Transferors have not entered into any agreement for Sale, Lease, Leave and Licence, Tenancy, Mortgage or otherwise in respect of the said Flat No. 501 on the Fifth Floor except Cash credit facility and home loan from Cosmos Co-Op. Bank Ltd. Fort Branch, Mumbai. N.O.C. from the Bank to sell the said Flat No. 501 on the 5th floor is attached herewith;

(c) They have not done, committed or omitted to do any act, deed, thing and matters whereby or by any reason whereof they are prevented or prohibited from dealing with, disposing of or transferring their rights, title and interest in respect of the said Flat No. 501 on the Fifth Floor;

(d) They will at the request and cost of the Transferees whenever required, do and execute or caused to be done and executed all such acts, deeds, things and documents for more perfectly assuring the said Flat No. 501 on the Fifth Floor and all the benefits attached thereto in favour of the Transferees;

(e) The said Flat No. 501 on the Fifth Floor is not attached either before or after the Judgement or at the instance of

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[Signature]

Nedam M. A. A.



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any Taxation Authorities and they have not given any undertaking to the Taxation Authorities so as not to deal with or dispose off their right in the said Flat No. 501 on the Fifth Floor and they are fully competent and entitled to sell the said Flat No. 501 on the Fifth Floor to the Transferees;

(f) There are no proceedings pending in any Court of Law touching or affecting the said Flat No. 501 on the Fifth floor;

(g) There is no insolvency proceedings pending or contemplated against the Transferors ;

(h) Their title to the said Flat No. 501 on the Fifth floor is clear, marketable and free from all encumbrances;



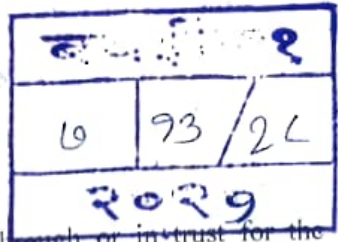
Relying upon the aforesaid declarations and representations of the Transferors and believing the same to be true and correct, the Transferees have agreed to purchase the said Flat No. 501 on the Fifth Floor.

6. The Transferors hereby agree to indemnify and keep the Transferees save, defended and harmless against all claims, demands, actions, proceedings, costs, charges and expenses that the Transferees may suffer or incur on account of any claim or demand made or raised

[Signature]
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Nedam M. A.




by any person or persons claiming by, through or in trust for the Transferors in respect of the said Flat No. 501 on the Fifth Floor in relation to the period prior to the execution hereof. The Transferors shall clear all their dues to Cosmos Co-Op. Bank Ltd. before handing over vacant and peaceful possession of Flat No. 501 on the 5th Floor and shall furnish letter from the Cosmos Co-Op. Bank Ltd. having no claim over the said Flat No. 501 on the 5th floor.

7. The Transferees shall and will at all times, after payment of balance consideration amount, peacefully and quietly occupy and possess the said Flat No. 501 on the Fifth Floor without any interruption, claim or demand whatsoever from the Transferors or any person or persons lawfully or equitably claiming by, through or in trust for the Transferors.



8. The Transferors hereby declare that they have paid municipal taxes, maintenance charges from the day they acquired the said Flat No. 501 on the Fifth Floor to the Landlord till he was managing the building and now to society who is looking after and managing the affairs of the Datar Niwas building, in respect of the said Flat No. 501 on the Fifth Floor. The Transferors hereby declare that if any amount that may be due to the Society towards the maintenance charges and taxes till 31st December, 2020 shall be paid by them to the


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Neelam M. Kela

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Society. If any amount is recovered from the Transferees relating to the said Flat No. 501 on the Fifth Floor in respect of the period prior to the execution of these presents, the same shall be made good by the Transferors.

