

Agreement For Sale

TRANSFEROR

MR. A.G. MHASHILKAR

TRANSFeree

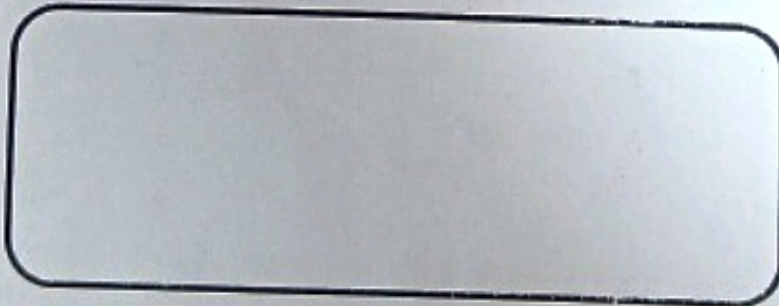
Lieutenant Colonel. MANOJ CHAUDHARY

PREMISES

Flat No.3, 3rd floor, Mavlankar Nagar Co-Op.
Housing society Limited, Datta Mandir
Road, Malad East, Mumbai-400097

COMPENSATION

RS.90, 00,000/-



PRINTED AT
9820949151

3:40
16/11/2023

65717569

पावती

Original/Duplicate

Thursday, November 16, 2023

नोंदणी क्र.: 39M

2:17 PM

Regn.: 39M

पावती क्र.: 18951

दिनांक: 16/11/2023

दाखले नाव: माताच

दाखलेवजाचा अनुक्रमांक: बरत-2-17569-2023

दाखलेवजाचा प्रकार: बरतमाचा

मादर वरमाचाचे नाव: मनोज चौधरी -

नोंदणी री

₹. 30000.00

पत्र दाखलेची री

₹. 600.00

मुद्रांची संख्या: 30

एकूण:

₹. 30600.00

अपघाम मुक्त बरत, संकेत प्रिंट, नुसती-२ अंशाचे

2:37 PM ह्या वेळेस मिळेल.

मह. दु. नि. का-बोरीवली-२

बाजार मुल्य: ₹. 8330542.2/-

सोबतला ₹. 9000000/-

पारलेले मुद्रांचे मुल्य: ₹. 540000/-

सह. द्वितीय निर्बंधक बोरीवली-२,
मुंबई उपनगर जिल्हा.

1) देवदाचा प्रकार: DHC एकूण: ₹. 600/-

डीडी/घनादेवलेपि अर्डीर क्रमांक: 1123160308000 दिनांक: 16/11/2023

बँकेचे नाव व पत्ता:

2) देवदाचा प्रकार: eChallan एकूण: ₹. 30000/-

डीडी/घनादेवलेपि अर्डीर क्रमांक: MH011012254202324M दिनांक: 16/11/2023

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT

DELEVERIED ON: 11/11/23

30



CHALLAN
MTR Form Number-6



GRN	MH011012254202324M	BARCODE		Date	16/11/2023-13:19:02	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	BRL2_JT SUB REGISTRAR BORIVALI 2			PAN No.(If Applicable)			
Location	MUMBAI			Full Name	MANOJ CHAUDHARY		
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 3 BUILDING NO 3 MAV/LANKAR		
				Premises/Building	NAGAR CHSL		

Account Head Details	Amount In Rs.	Road/Street
0030045501 Stamp Duty	540000.00	DATTA MANDIR ROAD, MALAD EAST
0030063301 Registration Fee	30000.00	Area/Locality
		MUMBAI
		Town/City/District
		PIN
		Remarks (If Any)
		SecondPartyName=A G MHASHKAR
		Amount In
		Words
Total	5,70,000.00	Five Lakh Seventy Thousand Rupees Only



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023111619177	CPADGLBQM1
Cheque/DD No.		Bank Date	RBI Date	16/11/2023-13:19:09	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.
सदर चालन केवल दृश्य निबंधक कार्यालयत मोदणी करवायाच्या दस्तासाठी लागू आहे . नोदणी न करवायाच्या दस्तासाठी सदर चालन लागू नाही .

Mobile No. 979771334

90490	2	30
2023		

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-367-17560	0005757363202324	16/11/2023-14:17:36	IGR191	30000.00

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Mumbai this 16th day of November, 2023,

BETWEEN

MR. A.G. MHASHILKAR, Age-75.

Adult Indian Inhabitant of Mumbai, residing at Flat No.3, Building No 3, 3rd floor, Mavlankar Nagar Co-Op. Housing society Limited, Datta Mandir Road, Malad East, Mumbai-400097, hereinafter referred to as "the Transferor", (which expression shall unless it be repugnant to the context of meaning thereof deemed to mean and include his heirs, executors, administrators and assigns) of the One Part;

AND

Lieutenant Colonel. MANOJ CHAUDHARY, Age 47.

Adult Indian Inhabitant of Mumbai, residing at Flat No. D/103, 1st floor, Building No.5, Parasnath Nagari, Tiwari Road, Nalawopara -401208, hereinafter referred to as "the Transferee", (which expression shall unless it be repugnant to the context of meaning thereof deemed to mean and include his heirs, executors, administrators and assigns) of the Other Part:

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WHEREAS:

- (a) By an Agreement for Sale dated 4th March, 1992, duly and stamped and registered with the Sub-Registrar of Assurances under Document NO.PBBM-1/1206/1992 dated 4th March 1992, made and entered into by and between M/s V.K. Limaye & Associates, the Other Part, the said Mr. A.G. Mhashilkar has agreed to purchase from the said Vendors, Flat No. 3, Building No 3, admeasuring 567 sq. feet built-up area, together with attach 275 sq feet terrace situated on the 3rd floor Mavlankar Nagar Co-Op. Housing society Limited, Datta Mandir road, Malad East, Mumbai-400097, hereinafter referred to as "the said Flat", and more particularly described in the SCHEDULE hereunder written, at or for the price and upon the terms, conditions and covenants therein contained;
- (b) A Co-Operative Housing Society of the Flat/Shop/Premises owners of the building has been formed and registered in the name and style of Mavlankar Nagar Co-Operative Housing Society Limited, a Society duly registered under the Maharashtra Co-Operative Societies Act, 1960, bearing Registration No. BOM/HSG/1146, Dated 22-03-1966. hereinafter referred to as "the said Society";

Manoj Chaudhary

A.G. Mhashilkar

- (c) The said Mr. A.G. Mhashilkar is a member of the said Society and as such member, the Transferor is holding five (5) shares of Rs.50/- each of the said Society, bearing Share Certificate No. 48, Distinctive Nos. from 188 to 190, (both inclusive) hereinafter referred to as "the said Shares";
- (d) In the premises above referred to, the Transferor herein has become the absolute owner of the said Flat and the said Shares, together with the benefits attached thereto, hereinafter collectively referred to as "the said Flat";
- (e) The Transferor hereby represents and warrants that:-

- the Transferor is the sole and absolute unencumbered owner of the said Flat No.3, together with terrace on the 3rd floor, Building known as Mavlankar Nagar.



- the Transferor has not created any charge or mortgage and/or encumbered the said Flat and the said Shares in any manner whatsoever and that the same are free from encumbrances and that the title to the said Flat and the said Shares are free and marketable.

- there is no litigation pending with regard to, affecting or concerning the said Flat and the said Shares.

- there is no attachment on the said Flat or the said Shares from any Government Authorities, Banks, Financial Institutions and/or any other body or authority in any manner whatsoever.

- upto-date outgoings in respect of the said Flat and the said Shares including the dues of the said Society are paid.

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- there is no dispute between the Transferor and the said Society in any manner whatsoever

- the Transferor has not agreed to sell, transfer or alienate the said Flat and the said Shares to any other person or persons and/or has the Transferor given the said Flat under any Leave and License, tenancy basis and/or parted or encumbered the said Flat in any manner whatsoever to any person or persons nor has the Transferor entered into any Agreement of any nature whatsoever.

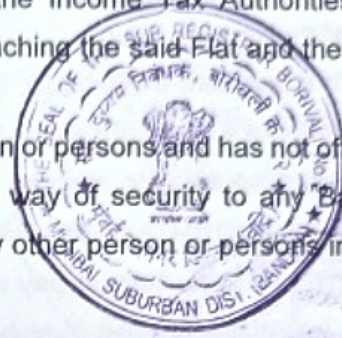
- the Transferor has not been served with nor has he received any summons, writ or notice from any Government, Court, Municipal Corporation or any other public, local, statutory body or authority with regard to, affecting or concerning the said Flat or the said Shares.

- the Transferor has not done any act of commission or omission whereby the Transferor is prevented or restrained from executing these Presents.

M. Chaudhary

[Signature]

- there is no order of the Court or Decree or direction or injunction of any tribunal or local or public body or officer or authority whereby the Transferor is prohibited, restrained or prevented from selling the said Flat and the said Shares.
- the Transferor title to the said Flat and the said Shares is clear, marketable and free from all encumbrances.
- the said Flat and the said Shares in the said Society hereby sold and transferred to the Transferee have not been subject to any attachment nor has the Transferor received any notice from the Income Tax Authorities for recovery of any disputed tax amounts by attaching the said Flat and the said Shares at any time.
- the Transferor is not a guarantor to any person or persons and has not offered the said Flat or the said Shares as and by way of security to any Banks, Financial Institutions, Company and/or to any other person or persons in any manner whatsoever.



(f) Relying upon the above representations and averments of the Transferor, the Transferee have agreed to purchase from the Transferor and the Transferor has agreed to be sell to the Transferee, all the right, title and interest of the Transferor in the said flat, together with the said shares and all his rights, title and interest in the said Society's capital/building for a total consideration of Rs. 90,00,000/- (Rupees Ninety Lacs only) and on the following terms and conditions.

NOW THIS INDENTURE WITNESSETH AS UNDER:

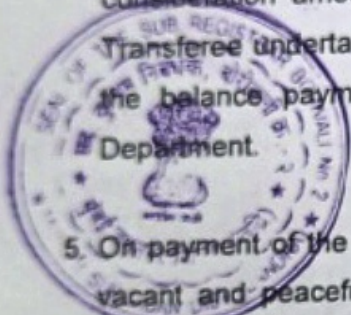
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1. The Transferor hereby declares, confirms and warrants that what is recited hereinabove in respect of the said Flat and the said Shares shall be treated as representations and irrevocable declarations on the part of the Transferor, as if the same are reproduced herein in verbatim and form part of this agreement.
2. The Transferor hereby agrees to sell, transfer and assign to the Transferee and the Transferee hereby agrees to purchase and acquire from the Transferor the said Flat of the said Society, together with the said five shares of Rs.50/- each of the said Society, and together with all the rights, title and interest incidental to ownership therein of the Transferor, and also all the past, present and future benefits directly and/or indirectly attached to the said Flat, free from all encumbrances and reasonable doubts for a total lump sum price/monetary consideration Rs. 90,00,000/- (Rupees Ninety lakhs only),

[Handwritten signature]

[Handwritten signature]

