



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

लेखा क्रमांक TX0113201540000	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL16773396 202220BIL16773397	देयक दिनांक 01/10/2022
व्यवसायाचे नाव व पत्ता : DEVELOPER & TA 76 OWNER SHRI SHIVAJI BAJIRAO GHODKE, FOR M/S SUJATA CONSTRUCTION, GR. FL., KRISHNA PREM, PATILWADI, KOPARI, THANE (E) PIN. 400602		पत्रक - Asstt. Assessor & Collector, T Ward, Municipal Office Building, Room No 7 & 9, Ground Floor, Late Devi Dayal Marg, Mulund (West), Mumbai - 400 080. ईमेल - aact.ac@mcmgm.gov.in दूरध्वनी क्र. 22 2564 5290 Ext.313	
मालमत्ता क्रमांक, सवलिका क्रमांक, इमारतीचे नाव, प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्ग, करावात्याची नावे. T 929(4B) CTS NO 76 & 75, S NO. 34/2(PT) OF VILLAGE MULLUND(E), KOPARI SALE BLDG NO 3 SWAPNA SUNDARI PREM SHRI DHARMA BAMA PATIL & ORS., SHRI JAGANNATH KASHINATH, PATIL, BHASMAN JAGANNATH PATIL			
प्रथम करनिर्धारण दिनांक: 01/04/2005	जमजोदगी क्रमांक: -	एकूण भाडवनी मूल्य	₹ 110646645
एकूण भाडवनी मूल्य: ₹ Eleven Crore Six Lakh Forty Six Thousand Six Hundred Forty Five Only (अक्षरी)			
दि. 31/03/2010 या तारखेपर्यंतची धक्काची	₹ 0	दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची धक्काची	₹ 143116
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
मालमत्ता कर			7051			7051
जल कर			0			0
जल लागू कर			4423			4423
मालमत्ता-सारण कर			10449			10449
मालमत्ता-सारण लाघ कर			2754			2754
स.न.पा. शिक्षण उपकर			2564			2564
राज्य शिक्षण उपकर			2244			2244
रीलगाव हमी उपकर			0			0
बुध्द उपकर			128			128
पथ कर			3206			3206
एकूण देयक रक्कम			32819			32819
कलम 152 च्या मुताबिक द्यावी रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
सागाळ अधिदावाचे समावोजन			0			0
धरावनाची निव्वळ रक्कम			32819			32819
अधिदावाची निव्वळ रक्कम			0			0
अक्षरी रुपाने	₹ Thirty Two Thousand Eight Hundred Nineteen Only			₹ Thirty Two Thousand Eight Hundred Nineteen Only		
अंतिम देय दिनांक	31/12/2022			31/12/2022		

To make payment through NEFT:
 IFSC - SBIM0000300, Beneficiary A/C No:- MCGMPTTX0113201540000, 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 अधिनियम 1888 मधील कलम 152 अन्वये, अर्बुद बांधकामांवर मालमत्ता कर व शास्त्री वसुली व ती गोळा करणे, याबाबत असे अर्बुद बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असतानाच कोणत्याही काळातही काढावधीसाठी विनिश्चित झाले आहे असा अन्वयार्थ लावला जाणार नाही.

महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / घोषवहादार यांनी अधिप्रतिबंधक व अधिमत्त येवणा मुन्निवृत्त असल्याचे 'उपल-ब' अधिमत्त वनात प्रतिपत्ती जालेवारी व जुने मध्ये सादर करावे.



धरावने मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ब) या अंतर्गत होण्यासाठी जारी करण्यात येत आहे.

Prif

महेश पाटील
करनिर्धारक व संकलक

User Category :- rRnR

SLUM REHABILITATION AUTHORITY
5th floor, Girha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1956 (FORM 'A').

No. SRA/DDTP/086/T/PL/AP 2003
COMMENCEMENT CERTIFICATE

To,
Shri Shivaji Bajirao Ghodke,
M/s. Sujata Construction, Krishna Prem,
Gr. Floor, Patilwadi, Kopari,
Thane (E)-400 603.