9. The Transferees hereby agree as follow :-

- (a) To abide by and observe all the rules and bye-laws of the said Society ;

AND



To pay the maintenance charges and all outgoing regularly including the municipal taxes, etc. in respect of the said Flat No. 501 on the Fifth Floor on and from 01/01/2021 ;

10. The Transferors shall deliver to the Transferees, the peaceful and vacant possession of the said Flat No. 501 on the Fifth Floor free from all encumbrances on the receipt of the balance amount of Rs. 70,00,000/- from BANK, financial institute or Transferees as mentioned in Para No. 2 hereinabove along with original Sale agreement dated 28/12/2013 executed between them and (1) Shri. Punshi Hansraj Shah and (2) Smt. Vijayaben Punshi Shah, Original Society share Certificate and all others previous deeds and papers pertaining to the said Flat No. 501 on the Fifth Floor.

[Signature]
 अक्षय शिंदेकर

[Signature]

Neelam M. Gade



बलई - १	
७	१५/२८
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11. The Stamp Duty, Registration charges etc. if any, on these presents shall be borne and paid by the Transferees only.


12. The transfer charges, fee or any other amount by whatever name called payable to the said Society shall be borne and paid by the Transferors and Transferees in equal share.

13. The Transferors shall assist and co-operate in getting the Transferees admitted to the membership of the said Society and to get transferred their (Transferors) right, title and interest in the said Flat No. 501 on the Fifth Floor and to get the above mentioned Shares of the said Society transferred to the name of the Transferees herein on account of balance consideration amount.



The Transferors hereby declare that the Transferor No. 1 is holding 70% share and the Transferor No. 2 is holding 30% share in the said Flat No. 501 on the fifth floor. The Transferees shall make payment of the consideration amount and deduction of TDS accordingly.

15. The Transferors shall authorise the B E S T Undertaking for transfer of Electric Meter installed in the said Flat No. 501 on the

 मालवती शि गोरख



Nedam M. Gola

Fifth Floor to the name of the Transferees herein on receipt of the balance consideration amount.



THE SCHEDULE ABOVE REFERRED TO :-

Flat No. 501 admeasuring 630 Sq. Ft. carpet area equivalent to 756 Sq. Ft. built up area equivalent to 70.27 Sq. Mts. Built up on the Fifth Floor in building known as 'DATAR NIWAS' situated at 87, Bazargate Street, Fort, Mumbai 400 001 together with the ten shares of Rs. 50/- each of Datar Niwas Co-Operative Housing Society Ltd. bearing share certificate No. 16 bearing 10 shares of Rs. 50/- each bearing Distinctive Nos. 151 to 160.. The said building bears C. S. No. 1270 of Fort Division. The said Building was constructed prior to the year 1961-62. The xerox copy of the Municipal Tax Bill is attached herewith to prove that the building is assessed to Municipal tax prior to 1961-62.

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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

[Handwritten signature]
अशोक सिंगारिया

[Handwritten signature]

Shyam M. Ch...

SIGNED

1000/144



SIGNED AND DELIVERED by the)

withinnamed 'TRANSFERORS')

(1) SHRI. MANILAL VELJI)

Manilal Gala

GALA and (2) SMT. NEELAM)

MANILAL GALA, in the presence)

Neelam M. Gala

of:)

K. F. Zilvas

K. F. Zilvas Adv.



SIGNED AND DELIVERED by the)

withinnamed 'TRANSFEREES' -)

(1) SHRI. DHANJI MADEVA)

Dhanji Madeva

DUBARIYA and (2) SMT. BHAVNA)

DHANJI DUBARIYA, in the)

भवना की दुबारिया

presence of:)

K. F. Zilvas

K. F. Zilvas Adv.



बबई - १	
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RECEIVED of and from the withinnamed)
 TRANSFEREES, a sum of Rs. 45,00,000/-)
 (Rupees Forty five lakhs only) being the part)
 consideration amount paid by them to us as)
 stipulated in Para No.2 hereinabove as per detail)
 given hereinbelow :) Rs. 45,00,000/-

