



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

लेखा क्रमांक MW0803180320022	मालमत्ता करवर्ग 2022-2023	देयक क्रमांक 202210BIL16618086 202220BIL16618087	देयक दिनांक 01/10/2022
पधकाराचे नाव व पत्ता : Shri. Govind Mulchandani A 601, 6th floor, Raj Ekjyot Sukriti Co-op Housing Society Ltd, V.N. Purav Marg next to Akbarally, Chembur, Mumbai-400071		प्रेषक - Asstt. Assessor & Collector, M West Ward, Municipal Office Building, Sharadhbhau Acharya Marg, Near Natraj Cinema, Chembur, Mumbai - 400 071. ईमेल - aacmw.ac@mcgm.gov.in दूरध्वनी क्र. 022 2528 0795	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे, 431, VILLAGE CHEMBUR, V.N.PURAV MARG, RAJ EKJYOT SUKRITI CO-OP HOUSING SOCIETY The THE SARVAPRIYA LEASING PVT LTD DIRECTOR SHRI PRADEEP JAGDISHRAJ VOHRA			
प्रथम करनिर्धारण दिनांक:	12/12/2017	जलजोडणी क्रमांक :	-
एकूण भांडवली मूल्य: ₹	Forty Two Lakh Fourteen Thousand Three Hundred Fifteen Only (अक्षरी)		एकूण भांडवली मूल्य: ₹ 4214315
दि.31/03/2010 या तारखेपर्यंतची थकवाकी	₹ 0	दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची थकवाकी	₹ 0
देयक कालावधी:	01/04/2022	ते	31/03/2023

कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
सर्वसाधारण कर			0			0
जल कर			0			0
जल लाभ कर			0			0
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			0			0
म.न.पा. शिक्षण उपकर			0			0
राज्य शिक्षण उपकर			0			0
रोजगार हमी उपकर			0			0
वृक्ष उपकर			0			0
पथ कर			0			0
एकूण देयक रक्कम			0			0
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताब्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
भरावयाची निव्वळ रक्कम			0			0
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रुपये	₹ NIL			₹ NIL		
अंतिम देय दिनांक			31/12/2022			31/12/2022

"To make payment through NEFT:

IFSC - SBIN0003000, Beneficiary A/C No:- MCGMPTMW0803180320022, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152 अ अन्वये, अवैध बांधकामांवर मालमत्ता कर व शास्ती बसविणे व ती गोळा करणे, यांचा, असे अवैध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असेतोपर्यंतच्या कोणत्याही कालावधीसाठी विनियमित झाले आहे असा अन्वयार्थ लावला जाणार नाही.

महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / भोगवटादार यांनी अग्निप्रतिबंधक व अग्निशमन यंत्रणा सुस्थितीत असल्याचे 'प्रपत्र-ब' अग्निशमन दलास प्रतियर्षी जानेवारी व जुलै मध्ये सादर करावे.



सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ड) चा अंतर्भाव होण्यामागेक्ष जागी करण्यात येत आहे.

Prif

महेश पाटील
करनिर्धारक व संकलक

Raj Ek Jyot Sukriti CHS Ltd.
MUM/W-M/HSG/(TC)/11051/2018-19/Year 2018
Chembur Naka, Next to Akbarallies
Plot No. 611, CTS No. 431/1-15
V.N. Purav Marg, Chembur
Maharashtra, Maharashtra - 400071

Ledger Report

Ledger Name :	A/601	Ledger Group :	Flats
Unit No :	A/601	Present Owner :	Govind Mulchandani
Opening Balance	13,242.00 Dr	Opening Balance Date	01/04/2022
Closing Balance	2,516.00 Cr	Closing Balance Date	31/03/2023

Date	Voucher	Ledger(s)	Narration	Debit (Rs.)	Credit (Rs.)	Balance (Rs.)
30/06/2022	BR/2022/29	Mumbai District Coop Bank	BEING MAINTENACE PAID VIA NEFT BY FLAT A 601 vide: 432711319 dated: 30/06/2022	0.00	13,242.00	0.00 Dr
01/01/2023	BILL/2023/1/2 1	[Multiple]	Bill for the period January 2023 for A/601	50,452.00	0.00	50,452.00 Dr
16/03/2023	BR/2023/78	Mumbai District Coop Bank	/626490546/NEFT/GOVIND NARINDAS MULCHANDANI//ICIC0SF0002// vide: 626490546 dated: 16/03/2023	0.00	30,000.00	20,452.00 Dr
29/03/2023	BR/2023/80	Mumbai District Coop Bank	/634179627/NEFT/G OVIND NARINDAS MULCHANDANI//ICIC0SF0002// vide: 634179627 dated: 29/03/2023	0.00	22,968.00	2,516.00 Cr

