

12/12/2020		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 1 (पीबदर 2)[PBDR2] दस्त क्रमांक : 1195/1997 नोदणी : Regn:63m
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			
<b>गावाचे नाव : 1) पी.एस.पहाडीगोरेगांव</b>			
(1)विलेखाचा प्रकार	साठेखत		
(2)मोबदला	Rs.408000/-		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	-		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका, युनिट न 105,पहिला मजला, शिवसागर इंडस्ट्रीयल इस्टेट, सन 71, हिन 5 पार्ट सिसन 174 डी(( Survey Number : 71 ; C.T.S. Number : 174 डी ; ))		
(5) क्षेत्रफळ	1) 510 चौ.फूट		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-. मे/ शिवसागर कंस्ट्रक्शन चे भागिदार रमेशभाई शाह वय:-; पत्ता:-रोड नं: नितीन निवारा, एम जी रोड, विलेपार्ले (प), शहराचे नाव: मुंबई - 57 पिन कोड:- पॅन नं:-		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-. मे/ एम एम डी पवार कॉर्पो चे भागिदार धिमेश एस शाह वय:-; पत्ता:-रोड नं: ए/204 स्टार गॅलॅक्सी बोरीवली (प), शहराचे नाव: मुंबई - 92 पिन कोड:- पॅन नं:-		
(9) दस्तऐवज करुन दिल्याचा दिनांक	15/11/1997		
(10)दस्त नोंदणी केल्याचा दिनांक	07/06/2004		
(11)अनुक्रमांक,खंड व पृष्ठ	1195/1997		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क रुपये	Rs.51000/-		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क रुपये	-		
(14)शेरा	-		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :			



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30/12/2020

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. चोरीवली 4

दस्त क्रमांक : 11493/2020

नोधणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगाव

(1)बिसेधाचा प्रकार	सेल थ्रीड
(2)भोवदला	5800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6109800
(4) भू-मापन,पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: गाला नं.105, माळा नं: पहीला मजला, इमारतीचे नाव: शिबसागर इंडस्ट्रियल इन्स्टेट प्रीमाईसीस को-ऑप सो.लि, ब्लॉक नं: गोरेगाव पूर्व मुंबई-400063, रोड : कोटकर रोड, इतर माहिती: .....बांधीव मिळकतीचे एड्रस क्षेत्रफळ 510 चौ.फूट.सुपर बिल्डअप एरिया.(47.40 चौ.मीटर बिल्डअप एरिया)आहे.सि.टी.एस नं.174/डी सर्व्हे नं.71,हिस्सा नं.5(पार्ट),गाव:-पहाडी गोरेगाव पूर्व मुंबई-400063.....बांधकाम वर्षे - 1995..(( C.T.S. Number : 174 ; ) )
(5) क्षेत्रफळ	1) 47.40 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स. एम एस डी पावर कॉर्पोरेशन चे पार्टनर छिमेश सेवतिलाल शाह बच:-; पत्ता:-प्लॉट नं: गाला नं.105, माळा नं: पहीला मजला, इमारतीचे नाव: शिबसागर इंडस्ट्रियल इन्स्टेट प्रीमाईसीस को-ऑपरेटिव सोसायटी लीमीटेड, ब्लॉक नं: गोरेगाव पूर्व मुंबई, रोड नं: कोटकर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AAAFM2576M 2): नाव:-मेसर्स. एम एस डी पावर कॉर्पोरेशन चे पार्टनर मिनेश सेवतिलाल शाह बच:-; पत्ता:-प्लॉट नं: गाला नं.105, माळा नं: पहीला मजला, इमारतीचे नाव: शिबसागर इंडस्ट्रियल इन्स्टेट प्रीमाईसीस को-ऑपरेटिव सोसायटी लीमीटेड, ब्लॉक नं: गोरेगाव पूर्व मुंबई, रोड नं: कोटकर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AAAFM2576M 3): नाव:-मेसर्स. एम एस डी पावर कॉर्पोरेशन चे पार्टनर सेवतिलाल भोगीलाल शाह बच:-; पत्ता:-प्लॉट नं: गाला नं.105, माळा नं: पहीला मजला, इमारतीचे नाव: शिबसागर इंडस्ट्रियल इन्स्टेट प्रीमाईसीस को-ऑपरेटिव सोसायटी लीमीटेड, ब्लॉक नं: गोरेगाव पूर्व मुंबई, रोड नं: कोटकर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AAAFM2576M 4): नाव:-मेसर्स. एम एस डी पावर कॉर्पोरेशन चे पार्टनर मंजुलाबेन सेवतिलाल शाह बच:-; पत्ता:-प्लॉट नं: गाला नं.105, माळा नं: पहीला मजला, इमारतीचे नाव: शिबसागर इंडस्ट्रियल इन्स्टेट प्रीमाईसीस को-ऑपरेटिव सोसायटी लीमीटेड, ब्लॉक नं: गोरेगाव पूर्व मुंबई, रोड नं: कोटकर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AAAFM2576M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रुपाली अरविंद सुतार बच:-41; पत्ता:-प्लॉट नं: सदनिका नं.09 बील्डींग नं.4सी, माळा नं: - इमारतीचे नाव: पारिजात को-ऑप होसिंग सोसायटी लिमिटेड, ब्लॉक नं: गोरेगाव पूर्व मुंबई, रोड नं: ए.के.बैच मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-BEIPS5582Q 2): नाव:-अरविंद सहदेव सुतार बच:-48; पत्ता:-प्लॉट नं: सदनिका नं.09 बील्डींग नं.4सी, माळा नं: - इमारतीचे नाव: पारिजात को-ऑप होसिंग सोसायटी लिमिटेड, ब्लॉक नं: निपर आई टी पार्क गोरेगाव पूर्व, रोड नं: ए.के.बैच मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AHMPS3397K
(9) दस्तऐवज करून दिल्याचा दिनांक	24/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	24/12/2020
(11)अनुक्रमांक,खंड व पृष्ठ	11493/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	122200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुलभ व्यवहारासाठी नागरिकांचे ससमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.  
Details of this transaction have been forwarded by Email ( dated 29/12/2020 ) to Municipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

