

72/5012

पावती

Original/Duplicate

Monday, November 17, 2014

नोंदणी क्र. :39म

3:14 PM

Regn.:39M

पावती क्र.: 5103

दिनांक: 17/11/2014

गावाचे नाव: गं.भा.पायली

दस्तऐवजाचा अनुक्रमांक: कलन3-5012-2014

दस्तऐवजाचा प्रकार : बक्षीसपत्र

सादर करणाऱ्याचे नाव: शशांक माधव फडके

नोंदणी फी रु. 19000.00

दस्त हाताळणी फी रु. 620.00

पृष्ठांची संख्या: 31

एकूण: रु. 19620.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 3:26 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 3

सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

मोबदला: रु.0/-

बाजार मुल्य: रु.1898500 /-

भरलेले मुद्रांक शुल्क : रु. 57000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.19000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003848378201415R दिनांक: 13/11/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 620/-

मुळ दस्तऐवज परत मिळाल्या.

पंक्षकाराची सही

लिपीक

सह. दुय्यम निबंधक कल्याण-३

SC

Kauswade Gopai.

THE RUKMINI CO-OPERATIVE HOUSING SOCIETY LIMITED

Registered under the M.C.S. Act. 1960 (Registration No. 5025 Date 9-6-92.)

Serial No. 29

Authorised Share Capital Rs. 21500/- Divided into 430 Shares each of Rs. 50/- only  
Member's Registration No. 29

THIS IS TO CERTIFY that Shri/Smt. CHINTAMAN SHANKAR PATWARDHAN

of DOMBIVLI is the Registered Holder of ( FIVE. ) Shares from No. 141  
to 145 of Rs. 250/- ( TWO HUNDRED FIFTY ONLY. )

in THE RUKMINI CO-OPERATIVE HOUSING SOCIETY LIMITED  
subject to the Bye-laws of the said Society

and that upon each of such Shares the sum of Rupees Fifty has been paid.  
GIVEN under the Common Seal of the said Society at DOM. this 1<sup>st</sup> at

Day of JUNE 19 93.

V. N. Dhanant

Chairman

Hon. Secretary

Member of the Committee

*[Handwritten Signature]*  
Dhanant

P. T. O.

matavkai



महाराष्ट्र शासन-नोंदनी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन 2014

क. ल. न.-३	
हीसा क्र. १०१२	३०१४
१	३९

- दस्ताचा प्रकार : बक्षीसपत्र कनुच्छेद क्रमांक: 34
- सादरकर्त्याचे नाव:- शशांक माधव फडके
- तालुका:- कल्याण
- गावाचे नाव:- गजबंधन पाथर्ली
- नगरभुमापन क्रमांक सर्वे क्र. अंतिम क्रमांक:- 64 हीसा नं.2/ 64 हीसा नं.13/1 पै.
- मुल्य दरविभाग झोन: ----8/36-----
- मिळकतीचा प्रकार: खुली जमीन निवासी कार्यालय दुकान औदयोगिक  
प्रति.चौ.मिटर दर:- ----- 85100 -----
- दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ: 300 चौ. फुट 27.88 चौ.मि बिल्टअप
- कारपार्कींग: ----- गच्ची: -----पोटमाळा:-----
- मजला क्रमांक:- तळ मजला उदवाहन सुविधा आहे नाही
- बांधकाम वर्षे: 1996 ची टॅक्स पावती घसारा: 20%
- बांधकाम प्रकार:- आर आरसी इतर पक्के अर्धे पक्के कच्चे
- बाजारमुल्यदर तक्त्यातील मार्गदर्शन सुचना क्र.:- ज्यान्वये दिलेली घट वाढ
- निर्धारित केलेले बाजारमुल्य:- 18,98,500/-
- दस्तामध्ये दर्शविलेला मोबदला 00/-
- देय मुद्रांक शुल्क:- 57,000/- मुद्रांक शुल्क:- 57,000/-
- देय नोंदनी फी:- 19,000/-



लिपीक

सह दुय्यम निबंधक  
सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

क. ल. न. - ३	
दस्ता क्र. ५०१२	२०१४
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AND WHEREAS The Donor declares that his title to the said Shop is clear, marketable & free from encumbrances & he is entitled to transfer & dispose of the same to any person as per his discretion.

