

THE BOMBAY ELECTRIC SUPPLY & TRANSPORT UNDERTAKING  
(Of the Municipal Corporation of Greater Bombay)

CWO/ 2900 /85

Date: 30 MAY 1985

Sub:-Allotment of tenement No. B14-19  
at Ghatkopar under Hire Purchase  
Housing Scheme, Phase.II

Shri N.D. Salunkhe

Designation Bus Starter Ch.No. 101554

P.S.No. 36/19 of Traffic

Department has been allotted tenement No. B18-19 at Ghatkopar  
under Hire Purchase Housing Scheme, Phase-II on 1-5-85

CA/OA(OB)

  
C.W.O.

Copy to: O.S.Ty: to take necessary notes in the  
staff record and to intimate  
this department when the  
employee is separated from the  
services.

: STK

for information & necessary  
action, pl.

srs/

**बेस्ट राजदूत को-ऑप. हाऊसिंग सोसायटी लि.**  
**BEST RAJDOOT CO-OP. HOUSING SOCIETY LTD.**

(Regd. No. Bom/WN/HSG/TC/942/85-86 of 85)

NEAR GATKOPAR BUS DEPOT, ANIL UBHARE MARG, GHATKOPAR (E), MUMBAI - 400 075.

Ref. No. : RS/PR/NOC/319/Sept/2023 bearing no

Date : 16/09/2023

To  
Janata Sahakari Bank Ltd, Pune  
Mulund Branch, Mulund (West),  
Mumbai - 400 080

Dear Sir,

Ref: - NOC for Flat No.19 on the 4th Floor in "B-14" wing of the building, belonging to **Shri. Jaywant Nakul Salunkhe.**

This is to confirm that our society bearing registration no. Bom/WN/HSG/TC/942/85-86/, dated on 5<sup>th</sup> September 1985.

We confirm that **Shri. Jaywant Nakul Salunkhe.** is a registered member of our society bearing share certificate no. 159 dated 30<sup>th</sup> November 2019, for shares bearing distinctive nos. 791 to 795 & 1991 to 1995 which stand in his name in respect of flat no. 19 and the said flat is occupied and is in his possession.

We hereby assure you that the said flat, as well as the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable.

We further confirm that we have a clear, legal and marketable title to the said property and every part thereof, and that all taxes and dues in respect thereof have been paid upto date. We also confirm that there are no restrictive/ negative covenants in the byelaws / rules of the above mentioned society concerning the transfer of shares/ members interest in the society and other related matters.

We are informed by the said member that Janata Sahakari Bank Ltd, Pune has granted / agreed to grant the mortgage loan against the above referred flat of Rs. 20, 00,000 to the said member upon the terms and conditions, one of which stipulates creation of security by way of mortgage by deposit of original title documents of the said flat in your favour. The said member has requested us to permit him to create the said security over the said flat and the shares (as and when issued) in favour of your company.

We, hereby confirm and agree that we have "No Objection" to permit the said member to create security in favour of your bank by way of mortgage of the right, title, interest of the said member in the said shares and the said flat with you for repayment of the said loan and we hereby agree to note the mortgage charge on the said flat in our books.

Yours faithfully,

For Best Rajdoot CHS LTD.

P. J. Rane  
Pradeep Rane (Secretary)



YOUR BILL OF SUPPLY

Consumer Number (CA no.): 9000 0043 9759

Name: JAYWANT NAKUL SALUNKHE

Address : FLT NO - B 14/ 19, BEST RAJDOOT CHS LTD,  
ANIL UBARE MARG, GHATKOPAR (E) NR BUS  
DEPOT, GHATKOPAR (E), MUMBAI, 400075

Mobile No. : 9\*\*\*\*\*59

YOU CAN REACH OUT TO US AT:

TOLL FREE NO.: 18002095161

WHATSAPP: 7045116237

IN CASE OF FIRE/ ACCIDENT: 022 2577 4399

EMAIL: customercare@tatapower.com

WEBSITE: customerportal.tatapower.com



The Tata Power Company Ltd., Commercial Department,  
Senapati Bapat Marg, Lower Parel, Mumbai 400 013