सह. दुय्यम निबंधक, चोरीवली-४,  
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RUPALI ARVIND SUTAR	eChallan	02003942020122201024	MH008813935202021E	122200.00	SD	0004115590202021	24/12/2020
2		DHC		2312202020326	600	RF	2312202020326D	24/12/2020
3	RUPALI ARVIND SUTAR	eChallan		MH008813935202021E	30000	RF	0004115590202021	24/12/2020

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

## SALE DEED

This Sale Deed is made and entered into at Mumbai this 24<sup>th</sup> day of December in the Christian Year 2020 BETWEEN , M/S MSD Power Corporation, a partnership firm through its Partners MR. DHIMESH SEVANTILAL SHAH, MR. MINESH SEVANTILAL SHAH, MR. SEVANTILAL BHOGILAL SHAH and MRS. MANJULA SEVANTILAL SHAH having its address Gala No. 105, 1<sup>st</sup> Floor, SHIVSAGAR INDUSTRIAL ESTATE PREMISES CO-OPERATIVE SOCIETY LIMITED, Kotkar Road, Goregaon (East), Mumbai 400 063, hereinafter referred to as "TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said firm, the Partner or Partners for the time being thereof the survivor or survivors of them and the heirs, executors and administrators of such surviving partner and their/his/her assigns) of the ONE PART;

MRS. RUPALI ARVIND SUTAR and MR. ARVIND SAHADEV SUTAR both are adults, Indian Inhabitant of Mumbai residing at Flat No. 09, Building No. 4C, Parijat CHSL, Plot No. 5, N.N.P, A.K.Vaidya Marg, Near IT Park, Goregaon (East), Mumbai 400 063, hereinafter referred to as "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the respective heirs, executors and administrators, and assigns) of the SECOND PART



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WHEREAS:-

a) By an Agreement dated 15<sup>th</sup> November, 1996, **M/S. SHIVSAGAR CONSTRUCTION**, through its Partner sold a premises on ownership basis being Gala No.105, admeasuring 510 sq. ft Super Built up area, 1<sup>st</sup> Floor, in the building known as **SHIVSAGAR INDUSTRIAL ESTATE PREMISES CO-OPERATIVE SOCIETY LIMITED**, Kotkar Road, Goregaon (East), Mumbai 400 063, of the Land bearing Survey No.71 Hissa No.5 (part), corresponding C.T.S No. 174/D of Village pahadi Goregaon East, Taluka Borivali within the Registration District of Mumbai Suburban to , **M/S MSD Power Corporation** for the consideration and on the terms and conditions stated therein (hereinafter referred to as "the said Gala") and more particularly described in the Schedule hereunder written.