GOVIND NARAINDAS MULCHANDANI

A/601 CTS NO.431,431/4 TO 15 OF VLG.CHEMBUR, HARI DHUVAN,
V.N.PURAV MARG, CHEMBUR OPP.VIJAY THEATRE, MUMBAI 400
071
Mobile: 98*****40
Email :
PAN : GST :

BILL DATE
04-11-2023
TARIFF
LT I (B)
BILL DISTRIBUTION NO.
Chembur/Chembur
Anik/14/145/048/048/001

METER STATUS
Active
CONNECTION DATE
25-09-2020
BILLING STATUS
Regular

CYCLE NUMBER
14
SANCTIONED LOAD (kW)
5.00
PRESENT READING DATE
02-11-2023

TYPE OF SUPPLY
SINGLE PHASE
BILL NUMBER
101117922768
PREVIOUS READING DATE
03-10-2023



CA NO: 152954110

₹2880.00

Due Date : 25-11-2023

The due date refers to only current bill amount, previous balance is payable immediately

Bill Month October 2023	Units Consumed 4	Current Month Bill ₹125.90	Previous Outstanding ₹2745.74
Bill Period: 04-10-2023 - 02-11-2023	Previous Units: 171		

- Round sum payable by discount date : 11-11-2023 Amt ₹2880.00 Discount ₹1.08
- Round sum payable after due date : 25-11-2023 Amt ₹2890.00 DPC ₹1.57

Scan code to pay your bill via (Use any UPI app)

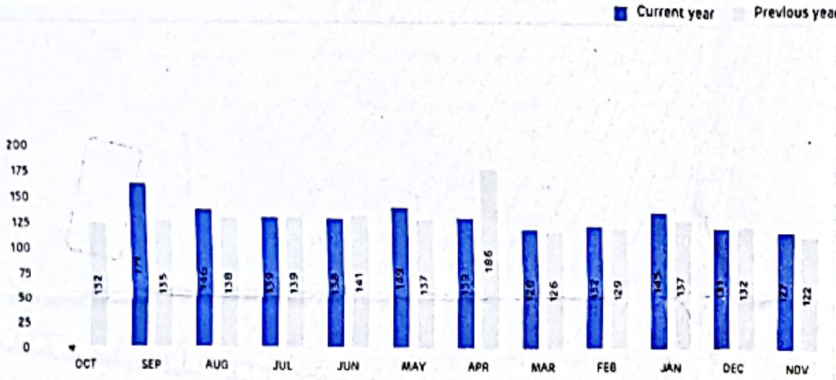


Nearest Collection Centre (Cash/Cheque)

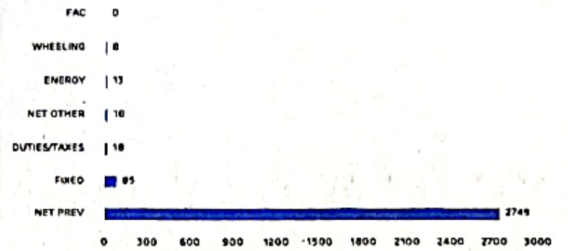
Adani Electricity, Tilak Nagar, Street No -3, Near Sahakar Cinema, Chembur, Mumbai-400089

MAHESH ANDHARI
Division Head
(Chembur Division)

CONSUMPTION TREND



MAJOR BILL COMPONENTS (Rounded off) (₹)



METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
SM10361579	771.00	767.00	1	4
Total Consumption				4

IMPORTANT MESSAGE

- Please note that all important communication related to your account are being sent on 98*****40 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services
- Tentative meter reading date for your NOV-23 bill is 01/12/2023

HELP CENTER

19122 Toll Free No. (24x7) www.adanilelectricity.com

helpdesk.mumbalelectricity@adanl.com

Adani Electricity, Tilak Nagar, Street No -3, Near Sahakar Cinema, Chembur, Mumbai-400089

For power interruption complaint or restoration status
SMS POWER <9 digit account no.> to 7065313030 from mobile no.
Whatsapp POWER <9 digit account no.> to 9594519122 from any mobile number

Give us missed call on 1800 532 9998 from your registered mobile no.