Regular Bill	Bill Month: AUG-2023	Bill Period: 15.07.2023 to 14.08.2023	Bill Date: 16.08.2023
EBILL	Metered Units : 251	Discount Date : 23.08.2023	Tariff Category : LT I (B)
Bill No. : 98501935338	Billed Units : 268	Due Date : 06.09.2023	:LT-RESIDENTIAL
Meter No. : G1181953	Supply Zone : East EZ01	Supply Date : 30.07.2013	MRU : W1715307
Meter status : OK	Dispatch Zone : East EZ01		Consumer : Welcome
	Nxt. Mtr. Rdg. Dt. : 14.09.2023 (Tent.)		Type Of Supply : 1 PHASE LT

Current Bill Amount Rs. 1,970.00	+	Net Other Charges Rs. -16.00	+	Past Dues Rs. 0.00	=	Total Amount Before Due Date* Rs. 1,954.00*
Amount By Discount Date Rs. 1,938.00		Amount After Due Date Rs. 1,979.00		Security Deposit Available Rs. 210.00		Security Deposit Due Rs. 3,490.00

\*Due date is applicable for current bill only.

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Your nearest offline payment centres: Customer Relations Centre (MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY: 9:00 TO 13:00 HRS)

Shop No. 4, Sunny CHS, LBS Road Next To SBI Bank Kurla (W) Mumbai 400070.

### MESSAGE TO CONSUMER

On July 13, 2023, Honourable Appellate Tribunal for Electricity issued an interim stay on Tariff Schedule of MERC MTR Order of Case No. 225 of 2022, dated 31 March 2023. New tariff as per MYT order of Case No. 326, dated 30 March 2020 will be effective. For tariff details, kindly refer the tariff schedule section in the bill.

*Nilesh Kane*

Nilesh Kane  
Chief - Distribution  
(Mumbai Operations)



RTGS/NEFT Details: Bank Name : Kotak Mahindra Bank Limited,  
Account No: TPCLEXXXXXXXXXXXX (here xxxxxxxxxxxx denotes 12 digit consumer no),  
IFSC Code: KKBK0000958, Account Type: Current Account

P1,17:48,12.09.2023

EZ/W1715307/111/0000



### THE TATA POWER COMPANY LIMITED

Consumer Name: JAYWANT NAKUL SALUNKHE .		Consumer No: 9000 0043 9759	
Bill No. : 98501935338	Bill Date : 16.08.2023	Bill Amount : Rs.1,954.00	
Cheque No. :	Discount Date : 23.08.2023	Amt by Disc Dt. : Rs.1,938.00	
Cheque Date :	Due Date : 06.09.2023	Amt After Due Dt. : Rs.1,979.00	

Payment should be made by crossed cheque/DD in favour of "Tata Power  
CA.NO. 9000 0043 9759"

For multiple payments, write CA no & break-up of amount on back side of cheque.  
Please dont issue postdated or outstationcheques. Pls attach payment slip(s).



BHARAT QR CODE

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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन २०१०

१. दस्ताचा प्रकार :- बंदोस पत्र अनुच्छेद क्रमांक ३४
२. सादरकर्त्याचे नाव :- जयवंत नरकर साहू
३. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
४. गावाचे नाव :- विठ्ठली
५. नगरभुमापन क्रमांक / सर्व्हे क्र. / अंतिम भुखंड क्रमांक :- १
६. मूल्य दरविभाग (झोन) :- १११ / ५२६ / ४५५००
७. मिळकतीचा प्रकार :- खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक  
प्रति चौ. मी. दर :- ४५५००
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ६०० कारपेट / बिल्ट अप चौ. मी.
९. कारपाकिंग :- गच्ची :- पोटमाळा :-
१०. मजला क्रमांक :- ४ उदवाहन सुविधा आहे / नाही
११. बांधकाम वर्ष :- घसारा :-
१२. बांधकामाचा प्रकार :- आर. सी. सी. / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- ज्यान्वये दिलेली घट / वाढ
१४. भाडेकरू व्याप्त मिळकत असल्यास :- १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :-  
२. नवीन इमारतीत दिलेले क्षेत्र :-  
३. भाड्याची रक्कम :-
१५. लिट्ट अॅन्ड लायसन्सचा दस्त :- १. प्रतिमाह भाडे रक्कम :-  
निवासी / अनिवासी :- २. अनामत रक्कम / आगावू भाडे :-  
३. कालवधी :-
१६. निर्धारित केलेले बाजारमूल्य :- १००५००/-
१७. दस्तामध्ये दर्शविलेली मोबदला :-