b) The Gala purchasers of the Shivsagar industrial Estate formed **SHIVSAGAR INDUSTRIAL ESTATE PREMISES CO-OPERATIVE SOCIETY LIMITED**, a society registered under the provision of Maharashtra Co-op. Societies Act, 1960 having registration No. MUM/W-P/ GEN/0/1213/2005-2006 of 16-12-2005 (hereinafter referred to as "the said society") and the, **M/S MSD Power Corporation** became the member of the said society and the said society issued 10 (Ten) shares of Rs.50/- each bearing distinctive Nos. 086 to 090 and 346 to 350 (both inclusive), in Share Certificate No. 018 and 018 (hereinafter referred to as "the said shares").



*DSS/whh*

*मि.स.स.द.  
M.S.S.D.*

*P.B. Bhatnagar*

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NOW, THESE PRESENTS WITNESS AND THE PARTIES HERETO  
HEREBY AGREE AND UNDERTAKE AS FOLLOWS:

1. The Transferors shall sell, transfer and assign to the Transferees and the Transferees shall purchase from the Transferors and accept the said Gala as is where is on the day of Signing the Agreement for Sale and the said shares more particularly described in the Schedule hereunder written and all the beneficial rights, title and interest of the Transferors in and upon the said Gala and said shares, free from all and whatsoever encumbrance, at or for the total consideration of Rs. Rs. 56,00,000/- (Rupees FIFTY-SIX Lakh only) including 0.75% TDS (Rs. 42,000/- (Rupees Forty-two Thousand only) on the value under the name and credit of , M/S MSD Power Corporation bearing PA No. **AAAFM2576M**.

2. The Transferees shall pay to the Transferors the said consideration of Rs. 56,00,000/- (Rupees fifty-six Lakh only) being the full consideration for the said Gala and the said shares in the following manner:

A. A sum of Rs.55,58,000/-(Rupees Fifty-five Lakh Fifty-eight Thousand Only) as and by way of full and final consideration has been paid towards purchase of the said Gala and said shares by a Cheque , more particularly described in the receipt hereto on execution of these presents and the Transferors do hereby acknowledge and confirms the payment having received the said



*DSS*

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*Miss*

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c. The Transferors hereby undertake to indemnify and keep indemnified that the Transferees against any loss, costs, charges and expenses the Transferees may incur or suffer on account of any claim being made and established by any person or persons or institute found interested in the said Gala and the said shares and further undertakes to bear all costs, charges and duties that the Transferees may suffer or incur on account of defending such claim in respect of the said Gala and the said shares or any part thereof.

d. That the Transferors shall whenever required to do so from time to time and at all the time hereafter, execute and sign or caused to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said Gala and the said shares unto and to the use of the Transferees forever.

e. The Transferors shall be liable to pay property taxes, outgoing, maintenance charges to the society and other statutory expenses payable in respect of the said Gala till the registration of agreement of sale/handing over the vacant possession of the said Gala to the Transferees.

f. That the Transferees shall be entitled, to peacefully hold, possess and enjoy the said Gala and the said shares without any claim and/or demand whatsoever from the Transferor or any person or any persons lawfully or equitably claiming by, from, under or in trust for the Transferors.



*DSS Shukh*

*9/10/20*

*M-Sald*

*R. B. Sutar*

*9/10/20*

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9. That the Transferors shall hand over to the Transferees all the original documents relating to the said Gala and the said shares and vacant possession of the said Gala to the Transferee.

5) The Transferees hereby covenant with the Transferor as follows:

i. From and after the date of taking over possession of the said Gala, the Transferee shall regularly pay to the said society their contribution of all taxes and outgoings including electricity charges payable in respect of the said Gala.

ii. On being admitted as a member of the said society to duly observe, perform and abide by the rules, regulations and bye-laws of the said society from time to time in force.

6) It is agreed by and between the parties hereto that the Transferees alone shall be liable to pay stamp duty and registration charges for the sale of the said Gala and the said shares in their favour and the Transferor shall not be liable to any such expenditure.



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सह संयुक्त  
म.स.स.स.

*Handwritten signature*  
R. S. S. S.