For Portal Related Complaint call us: 19122

For Internal complaint redressal system(ICRS), visit our website:
www.adanilelectricity.com

Join us on:

This electricity bill neither reflects a title nor is to be used as a proof of any property or premises.

This bill is printed on recycled paper.

Special Summary Revision Programme 2024
Period : 27 October to 09 December 2023

For an energy-efficient democracy, let's register as voters and fulfill your duty.

Do check your name in the voter list. If it's not there, register yourself immediately.

For voter registration, visit voters.eci.gov.in or the nearest voter registration officer's office or download the Voter Helpline app.

Share Certificate No. : 22

Member's Regd. No. : 20

No. of Shares : 10

Share Certificate

(AUTHORISED SHARE CAPITAL OF RS. 1,00,000/- DIVIDED INTO 2000 SHARES OF RS. 50 EACH)

RAJ EKJYOT SUKRITI CO.OPERATIVE HOUSING SOCIETY LTD.

Plot No. 611, CTS No. 431, 431/1 to 15, V.N. Purav Marg, Chembur, Mumbai - 71.

(Registered under the Maharashtra Co-operative Societies Act 1960)

Registration No. MUM/W-M/HSG/(TC)/11051/2018-19/YEAR-2018 Dated 29-11-2018

This is to certify that Shri/Smt./M/s. Mr. Govind Mulchandani

is /are the Registered Holders of TEN (10 Nos.) fully paid-up shares of Rupees
FIFTY each. numbered from 221 to 230 both inclusive in Raj Ekjyot Sukriti
Co-operative Housing Society Ltd. subject to the Bye-laws of the said Society.

Given under the common Seal of the said Society at Panvel
on this 4 day of MARCH 2020



A-601

K.D. Sodah

Authorised
M. C. Member

Bashir

Hon. Secretary

DM/MPF

Hon. Chairman



SARVAPRIYA LEASING PVT. LTD.

📍 563, DIEAL Annexe, Central Avenue, Corner of 11th Road, Chembur, Mumbai - 400 071.

☎ +91 22 25215777 / +91 8080299400 ✉ slp@vohragroup.co

CIN : U65910MH1984PTC032347

To,

Mr. Govind N Mulchandani
Flat No. A-601, 6th Floor,
Raj Ekjyot Sukriti.,
Plot No. 611, V.N. Purav Marg,
Chembur Naka, Chembur,
Mumbai - 400071.

Date : 15/08/2018

Subject: Letter of handover of possession of Flat No. A-601 on the 6th Floor of the new building known as "Raj Ekjyot Sukriti" situated at CTS. No. 431 and 431/1 to 15, Plot No. 611, V.N. Purav Marg, Chembur Naka, Chembur, Mumbai - 400071 in favor of Prospective Purchasers and Prospective Purchasers acceptance of taking possession of their new flat.

Dear Madam/Sir,

We, M/S SARVAPRIYA LEASING PVT. LTD. and M/S SADGUNA REALTY, joint promoters of the project, "Raj Ekjyot Sukriti"; hereby Hand Over to you the possession of your abovementioned Flat No. A-601 ("said flat") on the 6th Floor of the new Building known as "Raj Ekjyot Sukriti" situated at CTS. No. 431 and 431/1 to 15, Plot No. 611, V.N. Purav Marg, Chembur Naka, Chembur, Mumbai - 400071.

You hereby accept that you have inspected your "said flat" and the same is complete and proper in all respects.

You further confirm that you have taken Original Keys and possession of your "said flat" from us.

You shall henceforth pay all outgoing and taxes in respect of your "said flat" to the MCGM or any other local bodies.

For Sarvapriya Leasing Pvt. Ltd.

For M/s Sadguna Realty

Sarpapriya Leasing (P) Ltd.

For SADGUNA REALTY



Director

Director

Partner

Partner

I/WE ACCEPT THE CONTENT STATED HEREIN ABOVE AND ABIDE BY THE SAME.