१८. देय मुद्रांक शुल्क :- ३६२००/- भरलेले मुद्रांक शुल्क :- ३६२००/-

१९. देय नोंदणी फी :- १०१००/-

लिपिके

सह दुय्यम निबंधक

1001019

Customer Copy  
**PUNJAB & MAHARASHTRA CO-OP. BANK LTD.**  
 (MULTI-STATE REGISTERED BANK)  
 पंजाब अण्ड महाराष्ट्र को-ऑपरेटिव बँक लि.  
 (मल्टी-स्टेट रेजिस्टर्ड बँक)

शाखा/Br. दिनांक/Date **14/5/10**  
 मुद्रांक शुल्क/Stamp Duty रु./Rs. **38200/-**  
 सेवा आकारणी शुल्क/रु.  
 Service Charges / Rs. **1/-**  
 No. of Documents **one**  
 एकूण /Total रु./Rs. **38210/-**

अदारी स्वये/Amount in Words **Thirty Eight Thousand Two Hundred Ten only**  
 मुद्रांक शुल्क भरणाऱ्याचे नाव/Name of Stamp Duty Paying Party **Mr Jyotwant Nakul Salunkhe**  
 पैन नं./Pan No.  
 पत्ता/Address & Tel. No. **Flat-B/14/19, Survey-65, Ghatkopar**  
 मनाऱ्या पक्षकाराचे नाव/Name of Counter Party

उद्देश्ये कारण/Purpose of Transaction **Gift Deed**  
 अर्दी रकम काढला आहे त्याबरोबरचे बँकेचे नाव / Name of the Drawee Bank & Branch  
 पण्डित चेक नं. / P.O. / Cheque No. if any

Sign of Purchaser  
 गुरबचान स. चुवते  
 Authorised Signatory

गुरबचान स. चुवते  
 Authorised Signatory

आवेदनपत्र भरण्याचे वेळी / Date of Submission of this document has been entered at the time of delivery of stamp duty documents

Receipt dated - 14.05.2010 for Rs 38,000/- issued by ————— towards stamp duty.



**GIFT DEED**

Gift Deed of Flat No.B-14/19, admeasuring 41.96 sq.mtrs. builtup area on the fourth floor in the building no.B-14 of the BEST RAJDOOT Co-operative Housing Society Limited, N Ward, situated on Land bearing C.T.S No.1, Survey No.65(Part), at Link Road, Near Ghatkopar Bus Depot, Village Vikhroli, Ghatkopar(E), Tal. Kurla, Mumbai-400 075.

THIS GIFT DEED made on this 19<sup>th</sup> day of May 2010, by MR NAKUL DEOJI SALUNKHE, Adult, Indian Inhabitant, residing at B-14/19, RAJDOOT Co-op. Housing Society Ltd., Link Road, Near Ghatkopar Bus Depot, Ghatkopar(E), Mumbai-400 075, hereinafter referred to as 'THE DONOR' (which expression shall unless repugnant to the context or meaning thereof include his heirs, executors, administrators, successors and assigns) of the ONE PART AND STYLED as Party of the FIRST PART, and

*Gurbachan S. Chuate*  
GURBACHAN S. CHUATE  
E-569

Punjab And Maharashtra Co-operative Bank Ltd. Vashi Branch, Apna Bazar Bldg, Plot No.2, Vashi, New Mumbai.  
D-6/STP/W/C. R.1052/06/05/1529-32

भारत 87066  
172967  
R.00382001-PB5  
SPECIAL ADHESIVE  
MAY 14 2010  
INDIA STAMP DUTY MAHARASHTRA

*गुरुदेवजी सलुंखे*

*Salunkhe*

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2090	

-2-  
MR JAYWANT NAKUL SALUNKHE, Aged 39 years, Indian Inhabitant, residing at B-14/19, RAJDOOT Co-op. Housing Society Ltd., Link Road, Near Ghatkopar Bus Depot, Ghatkopar(E), Mumbai-400 075, hereinafter referred to as 'THE DONEE' (which expression shall unless repugnant to the context or meaning thereof include his heirs, successors, executors, administrators and assigns) of the SECOND PART and STYLED as Party of the SECOND PART.