THE SCHEDULE ABOVE REFERRED TO

All that the Gala No.105, admeasuring 510 sq. ft super Built up area, 1<sup>st</sup> Floor, the building known as SHIVSAGAR INDUSTRIAL ESTATE PREMISES CO-OPERATIVE SOCIETY LIMITED, Kotkar Road, Goregaon (East), Mumbai 400 063, Survey No.71 Hissa No.5 (part), corresponding C.T.S No. 174/D of Village pahadi Goregaon East, Taluka Borivali within the Registration District of Mumbai Suburban and 10 (Ten) shares of Rs.50/- each bearing distinctive Nos. 086 to 090 and 346 to 350 (both inclusive), in Share Certificate No. 018 and 018). The said building consists of ground plus 3 upper floors with lift and has been constructed in the year 1995.

SIGNED AND DELIVERED

By the within named Transferors

M/S MSD Power Corporation

PANo.

Through its partners

*Handwritten signature*


MR. DHIMESH SEVANTILAL SHAH

*Handwritten signature*

MR. MINESH SEVANTILAL SHAH

*Handwritten signature*

MR. SEVANTILAL BHOGILAL SHAH

MRS.  SEVANTILAL SHAH

in the presence of

*Handwritten signature*

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7) The transfer charges payable to the said society for the purpose of transfer of the said Gala and the said shares to the Transferees shall be shared between the Transferors and the Transferees in equal proportions.

8) It shall be lawful for the Transferees from time to time and at all times, peacefully and quietly hold, enter upon, have, occupy, possess and enjoy the said Gala hereby granted and transferred with its appurtenances and receive the rents and profits thereof and of every part thereof to and for Transferees' own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Transferors or by any person or persons lawfully or equitably claiming by, from, under or in trust for Transferors.

9) The Transferees shall not be called upon by the Transferors to make additional payment of any other sum of money other than that has been expressly agreed upon in these presents.

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



*DSS*  
*सुनील*  
*M.S. 12*

*R. S. Bhat*  
*R. S. Bhat*

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amount and gives a valid discharge to the Transferees with respect to the same and every part thereof.

B.0.75% TDS (RS 42,000/- (Rupees Fourty-two Thousand only) of the total value will be deposited with the Income Tax department under the name of , M/S MSD Power Corporation PA No. **AAAFM2576M** and challan of the same amount will be given to the TRANSFERORS.

4.The Transferors hereby covenants with the Transferees as follows:

a. That the Transferors are entitled to the beneficial interest in and upon the said Gala and the said shares hereby agreed to be transferred and sold and no other person/s has/have any right, title, interest, claim or demand of any nature whatsoever in and upon the said Gala and the said shares and the Transferors have good right, full power and absolute authority to transfer and sell the same to the Transferees.

b. That the Transferors have not created any charge or encumbrance of whatsoever nature, on the said shares and/or the said Gala nor is the subject matter of any litigation or stay order nor is the subject matter of any attachment whatsoever (whether before or after judgment) or any prohibitory order under any law and the Transferors have not created any adverse right whatsoever in favour of anyone in respect of the same.

*DSS*  
01/5/11  
M.S.S.M



*R.S.*

*R.S.*

बसल-४		
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c) The Transferors in consideration of the premises herein contained is seized and possessed of or is otherwise well and sufficiently entitled to the said shares and incidental to that having right to use and occupy, free from all encumbrances, the said Gala.

d) The Transferees desirous of acquiring the rights of the Transferor in the said Gala and the said shares and the Transferees herein have approached the Transferor to purchase the said Gala and the said shares and the Transferors have agreed to sell all rights, title and interest in the said Gala and said shares to and in favour of the Transferees, free from all encumbrances, for a lump sum consideration of Rs. 56,00,000/- (Rupees FIFTY-SIX Lakh only) including 0.75% TDS (Rs. 42,000/- (Rupees Forty-two Thousand only) on the value under the name and credit of , M/S MSD Power Corporation bearing PA No. AAAPM2576M.

e) The Transferors have represented to the Transferees that the Transferor's title to the said Gala and the said shares are marketable and free from all and whatsoever encumbrances.

The Transferors shall obtain the No Objection Certificate and No Dues Certificate from the said society for the purpose of transfer of the said Gala and the said shares to and in favor of the Transferees.