3. In pursuance thereof, the Transferee before the execution of this Agreement, paid to the Transferor an amount of Rs.910000/- (Rupees Nine Lakhs ten Thousand only), being part of the said consideration amount, the payment and receipt whereof the Transferor do and each of them both hereby admit and acknowledge and of and from the payment of the same or every part thereof do and each of them both forever acquit, release and discharge the Transferee herein. Rs. 80,00,000/- (Rupees Eighty lacs Only) being the Balance Consideration amount to be paid by the Purchasers to the Sellers within 45 (forty five) days from the date of execution of this agreement, Sellers will produce all the necessary title documents and NOC required by the Buyers for availing Housing Loan.
4. With effect from 01/06/2013, Section 194-1A of the Income Tax Act, 1961 requires a Transferee (Buyer) of immovable property to deduct Income Tax at Source (TDS) The above consideration amount includes an amount of Rs.90,000/- being 1% of the consideration amount payable to income tax authorities towards TDS, which the Transferee undertake to pay within the prescribed time period will be deducted from the balance payment payable to the Transferor and paid to the Income Tax Department.
5. On payment of the balance amount of consideration, the Transferor shall handover vacant and peaceful possession of the said Flat and also shall handover to the Transferee all the original title documents pertaining to the said flat,
6. The Transferor hereby covenants with the Transferee that the said Flat hereby agreed to be sold, transferred and assigned to the Transferee are free from encumbrances and defects in title of any nature whatsoever and that the Transferor has full and absolute power to transfer and deliver possession of the said Flat to the Transferee.
7. The Transferor hereby declares that the Transferor has in no way created any charge, claim or lien on the said Flat and that the said Flat hereby sold, transferred and assigned is free from all claims, charges, demands and encumbrances and that there is no pending litigation in respect of the said Flat. Should there be any claim by any person or persons against the said Flat, the Transferor hereby agrees and undertakes to indemnify the Transferee against such claim, charges, demands and encumbrances.
8. The Transferor hereby agrees to procure before completion of sale, a No-Objection Certificate from the said Society in the prescribed format of the bank/financial institution from where the Transferee are proposing to avail a housing loan.



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M. S. Chaudhary

M. S. Chaudhary

9. The Transferor hereby further covenants with the Transferee that the Transferor has paid to the said Society all the outgoing and share of taxes and other liabilities payable in relation to the said Flat upto date and that in case any amount is hereafter found to be due from the Transferor for his/her share of taxes and other liabilities and outgoing or on any other account of whatsoever nature in connection with the said Flat upto the date of handing over vacant possession of the said Flat to the Transferee the same shall be paid by the Transferor and in the event of any such amount being recovered from the Transferee, the Transferor shall reimburse the Transferee in respect of the same and further agree to indemnify and keep indemnified the Transferee from all losses or damages, if any, suffered on that account.



10. Subject to payment of balance amount of consideration, the Transferor hereby agrees to grant, assign, transfer and assure all the right, title and interest of the Transferor in the said Flat, together with the said five shares of the said Society, to the Transferee.

11. The Transferee shall be entitled to have and hold the said Flat for unto and to the use and benefit of the Transferee their heirs, executors, administrators and nominees forever and without any claim, charge, interest, demand or lien of the Transferor or any person or persons claiming through him/ her.

12. The Transferee shall be entitled to apply for the membership of the said Society and for the transfer of the said Flat and the shares to their name, subject to payment of full consideration within the stipulated period.

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13. The Transferor hereby further covenants with the Transferee that the Transferee shall henceforth quietly and peacefully hold, possess and occupy and enjoy the said Flat without any let, hindrance, denial, demand, interruption or eviction or claim by the Transferor or any other person or persons lawfully or equitably claiming through under or in trust for the Transferor subject to payment by the Transferee of all taxes, assessments, charges, duties or calls made by the said Society, Government, Revenue or Local Authorities hereafter in respect of the said Flat and the said land from the date of handing over vacant possession of the said flat to the Transferee.

4. The Transferee hereby covenant and agree with the Transferor that save and except as aforesaid, the Transferee shall at all times hereafter pay or cause to be paid to the said Society their share of taxes and outgoing as mentioned in the hereinbefore recited agreement and shall become joint members of the said Society and also abide by the rules, regulations and bye-laws of the said Society.

M. S. Chaudhary

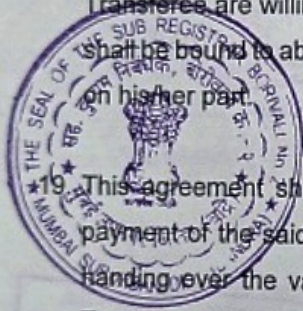
M. S. Chaudhary

15. Donation, transfer charges or any premium or fee payable to the said Society in respect of the transfer of the said Flat shall be shared by the parties herein in equal shares.

16. It is agreed by and between the parties hereto that the stamp duty and penalty, if any, levied by the concerned authorities in respect of the previous chain of agreements of the said flat shall be borne and paid by the Transferor alone. Stamp Duty and Registration Charges in respect of this Agreement, shall however, be paid by the Transferee alone.

17. The Transferor shall provide all assistance and co-operation to get the said Flat duly transferred to the name of the Transferee in the records of the Society and all other concerned authorities.

18. If the Transferor fails to complete the contract as per this agreement and the Transferee are willing to pay and fulfill their part of the agreement then the Transferor shall be bound to abide by the terms herein and shall be bound to complete the contract on his/her part.



19. This agreement shall be deemed to be the Sale Deed or Deed of Transfer upon payment of the said full and final consideration amount by the Transferee and upon handing over the vacant and peaceful physical possession of the said Flat by the Transferor to the Transferee.

20. It is further agreed that the Transferee shall not be called upon by the Transferor to make any additional payment of any nature whatsoever other than the payments herein expressly agreed upon between the parties hereto by virtue of this Agreement.