With reference to your application No 4882 dated 30.08.02 for Development Permission and grant of Commencement Certificate under section 44 & 45 of the Maharashtra Regional and Town Planning Act, 1956 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1956 to erect ^{2nd} ~~1st~~ floor ~~of 3rd~~ ~~floor~~ bearing C.T.S. No. 76 & 79 of village Mulund (E) situated at Mulund (E) ward "2", Mumbai-60.

The Commencement Certificate/Building Permit is granted subject to compliance of conditions mentioned in LOI U/R No. SRA/DDTP/040/PL/T/101 dt. 29.6.02 LOI U/R No. SRA/DDTP/086/T/PL/AP dt. 08.07.03 and on following conditions:

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop lands which do not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1956.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the G.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1956.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI S.G. RANE
(SRA)-III

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act

This C.C. is granted for work up to Plinth level only/1st Slab level
for stilt.

For and on behalf of Local Authority
The Slum Rehabilitation Authority


Executive Engineer (SRA)
FCF
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

बंदर - 13

दाता क्रमांक (२४/१२००४)

207

the Rules framed thereunder and/or any modifications and/or re-enactment thereof and/or the rules or any other provisions of law applicable thereto and hereto.

FIRST SCHEDULE REFERRED TO ABOVE

All that piece and parcel of the land hereditaments and premises bearing survey No. 34, Hissa No. 2 (Part) i.e. C.S. No. 76 & 78 totally admeasuring 2426.3 sq. meters, situated at Village Mulund (East) T-Ward, Kopri, Patil Wadi, Mumbai within the Registration and Sub-Registration District of Bandra, Mumbai and within the limits of the Municipal Corporation of Greater Mumbai and bounded as follows

- ON OR TOWARDS EAST T.M.C. Property
- ON OR TOWARDS WEST C.S. No. 75
- ON OR TOWARDS NORTH Mumbai Seema Co-op. Hsg. Society
- ON OR TOWARDS SOUTH Gitanjali Society



1575

95204

मूल प्रत [अट्ठांतरणीय]
ORIGINAL COPY [NO. TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place ठाणे दिनांक/Date 22/12/03



देविदास डी शिंदे
ठाणे (नाम/Address)
एके चांदी नगर
सांगरी रु.
(हस्ताक्षर/Signature)
(पदनाम/Designation)

बंदर - ७
दस्ता क्रमांक (४४/२००४)
९

अनुक्रमांक किंमत रु. ५५२०००/-
नाम Devidas D. Shinde
हस्तो. Mr. Jagyasi
दिनांक 22/12/03 पावती क्रमांक 254/930

AGREEMENT FOR SALE

This agreement made and entered into at Mulund, Mumbai, on this 24th day of December 2003 BETWEEN M/S. SUJATA CONSTRUCTION, a proprietary concern, through its Proprietor, SHRI. SHIVAJIRAO BAJIRAO GHODKE, age adult, carrying on the business at, Sweetend Park, Krishna Prem, Kopri, Mulund (E), Mumbai - 400 081, Permanent Account No. ACOPG6662E hereinafter referred to as the 'PROMOTER' / 'VENDOR' (which is expression, unless it be repugnant to the context or meaning thereof, shall be deemed to mean and include his heirs, legal representatives, executors, administrators and assignees) of the FIRST PART

AND

Shri/Smt./M/s. Devidas Dashraath Shinde
aged about 31 years, Occupation Business
Indian inhabitant having present address at Ailake Chwan
Parashiwadi, Thane (E) 400603.



JOINT DISTRICT REGISTRAR
CLASS - I
THANE
MAH-CCHA/0073 INDIA. STAMP DUTY BANGALORE
R. 0061700
163926 SEC 22 2003

By for-3 Gore Prasad S. ...

Devidas

[Signature]

TOLL FREE
PR
THANE

marked Annexure 'A', 'B' and 'C'. The Purchaser shall not be entitled to make any requisition or call for any further documents of title of the said land and the promoter's rights of development.