The parties hereto are desirous of recording the terms and conditions agreed to by and between them.



513514  
m-sst  
DSS

R. K. Kulkarni  
R. K. Kulkarni

बतल-४		
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387/11493

पावती

Original/Duplicate

Thursday, December 24, 2020

नोंदणी क्र. :39म

12:51 PM

Regn.:39M

पावती क्र.: 12341

दिनांक: 24/12/2020

गावाचे नाव: पी.एस.पहाडीगोरेगांव

दस्तऐवजाचा अनुक्रमांक: बरल-4-11493-2020

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: रूपाली अरविंद सुतार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त ,धबनेल प्रिंट,सूची-२ अंदाजे

1:03 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली4

बाजार मुल्य: रु.6109800/-

मोबदला रु.5600000/-

भरलेले मुद्रांक शुल्क : रु. 122200/-

सह. दुय्यम निबंधक, बोरीवली क्र.-४,

मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2312202020326 दिनांक: 23/12/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008813935202021E दिनांक: 22/12/2020

बँकेचे नाव व पत्ता:

P. Babar

DELIVERED

9/5/2024



बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
मालमत्ता करदेयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

सेवा क्रमांक PS0505460000000	मालमत्ता करवर्ष 2019-2020	देयक क्रमांक 201910BIL09403319 201920BIL09403320	देयक दिनांक 18/05/2019
पसंकाराचे नाव व पत्ता: SHIVSAGAR IND. ESTATE VISHWESHWAR RD, GOREGAON (E) MUMBAI 400063.		देयक - सहा. क. व मं. / विभाग: P/SOUTH Ward Office, CTS No.748, Village Pahad, S.V. Road, Goregaon (West), Mumbai-400 104.	
मालमत्ता क्रमांक, सडनिका क्रमांक, इमारतीचे नाव/ विंग, सी. टी. एच. क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. PS 1707 202 (R-10) AAREY ROAD SHIVSAGAR INDUSTRIAL ESTATE M/S GENERAL CHEMICALS (PRIVATE ) LTD			
प्रथम करनिर्धारण दिनांक: 29/12/1997	जमजोडणी क्रमांक: -	एकूण भाडवानी मूल्य: ₹ 290640655	
एकूण भाडवानी मूल्य: ₹ Twenty Nine Crore Six Lakh Forty Thousand Six Hundred Fifty Five Only (अधारी)			
देयक तयार करलेवेळी 31/03/2010 या तारखेपूर्वीची भकवाकी ₹ 0	01/04/2010 या तारखेनंतरची भकवाकी		₹ 0
देयक काळावधी: 01/04/2019	ते	31/03/2020	

कराचे नाव	01/04/2019 ते 30/09/2019	01/10/2019 ते 31/03/2020
सर्वसाधारण कर	200649	200649
जल कर	0	0
जललाभ कर	126332	126332
मलनिःसारण कर	0	0
मलनिःसारण लाभ कर	78018	78018
म.न.पा. शिक्षण उपकर	74316	74316
राज्य शिक्षण उपकर	59444	59444
रोजगार हमी उपकर	14867	14867
वृक्ष उपकर	3713	3713
पथ कर	96609	96609
एकूण देयक रक्कम	653948	653948
कलम 152 अ नुसार दंडाची रक्कम	0	0
परताव्यावरील व्याजाची वसुली	0	0
गाऊ अधिदानाचे समायोजन	0	0
अर्ली बर्ड योजनेनुसार लाभाची रक्कम	0	0
भरावयाची निव्वळ रक्कम	₹ 6,42,430/-	₹ 6,53,948/-
प्रतिदानाची निव्वळ रक्कम	0	0
* 30.06.2019 पर्यंत भरावयाची निव्वळ रक्कम	642430	630911
* 31.07.2019 पर्यंत भरावयाची निव्वळ रक्कम	648189	636670
* 31.07.2019 नंतर भरावयाची निव्वळ रक्कम	653948	653948
अधारी रुपये	₹ Six Lakh Fifty Three Thousand Nine Hundred Forty Eight Only	₹ Six Lakh Fifty Three Thousand Nine Hundred Forty Eight Only
अंतिम देय दिनांक	26/08/2019	31/12/2019

To make payment through NEFT:  
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPOP50505460000000, 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"

अर्ली बर्ड इन्स्टीट्यूट व्हीम योजनेच्या माहितीसाठी मागे पाहावे.