AND WHEREAS the Donees being the Son of the Donor, the Donor due to love & affection have decided to donate and transfer the said Shop alongwith everyone 50% Shares, title interest therein by way of Gift to the Donees.

AND WHEREAS the parties hereto approached the said society for the purpose of approval & confirmation of the transaction of gift & the said society has approved the same & agreed to induct The Donees as its member in respect of the said Shop in place of The Donor.

AND WHEREAS The Donor has agreed to gift the said Shop together with all rights, title, interest, benefits, sinking fund amounts on the following terms & conditions & relying upon the following representations made by The Donor.

NOW THIS AGREEMENT WITNESSETH & IT IS HEREBY AGREED BY & BETWEEN THE PARTIES HERETO THAT:

1. The Donor has agreed to transfer & The Donees have agreed to acquire the said **Shop No.2** admeasuring **300 Sq.Ft.** (equivalent to **27.88 Sq.Mtrs.**) **Built-Up Area** on **Ground Floor** in the building called **Rukmini Co-Operative Housing Society Ltd.**, lying, being & situated at **Survey No. 64, Hissa No. 2 (part) & Survey No. 64, Hissa No. 13/1 (part)**, Revenue Village **Gajbandhan Patharli**, Taluka Kalyan, Dist. Thane, together with all rights, title, interest, benefits, sinking fund amounts, Share Nos. 141 to 145 (both inclusive) bearing Share Certificate No. 29 of the said society by way of gift. The Donor has agreed to acquire the same.



2. The Donor has handed over vacant, lawful & physical possession of the said Shop to The Donees. The Donees shall be exclusive owner of right, title, interest, benefits etc., which The Donor has in the said Shop AND shall keep, hold, possess the same, enjoy &

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[Signature]

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अप्राप्त क. ५०९२ २०१४  
appropriate its profits, benefits, income & emoluments without any hindrance, denial or interruption of The Donor and The Donor shall have no rights, title or interest of any kind whatsoever in or to the said Shop and the said shares or any part thereof.

3. THE DONOR assures, declares THAT :

- There is no suit, litigation, civil, criminal or other proceeding pending against his personally affecting the said Shop.
- There is no attachment or prohibitory order against the said Shop. Thus the title to the said Shop is free from encumbrances & is not subject to any matter or segment or attachment either or before judgement AND he has not received any notice either from Govt., Semi-Govt. or Municipal Corporation regarding acquisition, requisition or attachment in respect of the said Shop.
- He has not entered into any agreement except this one either in the form of sale, mortgage, lease, exchange, assignment or in other way whatsoever & has not created tenancy, licence or other rights of the like nature in the said Shop and has not dealt with or disposed off the same in any manner whatsoever AND there is no outstanding loan from any financial institution or from any other body against the said Shop or any part thereof.
- He is in exclusive occupation & possession of the said Shop & every part thereof & except him no other person is in occupation & possession of the same.



e. He has not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the terms & conditions stated herein.

f. He has not violated any of the rules, regulations or bye-laws of the said society & therefore his right and membership is still subsisting and is in force.

4. The Donor undertakes to sign all prescribed forms, papers/documents required so as to enable the Society to transfer the said Shop alongwith shares/interest in the name of The Donees.

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Continued

क. ल. न.-३	
दस्त क्र.	५०२१/२०१४
AND	WHEREAS

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 executed with Mr. Chintaman Shankar Patwardhan, therein as the Seller, the Donor has purchased a Shop (more particularly described in Schedule hereunder written) & acquired the rights, title, interest & lawful possession in respect thereof & subsequently became member of the said society & since then the Donor is in occupation & possession of the said Shop.

The said agreement is registered in the Office of Sub-Registrar Kalyan at Sr.No. 347/1994 dt. 14.02.1994.