AND WHEREAS the DONOR MR NAKUL DEOJI SALUNKHE is the lawful owner of a Flat i.e. Flat No.B-14/19, admeasuring 41.96 sq.mtrs. builtup area on the fourth floor in the building no.B-14 of the BEST RAJDOOT Co-operative Housing Society Limited, N Ward, situated on Land bearing C.T.S No.1, Survey No.65(Part), at Link Road, Near Ghatkopar Bus Depot, Village Vikhroli, Ghatkopar(E), Tal. Kurla, Mumbai-400 075, and holder of Share Certificate No.14 for five fully paid shares of Rs.50/- each, bearing distinctive numbers from 791 to 795 (both inclusive).

AND WHEREAS the DONOR has acquired/purchased the said Flat, out of his own earnings and savings, without any contribution and/or aid from any one else.

✓ AND WHEREAS out of natural love and affection, the DONOR is desirous of making a GIFT of all his rights, title, Share, interest and benefits in respect of the said shares vide Share Certificate No.14 and said Flat to his son, MR JAYWANT NAKUL SALUNKHE.

AND WHEREAS at the same time the DONEE MR JAYWANT NAKUL SALUNKHE has accepted the Gift of the said Flat from his father i.e. MR NAKUL DEOJI SALUNKHE and have also received the possession of the said Flat from him alongwith necessary Agreements and other documents concerning the said Flat.

नकुल देवजी साळुंके.

R. Salunkhe



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WHEREAS THE DONOR has paid all the dues, water and electricity charges, in respect of the Said Flat up-to-date.

WHEREAS the peaceful vacant, physical possession of the Flat No.B-14/19, admeasuring 41.96 sq.mtrs. builtup area on the fourth floor in the building no.B-14 of the BEST RAJDOOT Co-operative Housing Society Limited, N Ward, situated on Land bearing C.T.S No.1, Survey No.65(Part), at Link Road, Near Ghatkopar Bus Depot, Village Vikhroli, Ghatkopar(E), Tal. Kurla, Mumbai-400 075, is given to the Donee on execution of this Deed of Gift and the Donee admits of having received the same from the Donor.

NOW THIS GIFT DEED WITNESSETH as follows:

THAT WITHOUT ANY MONETARY CONSIDERATION AND ON ACCOUNT OF NATURAL LOVE AND AFFECTION the DONOR i.e. MR. DEOJI SALUNKHE hereby voluntarily gifts, assigns, transfers, conveys and delivers, free from any encumbrances, all his rights, title, share, interest and benefits in the capital/property of the Society i.e. share certificate no.14 and the Flat No.B-14/19, admeasuring 41.96 sq.mtrs. builtup area on the fourth floor in the building no.B-14 of the BEST RAJDOOT Co-operative Housing Society Limited, N Ward, situated on Land bearing C.T.S No.1, Survey No.65(Part), at Link Road, Near Ghatkopar Bus Depot, Village Vikhroli, Ghatkopar(E), Tal. Kurla, Mumbai-400 075, which Flat is referred to as 'the said Flat' and which is more particularly described in the Schedule hereunder written.

TO HOLD the said Flat hereby granted, conveyed and assigned unto the Donee as heritable, transferable and immovable property within the meaning of any law for the time being in force.

नवज्योत देवजी साळुंखे.