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21. The Transferor hereby further covenants with the Transferee that the Transferor shall from time to time and at all times whenever called upon by the Transferee or their advocates and at the cost and expense of the Transferee do and execute, perform or cause to be done and executed and performed all such further acts, deeds and things and writings whatsoever for further and more perfectly conveying and assuring the said Flat unto and to the use of the Transferee as shall or may be reasonably required.

PAN Nos.

MR. A.G. MHASHILKAR

: ACUPM3567E

MANOJ CHAUDHARY

: AFCPM8399F

Handwritten signatures of Mr. A.G. Mhashilkar and Manoj Chaudhary.

THE SCHEDULE ABOVE REFERRED TO:

Flat No.3, Building No 3, admeasuring 567 sq. feet. Built-up area, together with attach 275 sq feet terrace situated on the 3rd floor of Mavlankar Nagar Co-Op. Housing society Limited, Datta Mandir Road, Malad East, Mumbai-400097, which building consisting of a ground and 3rd upper floors without Lift, on a plot of land bearing CTS Nos. 144, situated being and lying at Malad East Village, Borivali Taluka, within the Registration District and Sub-district of Mumbai City and Mumbai Suburban.

IN WITNESS WHEREOF the parties herein has hereunto set and subscribed their respective hands at Mumbai on the day and year first hereinabove written.

SIGNED AND DELIVERED by the)
within named TRANSFEROR')
MR. A.G. MAHASHILKAR)
in the presence of)

1 *Harsh Chaudhary*

Handwritten signature of Mr. A.G. Mahashilkar



2 *Handwritten signature*
SIGNED AND DELIVERED by the)
within named TRANSFEREE')
Lieutenant Colonel. MANOJ CHAUDHARY)

in the presence of)

1 *Harsh Chaudhary*

Handwritten signature of Lieutenant Colonel. Manoj Chaudhary



2 *Handwritten signature*



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RECEIPT

RECEIVED of and from the within named Transferee, **Lieutenant Colonel. MANOJ CHAUDHARY**, an amount of Rs. 9,10,000/- (Rupees Nine Lakh ten thousand only) being the within mentioned part consideration amount, by

Sr. No.	UTR No.	Amount (in Rs.)	Date	Bank & Branch
1	NEFT	05,21,000/-	17/10/2023	SBI, Kathua
2	—	3,89,000/-	16/11/2023	SBI Mira Road
	Total	9,10,000/-		

RS. 9,10,000/-

I SAY RECEIVED

Handwritten Signature
MR. A.G. MHASHILKAR

(Transferor)

**WITNESSES:**

Handwritten Signature
Handwritten Signature

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THE Mavlankar Nagar co- **CO-OPERATIVE HOUSING SOCIETY LTD.**

Capital Rs. Two Hundred fifty, divided into Shares of Rs. 50/- each

Member's Register No. 44 Share Certificate No. 48 / 186 to 190

THIS IS TO CERTIFY that Shri MR. A. G. Mhashilkar

of Bombay is the Registered Holder of (50) Fifty

Shares of Rupees Two Hundred and Fifty (250)

inclusive in THE Mavlankar Nagar **CO-OPERATIVE HOUSING SOCIETY LTD.**

subject to the Bye-laws of the said Society, and that upon each of such Shares the sum of Rupees 50/- fifty has been paid.

GIVEN under the Common Seal of the said Society at _____

this 23 day of Feb. 1993.



Antalav

Hon. Secretary

Blendar

Member of the Committee

Chairman

P. T. O.



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**Memorandum of the transfers of the
within mentioned Shares.**

Date of Transfer	Transfer No.	Share Regn. No. (Old)	To whom Transferred	Share Regn. No. (New)



Hon. Secretary

Committee Member

Chairman

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बल-६		
१२७८६	२०	०८
२०२४		

पालभारत पत्रक

माल (१)

कायदे अ. १५, १९५० च्या अ. २१ दि. २०-१०-६६

जिल्हा - मुंबई उपनगर जिल्हा

मुंबई उपनगर जिल्हा अधीनस्थ न्याय क्षेत्रात



२०२४ च्या १२-०८-२४ पासून

१५/१२
 (२०२३)
 (२०२३)
 १२/१२
 (२०२३) २०/०८/२४
 १२/१२



महानगर नगर राहणार भूमीमालक संघटन -
 कार्यालय क्र. ५, १५, ८६० वि. २०-१०-६६
 ब्रॉडवेय शारदामाई एन. भायानगर खार

नियमनामक (पा)

शुद्ध (पा) किंवा नगर (पा)

साक्षात्कार

न. म. अ. का. ५ नं. ३ दि. शुद्ध अंतर्गत
 अधिनियम क्र. ५, १५, ८६० दि. २०-१०-६६
 मुद्रास्थाने बरतणाने नुसार अर्थाने दुहेरीने केले

बल-२/		
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२०२३		

मते -
 न. म. अ. का. ५ नं. ३
 अधिनियम क्र. ५, १५, ८६०
 दि. २०-१०-६६

S. 1.
 का. प. म. अ. का. ५ नं. ३ दि. शुद्ध अंतर्गत
 अधिनियम क्र. ५, १५, ८६० दि. २०-१०-६६
 नुसार न. म. अ. का. ५ नं. ३ दि. शुद्ध अंतर्गत
 अधिनियम क्र. ५, १५, ८६० दि. २०-१०-६६
 मुद्रास्थाने बरतणाने नुसार अर्थाने दुहेरीने केले

S. 1.
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 अधिनियम क्र. ५, १५, ८६० दि. २०-१०-६६
 नुसार न. म. अ. का. ५ नं. ३ दि. शुद्ध अंतर्गत
 अधिनियम क्र. ५, १५, ८६० दि. २०-१०-६६
 मुद्रास्थाने बरतणाने नुसार अर्थाने दुहेरीने केले