Details of Payment :

1. RTGS on 24/12/2020 for Rs. 17,63,750/- from the account of Mrs. Bhavna D. Dubariya in State Bank of India, Empire House Branch to the Account of Mrs. Neelam M. Gala, in her account in Cosmos Co-Op. Bank Ltd. Fort Branch Mumbai.
2. Cheque No. 091759 dated 28/12/2020 drawn on The Cosmos Co-Op. Bank Ltd. Fort Branch, Mumbai for Rs. 26,50,000/- in favour of Mr. Manilal Velji Gala from Shri. Dhanji Madeva Dubariya.
3. Total sum of Rs. 86,250/- being 0.75% of consideration amount shall be paid as TDS under Income Tax act, as amended upto date.

WE SAY RECEIVED :

Manilal Velji Gala
 1. (MANILAL VELJI GALA)

Neelam M. Gala
 2. (SMT. NEELAM MANILAL GALA)
 TRANSFERORS

WITNESS :

[Signature]
K. F. Zilva
 Adw

बबई - १	
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To
 Mr. Manilal Velji
 Mumbai

Dear Sir,

We give he

1. Built up area of
2. The society's b
3. As per society'
4. There is ONE li
5. The land on w
6. Xerox copy of



AMRPD1251E

DATARNIWAS CO-OPERATIVE HOUSING SOCIETY LTD.

(Registration No. : MUM/WA/HSG/TC/9264/2015-16)

87 Bazargate Street, Fort, Mumbai - 400 001.

To
Mr. Manilal Velji Gala
Mumbai

Date: 28/12/2020

Dear Sir,

We give here below, the details as desired by you.

बबई - १	
७	१२/२८
२०२९	

1. Built up area of your Flat No. 501 is 70.27 square meters.
2. The society's building consists of ground floor plus five floors.
3. As per society's record the building was constructed in the year 1962.
4. There is ONE lift in the building of the society.
5. The land on which society's building is constructed bears C.S. No. 1270 of fort Division.
6. Xerox copy of the property Tax bill is attached herewith.



Thanking you,

Yours Faithfully,

सचिव/तreasurer

Chairman / Treasurer



Share Certificate No. 16 Member's Regn. No. 16 No. of Shares 10

Share Certificate

DATAR NIWAS CO-OPERATIVE HOUSING SOCIETY LTD.

Reg. No. MUM/WA/HSG/TC/9264/2015-16

(Registered under the Maharashtra Co-Operative Societies Act, 1960)

Authorised Share Capital Rs. _____ Divided into _____ Shares of Rs. 50/- each

Registration No. _____

This is to certify that Shri / Smt. / Ms. MANILAL VELJI GALA

Smt. NEELAM MANILAL GALA is the Registered Holder of 10 (Ten) fully paid up Shares of Rupees FIFTY each numbered from 151 to 160 both inclusive, in

DATAR NIWAS CO-OPERATIVE HOUSING SOCIETY LTD.,

Subject to the Bye-laws of the said Society.

Given Under the Common Seal of the said Society at Fort, MUMBAI

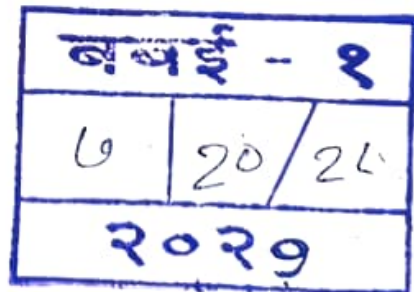
this 20th day of April 2016

Authorised
M.C. Member

M D Guler
Secretary

Jayaram
Chairman

P.T.O.





बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

लेखा क्रमांक AX1202340010000	मालमत्ता करवर्ष 2019-2020	देयक क्रमांक 201910BIL10591614 201920BIL10591615	देयक दिनांक 01/01/2020
कराचे नाव व पत्ता : SMT PARBHOO HEERA PATEL 7 BAZARGATE STREET, PERIN NARIMAN STREET, MUMBAI 400001		प्रेषक - महा. क. व सं./ विभाग: Assistant Assessor & Collector, Assessment & Collection Department, "A" Ward Municipal Office, 1st floor, Room No.12, 134E, Shahid Bhagat Singh Road, Mumbai 400001.	

मालमत्ता क्रमांक, सदरिका क्रमांक, इमारतीचे नाव/ बिल्डिंग, सी.टी.एस.क. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे.
2145-46 87, PERIN NARIMAN STREET HOUSE WITH CHARITA BLE DISPENSARY & SHOP RAMIBEN PARBHU PATEL

या करनिर्धारण दिनांक: 31/03/1961 एकूण मांडवली मूल्य: ₹ 39622335

एकूण मांडवली मूल्य: ₹ Three Crore Ninety Six Lakh Twenty Two Thousand Three Hundred Thirty Five Only (सहरी)

31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0 दि. 01/04/2010 ते 31/03/2019 या तारखेपर्यंतची थकवाकी ₹ 0

क कसनावधी: 01/04/2019 ते 31/03/2020

(सर्व रकम रुपयांमध्ये)

कराचे नाव	01/04/2019	ते	30/09/2019	01/10/2019	ते	31/03/2020
साधारण कर			6587			6587
कर			15141			15141
लाभ कर			4139			4139
निःसारण कर			9761			9761
निःसारण लाभ कर			2570			2570
1.पा. शिक्षण उपकर			2413			2413
ब शिक्षण उपकर			2037			2037
गार हमी उपकर			196			196
उपकर			121			121
कर			3066			3066
अ152 अ नुसार दंडाची रक्कम			0			0
शाब्दावरील व्याजाची बसुली			0			0
ए देयक रक्कम			46031			46031
गि बई योजनेनुसार लाभार्थी रक्कम			0			0
गि बईच्या नाभाव्यतिरिक्त समायोजित केलेली रक्कम			0			0
शाऊ अधिदानाचे समायोजन			0			0
दाती निव्वळ रक्कम			46031			46031
वेदानाची निव्वळ रक्कम			0			0
11/01/2020 पर्यंत भरावयाची निव्वळ रक्कम			44284			44284
28/02/2020 पर्यंत भरावयाची निव्वळ रक्कम			45157			45157
सहरी रुपये	₹ Forty Six Thousand Thirty One Only			₹ Forty Six Thousand Thirty One Only		
तिम देय दिनांक	31/03/2020			31/03/2020		



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७ 29 / 24
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To make payment through NEFT:

FSC - 5810000300, Beneficiary A/C No:- MCGMPTAX1202340010000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM

बर्ली बई इन्स्टीट्यूट स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

सदर करदेयकांत, मालमत्तेमधील ४६,४५ ची. मी. (५०० ची. फूट) पर्यंत क्षेत्रफळ असणाऱ्या निव्वळ निवासी सदनिकांशी संबंधित असलेल्या मालमत्ता कराचा अंतर्भाव करण्यात आलेला नाही. अनवधानाने या सदरिकांना कर आकारणी झाली असल्यास त्या सदरिकांचा कर बगळून मालमत्ता कराचे अधिदान करण्यात यावे व सदर बाब संबंधित विभागीय सहा. करनिर्धारक व संकलक यांचे निदर्शनास आणावी. तसेच dyaccomp.ac@mcmgm.gov.in या ईमेल आयडी वर कळविण्यात यावी.

सोफ्याही पंघरबहा :- २६.०१.२०२० ते १०.०२.२०२०

मासा देण, माझी सोफ्याही...

टिकनीन ती, बोटाला लावून घाई.

सं. रा. टिसेने

टी. रा. टिसेने
कनिष्ठ व संकलक



एक रकम स्वच्छता की ओत



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