Mr. Govind N Mulchandani

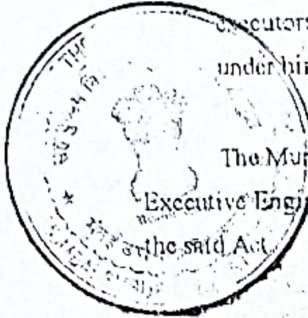
P

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2096		

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7) The conditions of this certificate shall be binding not only on the applicants but also on their heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The Municipal Commissioner has appointed Shri K.G. Shadad Puri Executive Engineer to exercise his powers and functions of the planning Authority under section 227 of the said Act.

The C.C. is valid upto 21 APR 2016

C.C. UP to top of Basement slab level as per approved IOD / Plans dtd. 05/07/2014

COPY to owner

M/S. Sadguna Realty
C.A. to owner

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

[Signature]
22/4/15
Executive Engineer (Building Proposal)
Eastern Suburbs - I
PER

CEI 6732-IBPESIA/16 MAR 2016*****

Full C.C. as per approved amended plan dtd. 28/12/2015

[Signature]
16/3/16
Assistant Engineer Building Prop
Eastern Suburbs 'M/E' & 'M/W'

CEI 6732-IBPESIA/16 5 JUL 2016

Full C.C. as per the approved amended plans dtd. 16/06/2016

[Signature]
17/7/16
Assistant Engineer Building Prop
Eastern Suburbs 'M/E' & 'M/W'

[Handwritten signature]

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2822	4	922
2096		



Handwritten signatures and initials on the left side of the page.

THIS AGREEMENT is made at Mumbai this 22nd day of February

2018 between

SARVAPRIYA LEASING PRIVATE LTD.

a Company incorporated under the Companies Act, 1 of 1956, and having its Registered Office at 563, Dical Annex, Central Avenue Road, Chembur, Mumbai 400 071, and holding Permanent Account No. AAACS6159D

Hereinafter called "the FIRST PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the First Part,

SADGUNA REALTY.

a partnership firm registered under the Indian Partnership Act, 1932 and having its Principal Place of business at Ashish Theatre, Mahul Road, Chembur, Mumbai 400 074 and holding Permanent Account No. ABZFS7965G

hereinafter called "the SECOND PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners for the time being of the said firm, the survivors or survivor of them and the heirs executors and administrators of the last surviving partner and his/her/its assigns) of the Second Part

(The First Promoter and the Second Promoters are hereinafter collectively briefly referred to as "the Promoters")

Handwritten signatures and initials at the bottom of the page, including the word 'And'.

करल = ७		
२६२२	६	१२२
२०१६		

GOVINDAN MULCHANDANI.

having his permanent address at 45-B Collectors Colony, R.C Marg, Mahul Road, Chembur, Mumbai, 400074 and holding Permanent Account No.AAXPT0929J and Aadhar No.427324358736.



hereinafter called "the ALLOTTEE" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs executors administrators and permitted assigns) of the Third Part:

- A. By and under a Conveyance dated 18th May 1953 registered at the Mumbai Sub-Registry under Serial No.2996 of 1953 on 16th June 1953, one Jannadas Dossa Thakker and his wife Ramkooverben purchased and acquired as joint tenants from one Narayan Dharamsey Mistri Plot No.611 in Suburban Scheme No. III of Chembur bearing CTS No.431 and 431/1 to 15 of Village Chembur, Taluka Kurla, District Mumbai Suburban situate at V.N. Purav Marg, Chembur, Mumbai 400 071 and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "**the said property**") for the consideration and in the manner therein set forth and recorded,
- B. The said Jannadas Dossa Thakker died on 26th November 1969, and thereupon his right title and interest in the said property devolved on his widow, Ramkooverben, being the surviving joint tenant.
- C. The said Ramkooverben died at Mumbai on 1st July 1997 after making and publishing her Last Will and Testament dated 17th February 1990, registered at the Bandra Sub-Registry under Serial No.1090 of 1990 whereunder she bequeathed the said property to her son Laxmidas Jannadas Thakker and her daughter-in-law Mrs. Hansa Gauri @ Hansaben Thakker jointly,
- D. The said Laxmidas Jannadas Thakker predeceased the said Ramkooverben, he having passed away on 2nd November 1991; accordingly on the death of the said Mrs. Ramkooverben the said

Govindan Mulchandani