महानगर नगर राहणार भूमीमालक संघटन -
 कार्यालय क्र. ५, १५, ८६० वि. २०-१०-६६
 ब्रॉडवेय शारदामाई एन. भायानगर खार

साक्षर पुराविलिपी
 न. म. अ. का. ५ नं. ३ दि. शुद्ध अंतर्गत
 अधिनियम क्र. ५, १५, ८६० दि. २०-१०-६६

न. म. अ. का. ५ नं. ३ दि. शुद्ध अंतर्गत
 अधिनियम क्र. ५, १५, ८६० दि. २०-१०-६६

बल-२		
१७५६०	१३	२०
२०२३		

-11-2023

note:-Generated Through eSearch
Schedule, For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. मुंबई शहर
(पीबबम १)[PBBM 1]
दस्त क्रमांक : 1206/1992
नोंदणी :
Regn:63m

गावाचे नाव : 1) मालाड

1) विलेखाचा प्रकार	साठेखत
2) मोबदला	Rs.283500/-
3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	-
4) भू-मापन,पोटहिस्सा व दस्तक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका, नं. 3, 3 रा मजला,क्षेत्र बिल्टअप((Survey Number : कलेक्टर सर्वे नं. 201, हि.नं.4 व नं.2 पा ; C.T.S. Number : 344, 144/1 ते 17 ;))
5) क्षेत्रफळ	1) 567 चौ.फूट
6) आकारणी किंवा जुडी देण्यात असेल किंवा.	
7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे व्ही.के.लिमये अॅड असोशिएटस चे प्रोप्रायटर्स श्री व्ही.के. लिमये - वय:-; पत्ता:-रोड नं: अमोल सोसायटी, मुलुंड पूर्व, शहराचे नाव: पिन कोड:- पॅन नं:- 2): नाव:-मे मालवणकर नगर को.हौ.सोसा.लि.चे सेक्रेटरी श्री सी.जी.साटम - वय:-; पत्ता:-रोड नं. , शहराचे नाव: पिन कोड:- पॅन नं:-
8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री ए.जी.म्हाशिलकर - वय:-; पत्ता:-रोड नं: सी/1, शिवालय,हाजी बाबू रोड, मालाड पु., शहराचे नाव: पिन कोड:- पॅन नं:-
9) दस्तऐवज करून दिल्याचा दिनांक	04/03/1992
10)दस्त नोंदणी केल्याचा दिनांक	07/11/2023
11)अनुक्रमांक,खंड व पृष्ठ	1206/1992
12)बाजारभावाप्रमाणे मुद्रांक शुल्क रुपये	Rs.51950/-
13)बाजारभावाप्रमाणे नोंदणी शुल्क रुपये	-
14)शेरा	-
मुल्यांकनासाठी विचारात घेतलेला पपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला धनुच्छेद :-	



बरल - २/		
१०५६०	१४	३०
२०२३		



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

लेखा क्रमांक PN0802270070000	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL13842081 202120BIL13842082	देयक दिनांक 01/09/2021
---------------------------------	------------------------------	--	---------------------------

कराचे नाव व पत्ता : SECY MAVALANKAR NAGAR
 को-OP HSG SOCI LTD 208 DATTA MANDIR ROADMALAD (EAST)
 MUMBAI 400097
 को-OP HSG SOCI LTD 208 DATTA MANDIR
 DADMALAD (EAST)MUMBAI 400097

प्रेषक -
Asstt. Assessor & Collector, P North Ward, 9th floor,
Liberty Garden, Malad (West), Mumbai - 400 064.

ईमेल - aacpn.ac@mcgm.gov.in दूरध्वनी क्र. 02229994000Ext.7902

मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.डी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमतेचे वर्ग, करदारांची नावे.
 M-6320 (2) 201/3 A C DATTA MANDIR ROAD HOUSE NO 1 GR W NO 6320 (1) M/S MAVALANKAR NAGAR CO-OP HSG SO LTD., M/S
 MAVALANKAR NAGAR CO-OP HSG SO LTD., M/S MAVALANKAR NAGAR CO-OP HSG SO LTD., M/S MAVALANKAR NAGAR CO-OP HSG
 SO LTD., M/S MAVALANKAR NAGAR CO-OP HSG SO LTD., M/S MAVALANKAR NAGAR CO-OP HSG SO LTD., M/S MAVALANKAR NAGAR
 CO-OP HSG SO LTD., M/S MAVALANKAR NAGAR CO-OP HSG SO LTD., M/S MAVALANKAR NAGAR CO-OP HSG SO LTD., M/S

प्रथम करनिर्धारण दिनांक: 01/07/1964 जतजोडणी क्रमांक: एकूण गांडवती मूल्य: ₹ 11901680

एकूण गांडवती मूल्य: ₹ One Crore Nineteen Lakh One Thousand Six Hundred Eighty Only
 (अक्षरी)

31/03/2010 चा तारखेपर्यंतची घटकाची ₹ 0 दि. 01/04/2010 ते 31/03/2021 या वर्षासाठी घटकाची 5422

कर कालावधी: 01/04/2021 ते 31/03/2022

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022	(सर्व रकम रुपयांमध्ये)
सर्वसाधारण कर			1776				1776
सूट कर			0				0
सूट लाभ कर			1868				1868
सूट-सूट कर			0				0
सूट-सूट लाभ कर			1160				1160
सूट.पा. शिक्षण उपकर			1083				1083
सूट शिक्षण उपकर			947				947
सूट-सूट हमी उपकर			0				0
सूट उपकर			55				55
सूट कर			1354				1354
एकूण देयक रकम			8243				8243
सूट-सूट 152 अ.नुसार दंडाची रकम			0				0
सूट-सूट न्यायाची वसुली			0				0
सूट-सूट अधिदानाचे समायोजन			0				0
सूट-सूट निव्वळ रकम			8243				8243
सूट-सूट निव्वळ रकम			0				0
सूट-सूट रुपये			₹ Eight Thousand Two Hundred Forty Three Only				₹ Eight Thousand Two Hundred Forty Three Only
अंतिम देय दिनांक			30/11/2021				31/12/2021