AND WHEREAS The Donor is the absolute owner, occupier & possessor of a **Shop No.2** admeasuring **300 Sq.Ft.** (equivalent to **27.88 Sq.Mtrs.**) **Built-Up Area** on **Ground Floor** in the building called **Rukmini Co-Operative Housing Society Ltd.**, lying, being & situated at **Survey No. 64, Hissa No. 2 (part) & Survey No. 64, Hissa No. 13/1 (part)**, Revenue Village **Gajbandhan Patharli**, Taluka Kalyan, District Thane, within the limits of Kalyan-Dombivli Municipal Corporation & Registration Sub-District Kalyan, Registration District Thane together with electric connection provided therein bearing Meter No. 8201877229 & Consumer No. 020010001448, together with undivided interest in the concerned land & building & undivided interest in the sinking fund, reserve fund of the Society hereinafter referred to as **The Said Shop**.

AND WHEREAS The Donor being a bonafide member of the said society for the purpose of ownership, occupation & possession of the said Shop and holds **5 Shares** issued by the society bearing **Share Certificate No. 29** & **Shares Nos. 141 to 145** (both inclusive) of **Rs. 1/- each** hereinafter referred to as **The Said Shares**.



AND WHEREAS the parties hereto approached the said society for the purpose of approval & confirmation of the transaction of transfer & Gift and the society has approved the same by No Objection Certificate dated 09-11-2014 & agreed to induct The Donees as its member in respect of the said Shop in place of The Donor.

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*[Handwritten signature]*

S. m. phadke

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दस्तावेज क्र. ५०९२/२०१८  
The construction of the building is assessed by Municipal Authorities since 1996 (Municipal Tax Receipt is enclosed). Hence per provisions of valuation of Market Value 20% depreciation is claimed & accordingly Stamp Duty on True Market Value (with Depreciation) is paid.

IN WITNESS WHEREOF THE PARTIES HERETO SET AND SUBSCRIBE THEIR RESPECTIVE HANDS ON THE DAY AND YEAR HEREIN ABOVE WRITTEN.

SIGNED SEALED AND DELIVERED by the withinnamed THE DONOR

Mr. Madhav Shridhar Phadke



मि. मधु. श्रिधर फडके

IN THE PRESENCE OF श्री. संजीव मा. फडके  
Sargeevni madhav phadke.  
1. Sangevni Apt  
301 Gandhi Nagar  
Dombivli (E), 4401

(THE DONOR)

श्री. संजीव मा. फडके

SIGNED SEALED AND DELIVERED by the withinnamed THE DONEE

Mr. Shashank Madhav Phadke



श्रीक



Mr. Sanjay Madhav Phadke



S.m-phadke  
(THE DONEE)

IN THE PRESENCE OF श्री. फडके  
1. Sujata S. phadke.  
404, Suvidhi Damsan  
Nandev patil wadi  
Dombivli (E)

श्री. फडके



क. ल. न. - ३	
स्त क्र. ५०९२	२०१४
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The Donor shall pay all OUTGOINGS, i.e. maintenance, electricity bill and taxes pertaining to the said shop till the date of possession and thereafter the same shall be paid by The Donees.

The Donor undertakes to sign declarations, forms, affidavits, MSEDCL transfer forms in respect of said Shop in favour of The Donees.

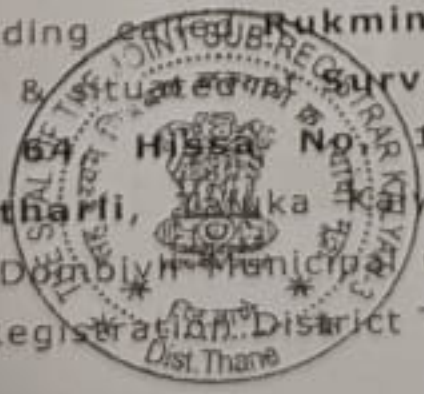
The Donees undertakes to pay Stamp Duty, Legal Fees, Registration Fees & other incidental expenses regarding registration of this agreement.

8. The Donor declares that he shall handover all original documents relating to the said Shop AND save & except aforesaid papers, documents of title in respect thereof, he does not possess any other papers, documents, nor has deposited or pledged the same with anyone and as such he undertakes to indemnify and keep indemnified The Donees.