मालमत्ता सेवा क्रमांकांमधील पहिले ११ अंक इमारतीची पु.आय.डी. (युनिक आयडेंटिटी) असून, प्रत्येक इमारतीच्या दर्शनी भागावर पु.आय.डी. स्टीकर लावण्याचा प्रकल्प महापालिकेने हाती पेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधीतील पत्रव्यवहारात सदर पु.आय.डी. क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.

स्वच्छ भारत

एच. व्हाट्स. २२२२२२२२

दक्षिण दि. शीरसागर  
करनिर्धारक व संकलक (प.)

वरतल-४

99803 96 30

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3-70-95-105

Dr. Babasaheb Ambedkar  
Condonall (West), BOMBAY - 400 967.

Gen.-182

बृहन्मुंबई महानगरपालिका  
BRIHANMUMBAI MAHANAGARPALIKA

NO. CHE/6380/DE (MBS) /AF

TO:

Shri Rashminbhai R. Shah  
C.A. to Owner.

Sub : Permission to occupy the completed Service  
Inds. Estate Bldg. on plot bearing C.T.S.No.  
174-D of village Pahadi Goregaon at  
Goregaon (E).

Ref : Your letter No. B/1542 dtd. 15.3.97

Sir,

The development work of Service Industrial Estate bldg. comprising of Ground + 3 upper floors situated at Goregaon (E) of village Pahadi Goregaon, C.T.S.No.174-D, Goregaon (E), completed under supervision of Lic. Architect Shri H.A.Mehta, having Licence No.M/53, Lic. Structural Engineer Shri Chandrakant Motta, having Licence No.BTR/M/16, may be occupied on the following conditions :-

- (1) That the certificate u/s 270A of B.M.C. Act shall be obtained from A.E.W.W.P/South and a certified copy of the same shall be submitted to this office.
- (2) That all the terms and conditions of the approved layout/sub-division/amalgamation shall be complied with.



Yours faithfully,

sdl-

Executive Engineer, Bldg. Prop. (WS) P&K/E

13 OCT 1997

Copy to: -1. Architect-Shri H.A.Mehta  
2. E.E.V. 3. A.E.W.W.P/S  
5. A.H.S.R.III 6. W.O.P/

वरल-४		
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२०२०		

for Ex. Eng. Bldg. Prop. (WS) P&K/E



# SHIVSAGAR INDUSTRIAL ESTATE PREMISES CO-OP SOCIETY LTD.

Regn. No.MUM/W-P/GNL/0/1213/2005-06 dt 16.12.2005

Date:21<sup>st</sup> Dec.2020

To  
M S D POWER CORPORATION  
GALA NO . 105, SHIVSAGAR INDUSTRIAL ESTATE,  
GOREGAON ( E ),MUMBAI -400063, INDIA

Dear Sir/ Madam,

We are in receipt of your letter did NIL (14.12.2020)

We have NO OBJECTION for the sale of your Gala no. 105

The NOC issued is the subject to the fulfillment of following conditions.

- 1) All the society dues are paid up fully as on date.
- 2) The requisite transfer fees are paid as per the society rules.
- 3) The share transfer fees are also paid up .
- 4) All statutory papers as required by the law will be submitted.
- 5) The said Gala will not be sold to any type of enterprise which is in to heavy chemicals, drugs, acids and also heavy machinery.
- 6) The incumbents will take care of building rules and protect all the beams and columns of the building.
- 7) Any lein on the Gala is cleared and a NOC letter from the said banker/ finance company is submitted to the society.

We shall transfer the SHARE CERTIFICATES from your name to the buyer's name  
MRS. RUPALI ARVIND SUTAR & MR. ARVIND SAHADEV SUTAR, after the registration  
agreement lodged with the society.

Thank you,

Yours faithfully,  
SHIVSAGAR INDUSTRIAL ESTATE PREMISES CO . OP . SOC. LTD

For Shivsagar Ind. Estate Premises Co-op. Soc. Ltd

  
Hon. Secretary

Hon. Secretary



C.T.S. No. 174 D, Survey No. 71, Hissa No. 5, Part, Kotkar Road, Off. Vishveshwar Road,  
Goregaon (E), Mumbai - 400 063.  
(Registered Under Maharashtra Co-operative Societies Act. 1960)