- U) The promoter has displayed and/or kept Xerox copies of all the documents; plan and specifications referred to in clauses (a) (b) and (c) of sub-section (3) of the Maharashtra Ownership Flats (Regulation of the promotion of Construction, Sale, management and Transfer) Act 1963, at the site and permitted the Purchaser to take inspection thereof;
- V) The Promoter has received letter of Intent from the Slum Rehabilitation Authority, Vth floor, Griha Nirman Bhavan, Bandra (E), Mumbai, bearing No. SRA/DDTP/040/T/PL/LOI dated 28th June 2002 IOA U/R NO. SRA/DDTP/086/T/PL/AP dt. 8-7-03 in respect of the first property and second property in the name of Promoter.
- W) The Slum Rehabilitation Authority vide its letter dated 29/8/2002 bearing No. SRA/DDTP/040/T/PL/LOI-LAY approved the layout of the First Property and Second Property subject to certain terms and conditions. The Slum Rehabilitation Authority further by their order dated 9/10/2002 bearing No. SRA/DDTP/040/PL/T/LOI dt 28-6-02 approved the plans, sections, specifications of the, buildings to be, erected on the said property.
- X) Prior to the execution of these presents, the purchaser has paid to the promoter / Vendor sum Rs. 25,000/-
 (Rupees Twenty five thousand only.)
 as earnest money or deposit of the flat/garage / parkin space agreed to be sold by the promoter to the purchaser (the payment and receipt whereof the Promoter do hereby admit and acknowledge) and the purchaser has agreed to pay the balance of the sale price in the manner hereinafter appearing.
- Y) The promoter is entering and will enter into separate agreements with several other persons and parties for sale of other premises in the said buildings;
- Z) The Purchaser has inspected the said land and has/have himself/themselves fully acquainted with the state thereof and

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SRA/DDDP/086/T/PL/AP

This col. is further extended upto full height with regularisation as per approved amended plans dated.


24/2/2012
Dy. Ch. Engineer
Slum Rehabilitation Authority



SUJATA CONSTRUCTION

• BUILDERS & DEVELOPERS •

☎: 30976245
M.: 9819861716

Sweet End Park, Krishna Prem, Kopri, Mulund (E), Mumbai - 400081

Date 01/09/2005

POSSESSION LETTER

We M/S SUJATA CONSTRUCTION proprietary firm having office at Krishna Prem, Sweet End Park, Kopri, Mulund (E), Mumbai 400081 do hereby confirm to have delivered the vacant possession of flat no A/304 comprising of one bedroom, one drawing, one kitchen, one store room, one toilet and one bathroom shown in the layout plan in the building Swapna Sundari Prem on 3rd floor, Sweet End Park, Kopri, Mulund (E), Mumbai 400081 to Mr. Devidas Dashrath Shinde resident of Adake Chwal, Parashiwadi, Kopri, Thane (E) 400603

We further declare that we have taken entire consideration amount in full and final settlement of amount/ accounts from the above named Mr. Devidas Dashrath Shinde. He has become the absolute owner of the said flat and now he is free to use the said flat in any manner whatsoever he like.

Your's faithfully,

For SUJATA CONSTRUCTION


Proprietor

बदर - 19
पत्र क्रमांक (१५४ / १००-२३)
०३

building/s as herein stated. The purchaser/s shall at no time demand partition of his/her/their interest in the said building/s and/or the said land, it being agreed and declared by the purchaser/s that his/her/their interest in the said premises is impartible.

34) On breach of the provisions of clause 21 (d) herein above by the purchaser/s, the promoter shall without prejudice to his rights under these presents and under the law, shall be entitled to deduct from the payment made by the purchaser/s such amounts as they may find proper to compensate for the damages so caused and if such payments are inadequate, the promoter shall be entitled to recover further amounts from the purchaser/s to compensate for the damage so caused and the purchaser/s hereby consents to the same. The decision of the promoter in that regard shall be final.



35) The purchaser/s shall not decorate the exterior of the said premises otherwise that in a manner agreed by the promoter under this agreement.