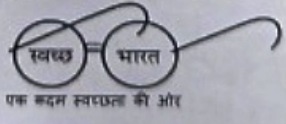
बिल - 2/
 8243 99 30

To make payment through NEFT:
 IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTPN0802270070000, 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"

सदर दस्तऐवज हा नागरिकांना करांना भरणा सुलभतेने करवा याबा यासाठी मुंमनपा अधिनियमातील तरतुदीनुसार निर्गमित
 करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीचीय लाभदायक योजनेअंतर्गत अटी-नटीची पूर्तता करणा-या
 याच मालमत्ता मालमत्ता करतील सर्वसाधारण कर वा घटकात 5% ते 15% सबसत अन्वये आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये
 कलम 147(1) (ड) चा अंतर्भाव होण्या सापेक्ष जारी करण्यात येत आहे.



एक कदम स्वच्छते की ओर

(विश्वस पां. गोटे)

करनिर्धारक व संकलक



User Category :- rRnR

E & OE

SE/BP/P&R(WS)/AEBP/P&R
 (W.S.)



Received
on 1st/11/23

वरल - २/		
१५५६०	१०	३०
२०२३		

Certified True Copy

[Signature]
SE. BP. P & R (WS) AEBP P & R
(W.S.)

O.N.

P-form certified under No. C/10060/Am dated 21-4-23
for construction purpose.

[Signature]
SEBP (W.S.) AEBP

Date: 12/11/2023

TO WHOMSOEVER IT MAY CONCERN

Sub: No Objection Certificate ('NOC') to the owner for sale of flat

Ref.: Flat No. 3 of Building No. 3 ('the said flat') of Mr. Anil Gajanan Mhashilkar of the Mavalankar Nagar Co-op. Housing Society Limited situated at Datta Mandir Road, Malad East, Mumbai - 400097

Dear Sirs,

With reference to the letter received from Mr. Anil Gajanan Mhashilkar dated 11/11/2023 for issuing NOC for sale of his above flat to the proposed buyer. We state that, we have no objection for the sale of his flat to the proposed buyer.

Further we state that the said flat as well as the said land appurtenant thereto, as per the records available is free from any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and bears marketable title and that all taxes and dues in respect thereof have been paid up to date.

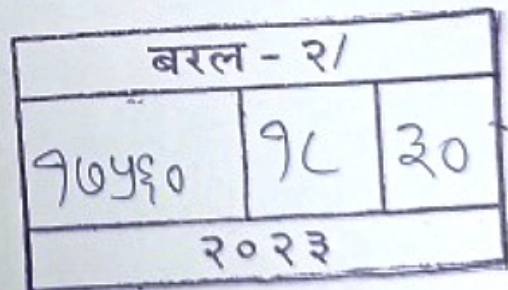
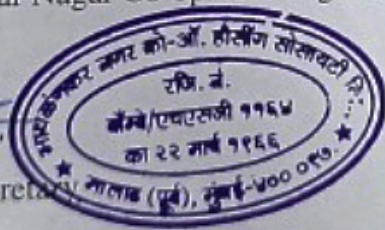
In connection with the transfer of flat to the proposed buyer, it may please be noted that the transfer formalities will take place and be completed on legal sale of the flat and upon completion of all other formalities as per the applicable rules and regulations of the Maharashtra Co-operative Societies Act.