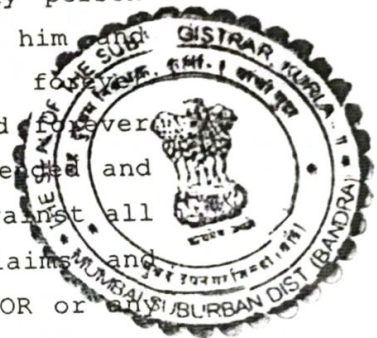
Deo Salunkhe



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The Donor has in himself good right, full power, and absolute authority to grant, convey, assure and assign all his rights, title, share, interest and benefits in the said Flat hereinabove expressed to be hereby granted, conveyed, assured and assigned unto and to the use of the Donee, his successors, executors, administrators and assigns and it shall be lawful for the Donee at all times, hereafter, peaceably and quietly to enter into and hold, possess and enjoy the said Flat and receive rents and profits there from and every part thereof subject as aforesaid without any interruption or hindrance by the DONOR, his heirs, executors, administrators and assigns or any person claiming under the DONOR or in trust for him clearly and absolutely released and forever discharged, well and absolutely released and forever discharged, well and sufficiently saved, defended and kept harmless and indemnified of, from and against all estates, titles, charges, encumbrances, claims and demands created, occasioned, made by the DONOR or any person or persons lawfully or equitably claiming by, from, through under or in trust for him and that the DONOR will at all times hereafter at the request of the DONEE or any other persons authorised by the DONEE in that behalf to do or cause to be done, execute or cause to be executed all such further lawful and reasonable acts, deeds, things, conveyances and the assurances in the law whatsoever for the better and further granting, conveying, assigning his lease hold rights in respect of the said Flat and every part thereof unto the cause of the Donee as shall or may reasonably be required by the DONEE.



**SCHEDULE ABOVE REFERRED TO:**

Flat No.B-14/19, admeasuring 41.96 sq.mtrs. builtup area on the fourth floor in the building no.B-14 of the BEST RAJDOOT Co-operative Housing Society Limited, N Ward, situated on Land bearing C.T.S No.1, Survey No.65(Part), at Link Road, Near Ghatkopar Bus Depot, Village Vikhroli, Ghatkopar(E), Tal. Kurla, Mumbai-400 075.

गणेश देवजी साठुखे

Dalunkh



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

SIGNED AND DELIVERED by the  
withinnamed DONOR

MR NAKUL DEOJI SALUNKHE नाकुल देवजी साळुंखे  
in presence of

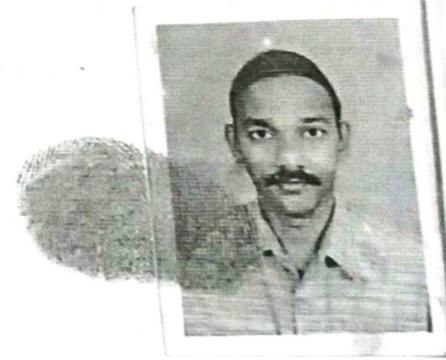


① SHIVAJI V. PANCHAL [Signature]

② AMOL CHACHE [Signature]

SIGNED AND DELIVERED by the  
withinnamed DONEE

MR JAYWANT NAKUL SALUNKHE [Signature]  
in presence of



① [Signature]

② [Signature]



issued by  
**बेस्ट राजदूत को-ऑप. हाऊसिंग सोसायटी लि.**  
**BEST RAJDOOT CO-OP. HOUSING SOCIETY LTD.**

(Regd. No. Bom/WN/HSG/TC/942/85-86 of 85)  
AR GHATKOPAR BUS DEPOT, ANIL UBHARE MARG, GHATKOPAR (E), MUMBAI - 400 075.

Ref. No.: बे.रा. / २० गो. / एन्. ओ. सी / २०१०  
B.R. / R.G. / N.O.C. / 2010

Date \_\_\_\_\_  
दिनांक:- ०९/०४/२०१० dat

श्री. नकुल दे. साळुंखे,  
बी १४/१९.

बंदर-३	
५५५	५
२०१०	

विषय:- ना हरकत प्रमाणपत्र देण्याबाबत.

N.O.C.

महोदय,

आपण दिलेल्या अर्जानुसार बी-१४/१९ हि आपल्या नावावर असलेली  
सदनिका आपण स्वईच्छेने आपला चिरंजिव श्री. जयवंत नकुल साळुंखे यांस  
बक्षिस रुपाने देत आहात त्यास सोसायटीची कोणतीही हरकत नाही.

धन्यवाद.

आपला



रमेश गोवेकर (सचिव)