9. This Gift Deed is subject to the provisions of The Maharashtra Ownership Flat (Regulations of Promotion of Construction, Sale, Management & Transfer) Act, 1963 & The Maharashtra Ownership Flat (Regulations of Promotion of Construction, Sale, Management & Transfer) Rules, 1964 together with the provisions of rules, regulations and bye-laws of the said society.

SCHEDULE OF THE PROPERTY

ALL THAT PIECE & PARCEL OF Shop No.2 admeasuring 300 Sq.Ft. (equivalent to 27.88 Sq.Mtrs.) Built-Up Area on Ground Floor in the building called Rukmini Co-Operative Housing Society Ltd., lying, being & situated at Survey No. 64, Hissa No. 2 (part) & Survey No. 64 Hissa No. 13/1 (part), Revenue Village Gajbandhan Patharli, Taluka Kalyan, District Thane, within the limits of Kalyan-Domblyh Municipal Corporation & Registration Sub-District Kalyan, Registration District Thane.



मि. श्री. मसदे

S. m-phadke  
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दस्त क्र. ५०१२/२०१४

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कल्याण महानगरपालिका,  
मालमत्ता करांचे बिल

(मुंबई प्रतिक महानगरपालिका अधिनियम १९४९ चे अनुसूचीतील.  
प्रकरण ८ नियम ३९ अन्वये)  
DOMBIVLI DIV. मुद्रा विलातील कर आगाऊ भरवण्याचे आहेत)  
(कृपया मागील सुचना वाचाव्यात)

मालकरचे नांव RUKMINIBAI DAMODHAR BAGADE

राज्यार

भाग क्र./वॉर्ड क्र./आळी क्र. ०४ E/142 घर क्र.: बिल क्र.: 1377

सन 1995-1996 सावाकरिता एकूण कर योग्य मुल्य रूपये 130540 DDL-21

अ.क्र.	कराचे विवरण	कराचा दर	धकवाकी	चातू साल सन १९९५-१९९६	कराची एकूण रक्कम
१)	साधारण कर	२७ १/२ टक्के	०.००	35899.00	35899.00
२)	सडक कर	३ टक्के	०.००	3916.00	3916.00
३)	मलप्रवाह कर	२ टक्के - ५ टक्के	०.००	2611.00	2611.00
४)	पाणी पुरवठा लाभ कर	४ टक्के	०.००	5222.00	5222.00
५)	मलप्रवाह सुविधा लाभ कर	३ टक्के	०.००	3916.00	3916.00
६)	महापालिका शिक्षणकर	३ टक्के	०.००	3916.00	3916.00
७)	वृक्षकर	१ टक्का			
८)	शिक्षण उपकर	कर योग्य मुल्यांवर	०.००	1305.00	1305.00
	(महापट्ट शासनाचा)	२ ते ६ टक्के निवासी व			
		४ ते १२ टक्के बि. निवासी	०.००	1396.00	11396.00
९)	रोजगार हमी उपकर	१ ते ३ टक्के	०.००	1782.00	1782.00
१०)	नोटिस फी	१/२ टक्के	०.००	०.००	०.००
११)	शास्ती	१० टक्के	०.००	०.००	०.००
१२)	व्याज	-	०.००	०.००	०.००
१३)	वॉट फी	५ टक्के व यजावणी १०%	०.००	०.००	०.००
१४)	इतर	कर	०.००	०.००	०.००
	एकूण रूपये		०.००	69963.00	69963.00

कल्याण महानगरपालिका  
19/08/95  
OCT 1995  
दिनांक

*(Signature)*  
वार्ड / भाग लिपीक

*(Receipt on 8-10-95)*

*(Signature)*  
कल्याण महानगरपालिका विभाग  
(कृपया मागे घ्या)

69963  
Che No. 509554 } 34  
Dt-10-10-95 }  
Balance Amt. Rs 35 }  
che no- }  
Dt- }  
paid on 10/10/95  
on 11/10/95