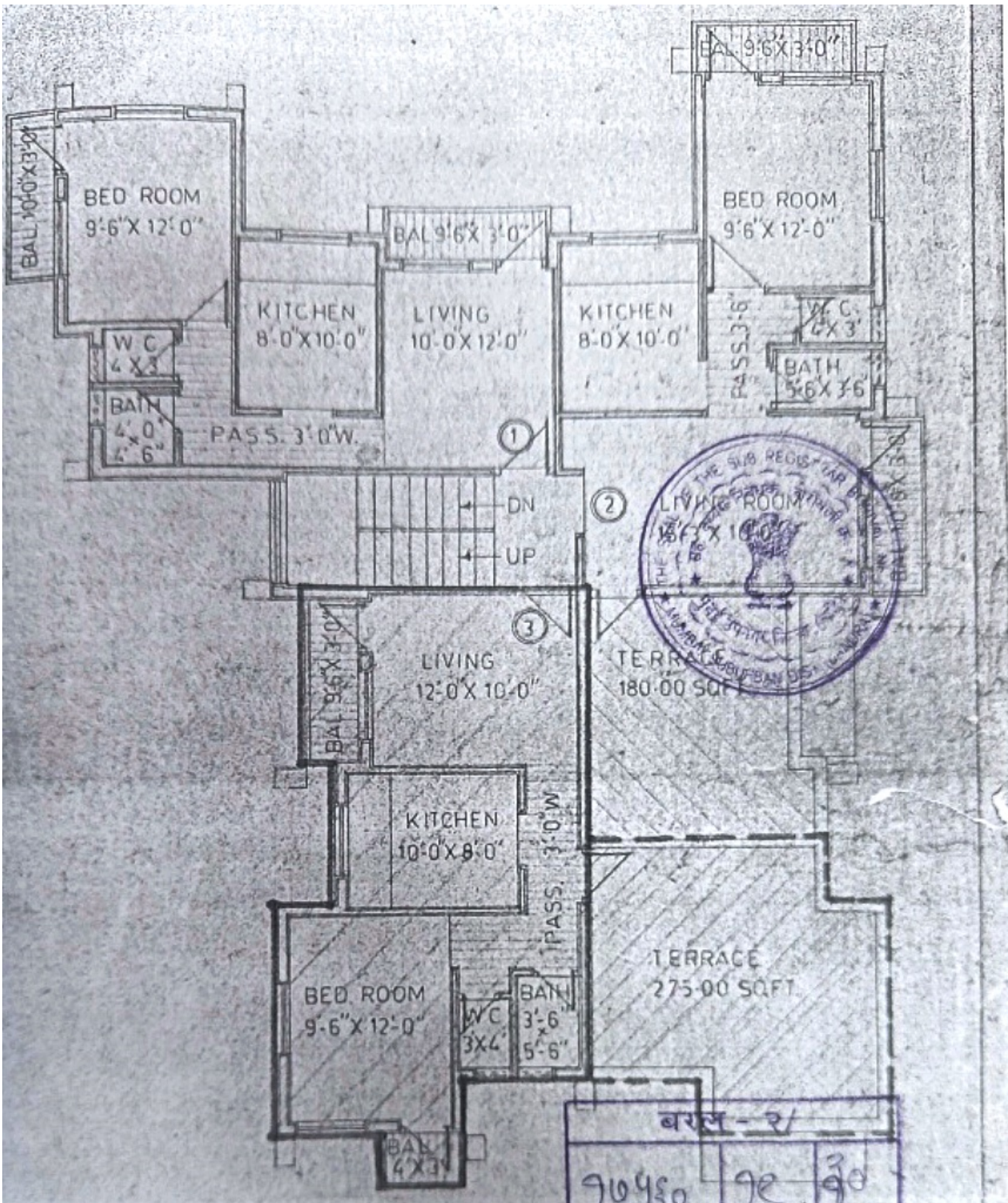
Further we state that the above Society is registered under No. BOM/HSG/1146 of 1966 dated 22nd March, 1966 is the owner of the above land and flat. The conveyance dated 28th September, 1966 registration under No. BOM/R3562/1966. We further confirm that the society has a clear legal and marketable title to the said property and every part thereof.

Yours faithfully,

For Mavalankar Nagar Co-op. Housing Society Limited

Chairman/Secretary





3 RD FLOOR PLAN
BUILDING NO. 3 .. V. K. Limaye & Associates, Proprietor

- AREA STATEMENT**
- FLAT NO. 1 - 581.00 SQFT
 - FLAT NO. 2 - 617.00 SQFT + TERRACE
 - ✓ FLAT NO. 3 - 567.00 SQFT + TERRACE



भारत सरकार
Government of India



Download Date: 06/06/2021



Manoj Chaudhary
Date of Birth/DOB: 02/02/1978
Male/ MALE

Issue Date: 02/05/2021

4048 3417 6875

VID : 9184 7642 3700 4533

मेरा आधार, मेरी पहचान

Manoj Chaudhary



बरल - २/		
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२०२३		



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
S/O: Tej Narsyan Chaudhary, 521/182,
Bhairo Prasad marg, Bishan Devi Niwas,
Bada Chandganj, Mahanagar, Lucknow,
Uttar Pradesh - 226006



4048 3417 6875

VID : 9184 7642 3700 4533

1947 | help@uidai.gov.in | www.uidai.gov.in

PERMANENT ACCOUNT NUMBER



AFCPM8399F

NAME
MANOJ CHAUDHARY

FATHER'S NAME
CHAUDHARY

DATE OF BIRTH
02-02-1976

SIGNATURE

Manoj Chaudhary
DIRECTOR OF INCOME TAX SYSTEMS



बरल - २/		
१७५६०	२१	३०
२०२३		


भारत सरकार
Government of India

अनिल गजानन म्हाशीलकर
Anil Gajanan Mhashilkar
जन्म वर्ष / Year of Birth : 1948
पुरुष / Male


4146 9247 6374

आधार - आम आदमी का अधिकार



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
बरल - २/		
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२०२३		



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India


पता:
 ३/१५, मावलंकर नगर
 सीएसएस एलटीडी, दत्ता मंदिर रोड,
 दादा दादी पार्क के सामने, मालाड
 ईस्ट, मालाड ईस्ट, मुंबई, महाराष्ट्र,
 ४०००९७

Address:
 3/15, Mavalankar Nagar
 CHS.LTD., Datta Mandir Road,
 Opp.Dada Dadi Park, Malad East,
 Malad East, Mumbai,
 Maharashtra, 400097

4146 9247 6374


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 1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

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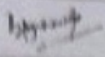
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACUPM3567E



नाम / NAME
ANIL GAJANAN MHASHILKAR

पिता का नाम / FATHER'S NAME
GAJANAN LAXMAN MAHASHILKAR

जन्म तिथि / DATE OF BIRTH
10-03-1948

हस्ताक्षर / SIGNATURE


आयकर आयुक्त (कंप्यूटर कक्षा)
 Commissioner of Income-tax (Computer Operations)



15-10-2023

10-03-1948

10-03-1948

बरल - २/		
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२०२३		



भारत सरकार
GOVERNMENT OF INDIA



शशांक कुमार
Shashank Kumar
जन्म तिथि/ DOB: 13/02/1991
पुरुष / MALE



9313 2429 4680

आधार-आम आदमी का अधिकार



Handwritten signature



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आत्मज: जयराम प्रसाद, वी-403, जगमानो श्री अपार्टमेंट, आर गार्डन रोड, हल्दिराम, जगदो पथ, रुकनपुरा, पटना, बिहार - 800014