36) All letter, receipt and / or notices issued by the promoter, dispatched under certificate of posting to the address known to him of the purchaser/s will be sufficient proof of receipt of the same by the purchaser/s and shall completely and effectually discharge the promoter. For this purpose the purchaser/s has/have given the following address

Devidas. Prashant. Shinde.
Atkce chawl, Parsiwadi, Thane (E)
400 603.

37) If the purchaser/s neglects, omits or fails for any reason whatsoever to pay to the promoter any amounts due and payable by the purchaser/s under the terms and conditions of this agreement (whether before or after the licence to enter) within the time herein specified or if the purchaser/s shall in any other way fail to perform and/or observe any of the terms and conditions, stipulations and covenants herein contained and on his/her/their part to be observed and performed, the promoter shall be entitled to cancel the licence and take

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वस्त क्रमांक (१४४ / २००४)
७/

agreed to acquire the said premises from the promoter on what is popularly known as 'OWNERSHIP BASIS' at or for the price and on the terms, conditions, and covenants mutually agreed upon by and between the parties hereto and hereinafter contained;

NOW THESE PRESENTS WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

- 1) The Promoter has commenced development of the said land and shall construct and complete buildings on the said land in accordance with approved plans, designs and specifications which plans have been kept at the building site and in the office of the promoter for the inspection which the Purchaser/s has/ have also seen and approved (hereinafter referred to as the 'SAID BUILDING'). The promoter shall be entitled to make such changes, additions, alterations variations and modifications therein as may be desired by the promoter and / or required by the authority concerned and purchaser/s hereby irrevocably and expressly consent/s to the same.
- 2) The purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/themselves about the right of the Promoter to the said land and he/she/they shall not be entitled to further investigate the rights, powers and authorities of the promoter and no requisitions or objections shall be raised on any matter relating thereto, howsoever in connection therewith. A copy of the certificate of title issued by V. R. Sali Advocate, High Court is enclosed hereto and marked as Annexure 'A'.
- 3) The promoter agrees to sell to the purchasers/s and the purchaser/s hereby agree/s to purchase from the promoter flat No. 304 on the 3rd Attic floor, in the SWAPNASUNDARI PREM / SHARDA PREM / SARASWATI PREM Building (herein after referred to as "the said premises") and more particularly shown in Blue colour on the plan hereto annexed and marked as Annexure 'D' admeasuring about 625 Ft² Super.built-up area (Which is inclusive of area of balcony/ies) on what is popularly known as OWNERSHIP BASIS at or for the price of Rs. 906250/-



White

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Sh. Bindu

[Signature]

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(Rupees Nine Lakhs 50 thousand 000
including price of the common area and facilities appurtenant
to the said premises together with the fitting, fixtures and
amenities set out in Second Schedule hereunder written.)

4) The purchaser/s agree/s to pay to the promoters the aforesaid purchase price of Rs. 9,06,250/- in the following manners.

- 12 a) Rs. 70,625/- 10% of the purchase price of the flat or before the execution of these presents (payment & receipt whereof the promoters doth hereby admit and acknowledge).
- 32 b) Rs. 1,35,937.50 Being 15 % of the purchase price on completion of plinth.
- 32 c) Rs. 63,467.50 Being 7% of purchase price on casting of First Slab.
- 52 d) Rs. 63,467.50 Being 7% of purchase price on casting of Second Slab.
- 56 e) Rs. 63,467.50 Being 7% of purchase price on casting of Third Slab.
- 58 f) Rs. 63,467.50 Being 7% of purchase price on casting of Fourth Slab.
- 60 g) Rs. 63,467.50 Being 7% of purchase price on casting of Fifth Slab.
- 62 h) Rs. 63,467.50 Being 7% of purchase price on casting of Sixth Slab.
- 70 i) Rs. 63,467.50 Being 7% of purchase price on casting of Seventh Slab.
- 80 j) Rs. 63,467.50 Being 7% of purchase price on casting of Eighth Slab.
- 85 k) Rs. 36,250/- Being 4% of the purchase price on completion of brick work of the said flat.
- l) Rs. 36,250/- Being 4% of the purchase price on completion of the plastering work of the said flat.



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