Address:
S/O: Jairam Prasad, B-403, Jagmano Shree Apartment, Aara Garden Road, Haldiram, Jagdeo Path, Rukanpura, Patna, Bihar - 800014

बरल - २/		
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२०२३		

9313 2429 4680

Aadhaar-Aam Admi ka Adhikar

कंप्यूटरीकृत
शुद्ध प्रमाण

 भारत सरकार
GOVERNMENT OF INDIA



हरखचंद ग्याचंद गुप्ता
Harakhchand Gyanchand Gupta
जन्म तारीख/DOB: 27/08/1968
पुत्र/ MALE



3450 0103 7495
VID : 9114 4518 0135 9472

माझे आधार, माझी ओळख



Harakhchand Gupta

बरल - २/		
१७५६०	२७	३०
२०२३		

1 पत्रकाराचे नाव व पत्ता
 नाव: ए. जी. म्हशीळकर -
 पत्ता: प्लॉट नं: 3, माळा नं: 3, बिल्डिंग नं 3, इमारतीचे नाव:
 मावळकर नगर को ऑप हीसिंग सोसा लिमिटेड, ब्लॉक नं: मालाड
 पूर्व, रोड नं: दत्ता मंदिर रोड, महाराष्ट्र, मुम्बई,
 पिन नंबर: ACUPM3567E

पत्रकाराचा प्रकार
 निहून घेणार
 वय :-75
 स्वाक्षरी:-

(Signature)



2 नाव: मनोज चौधरी -
 पत्ता: प्लॉट नं: डी/103, माळा नं: 1, बिल्डिंग नं .5, इमारतीचे नाव:
 पारसनाथ नगरी, ब्लॉक नं: नायगाव पुर्व, रोड नं: तिवारी रोड,
 महाराष्ट्र, THANE.
 पिन नंबर: AFCPM8399F

निहून घेणार
 वय :-47
 स्वाक्षरी:-

(Signature)

निहून घेवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
 दिनांक: 16 / 11 / 2023 02 : 22 : 53 PM

दस्तावेज ठसा असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

1 नाव: हरकचंद गुप्ता -
 वय: 55
 पत्ता: बी/3 शास्त्रीभद्रा दत्तमंदीर रोड मालाड पुर्व
 पिन कोड: 400097

(Signature)
 स्वाक्षरी



2 नाव: शशांक कुमार -
 वय: 32
 पत्ता: बी/403 जगमातो थी अपार्टमेंट आर गाईन रोड रकनापुरा पटना
 पिन कोड: 400097

(Signature)
 स्वाक्षरी

दिनांक: 16 / 11 / 2023 02 : 23 : 32 PM

बरल - २/		
96940	20	20
२०२३		

दुय्यम निबंधक बोरीवली-२,
 मुंबई उपनगर जिल्हा.

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
MANOJ CHAUDHARY	eChallan	00040572023111619177	MH011012254202324M	540000.00	SD	0005757363202324	16/11/2023
	DHC		1123160308003	600	RF	1123160308003D	16/11/2023
MANOJ CHAUDHARY	eChallan		MH011012254202324M	30000	RF	0005757363202324	16/11/2023

Stamp Duty [RF: Registration Fee] [DHC: Document Handling Charges]

17560 /2023



Know Your Rights as Registrants

प्रमाणित करणेत येते की, या 30 पाने आहेत.
 दस्तावेज ठसा
 पुस्तक क्र. १/बरल-२/९६९४० २०२३
 बर नोंदला, दिनांक..... 16 NOV 2023

सह. दुय्यम निबंधक, बोरीवली क्र. २,
 मुंबई उपनगर जिल्हा.

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	9000000
3) वाजारभाव(भाडेपट्ट्याच्या विलेखितपट्टाकार आकारणी देतो की पट्टेदार ते सुद्ध करावे)	8330542.2
4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 3, माळा नं: 3, विल्डिंग नं 3, इमारतीचे नाव: मावळंकर नगर को ऑप हौसिंग सोसा लिमिटेड, ब्लॉक नं: मालाड पूर्व मुंबई -400097, रोड : दत्ता मंदिर रोड, इतर माहिती: मोबत टेरेम 275 चौ फीट PUI: PN0802270070000 ((C.T.S. Number : 144 ;))
5) क्षेत्रफळ	1) 52.69 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-ए जे म्हाशीळकर - वय:-75; पत्ता:-प्लॉट नं: 3, माळा नं: 3, विल्डिंग नं 3, इमारतीचे नाव: मावळंकर नगर को ऑप हौसिंग सोसा लिमिटेड, ब्लॉक नं: मालाड पूर्व, रोड नं: दत्ता मंदिर रोड,, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ACUPM3567E
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनोज चौधरी - वय:-47; पत्ता:-प्लॉट नं: डी /103, माळा नं: 1, विल्डिंग नं .5, , इमारतीचे नाव: पारमनाथ नगरी, , ब्लॉक नं: नायगाव पुर्व, रोड नं: विवारी रोड, महाराष्ट्र, THANE. पिन कोड:-401208 पॅन नं:-AFCPM8399F
9) दस्तऐवज करून दिल्याचा दिनांक	16/11/2023
10) दस्त नोंदणी केव्हाचा दिनांक	16/11/2023
1) अनुक्रमांक, खंड व पृष्ठ	17560/2023
2) वाजारभावाप्रमाणे मुद्रांक शुल्क	540000
3) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
4) शेरत	

सह. दुय्यम निबंधक, बोरीवली-२,
मुंबई उपनगर जिल्हा.



व्यांकनामाठी विचारात घेतलेला तपशील:-

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



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली क्र.-२
मुंबई उपनगर जिल्हा.

Payment Details

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[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]