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Monday, January 08, 2024  
1:54 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र. 631

दिनांक: 08/01/2024

गावाचे नाव: मोहीली

दस्तऐवजाचा अनुक्रमांक: करल4-574-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: लालजी मुरजी भानुशाली

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

मुळ दस्त परत मिळाला

एकूण:

रु. 30560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
2:13 PM ह्या वेळेस मिळेल.

  
सह दु. निबंधक कुर्ला - ४

बाजार मुल्य: रु. 5705629.8/-

मोबदला रु. 6000000/-

भरलेले मुद्रांक शुल्क : रु. 360000/-

सह दुय्यम निबंधक वर्ग-२  
कुर्ला-४, मंडई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु. 560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124089302614 दिनांक: 08/01/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH0135951832023 दिनांक: 08/01/2024

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0124080302014

Date 08/01/2024

Received from Lalji Bhanushali, Mobile number 9819705026, an amount of Rs.580/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

Payment Details

Bank Name SBIN

Date 08/01/2024

Bank CIN 10004152024010802506

REF No. 400811781985

This is computer generated receipt, hence no signature is required.

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एडी सुरेश बाग

L. M. Bhanushali  
Valecha

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CHALLAN  
MTR Form Number-6



Date 08/01/2024-10:32:43 Form ID 252

GRN	MH013595183202324E	BARCODE				
Department	Inspector General of Registration	Payer Details				
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)				
Office Name	KURLA SUB REGISTRAR KURLA NO 4	PAN No.(If Applicable)				
Location	MUMBAI	Full Name	LALJI MURJI BHANUSHALI AND OTHER			
Year	2023-2024	Flat/Block No.	FLAT NO. 702, 7TH FLOOR, 'A' WING, BLDG.			
Account Head Details	Amount In Rs.	Premises/Building	5, SHANGRILA CO-OP HSG SOC. LTD.,			
0030045501 Stamp Duty	360000.00	Road/Street	90FT ROAD, MOHILI VILLAGE, SHEH			
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI			
		Town/City/District				
		PIN	4	0	0	
		Remarks (If Any)	SecondPartyName=SURESH MULJI AMAL AND OTHER-			
Total	3,90,000.00	Amount In Words	Three Lakh Ninety Thousand Rupees Only			

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	02901792024010879243	522131336
Cheque/DD No.		Bank Date	RBI Date	08/01/2024-10:34:56	Not Verified with RB
Name of Bank		Bank-Branch	UNION 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. Mobile No. : 8879949  
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

सुरेश मुलजि अमल  
एडा सुरेश अमल

L. m. Bhanushali  
Varegta

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## AGREEMENT FOR SALE

ARTICLES OF AGREEMENT FOR SALE made at MUMBAI on this 8<sup>th</sup> day of January 2024 between MR. SURESH MULJI AMAL aged about 72 years & MRS. DAKSHA SURESH AMAL aged about 61 years, both of Mumbai, Adults, Indian Inhabitants, having address Flat No. 702, 7<sup>th</sup> Floor, 'A' Wing, Building No. 5, Shangrila Co-operative Housing Society Ltd., 90 feet Road, Mohili Village, Shethia Nagar, Saki Naka, Mumbai - 400072. Hereinafter referred to as "TRANSFERORS" (which expression shall unless it be repugnant to context or meaning thereof shall mean and include their legal heirs, executors, administrators and assigns) of the **FIRST PART**.

AND

MR. LALJI MURJI BHANUSHALI aged about 47 years, & MRS. VARSHA LALJI BHANUSHALI aged about 43 years both of Mumbai, Adult, Indian Inhabitants, presently residing at Flat No. 705, 7<sup>th</sup> Floor, 'B' Wing, Building No. 5, Shangrila Co-operative Housing Society Ltd., 90 feet Road, Mohili Village, Shethia Nagar, Saki Naka, Mumbai - 400072. Hereinafter referred to as "TRANSFEREES" (which expression shall unless it be repugnant to context or meaning thereof shall mean and include their legal heirs, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS MR. SURESH MULJI AMAL & MRS. DAKSHA SURESH AMAL are the original bonafide member of Shangrila Co-operative Housing Society Ltd. And the society has issued share certificate. Hence TRANSFERORS become owners of Flat No. 702 admeasuring about 415 sq.ft. Carpet Area situated on 7<sup>th</sup> Floor, 'A' Wing, in the Building No. 5 of the society known as Shangrila Co-operative Housing Society Ltd., 90 feet Road, Mohili village, Shethia Nagar, Sakinaka, Mumbai - 400 072, lying and being at C.T.S. No. 323 of Sakinaka, in the Registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla and more particularly described in the Schedule hereunder written.

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L. M. Bhanushali

Varsha

TRANSFERORS are seized and possessed of and bonafide owners of said Flat No. 702 on 7th Floor, 'A' Wing, Building No. 5, Shangrila Co-operative Housing Society Ltd, 90 Feet Road, Mohili Village, Shethia Nagar, Sakinaka, Mumbai-400 072, admeasuring about 415 Sq. Fts Carpet Area described in more details in the schedule given hereunder hereinafter. The aforesaid

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shall be referred to as "THE SAID FLAT".  
 TRANSFERORS herein are the members of Shangrila Co-Operative Housing Society Ltd., the Society duly Registered under Regd. No. BOM/HSG/949/1965 under the Maharashtra Co-Op. Societies Act, 1960 (hereinafter referred to as the "SAID SOCIETY".)

TRANSFERORS, as such, are the members of the said Society in respect of the said Flat. The said Society (both in English and Marathi) Shares of Rs. 50/- each bearing distinctive nos. from 1116 to 1120 hereunder Share Certificate No. 224 the aforementioned share certificate shall be referred to as the "SAID CERTIFICATE".

TRANSFERORS are presently occupying the said Flat. They have paid all maintenance charges to Shangrila Co-Operative Housing Society Ltd, up to December 2023.

TRANSFERORS herein represented to TRANSFEREES and assures that TRANSFERORS are entitled to sell and transfer the said shares and said Flat along with all rights & possession occupation and enjoy thereto completely free from all encumbrances without any obstacles or impediments in the law or otherwise whatsoever nature .

TRANSFERORS have agreed to sell & transfer to the TRANSFEREES and TRANSFEREES have agreed to purchase from TRANSFERORS the said Flat and the said share certificate at or for the price or consideration and on the terms & conditions mentioned therein as is hereinafter provided and they are entitled to the consideration of the money of the sells of the said Flat by the TRANSFEREES.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN PARTIES HERETO AS FOLLOWS:**

TRANSFERORS hereby state and declare as under:

They are bonafide owners of the said Flat No. 702 admeasuring about 415 Sq. Fts Carpet Area on 7th Floor in 'A' Wing, Building No. 5, Shangrila Co-operative Housing Society Ltd., 90 Feet Road, Mohili Village, Shethia Nagar, Sakinaka, Mumbai - 400072.

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६६१ सुरेश शर्मा

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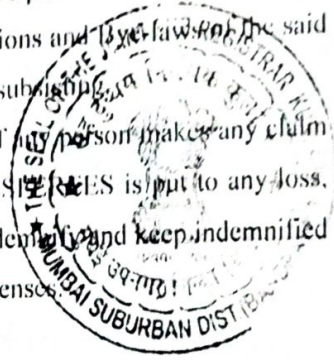
- a) They have not entered into any agreement for sell, disposed of or letting out of the said Flat with any other person and they are seized and possessed of the same.
- b) They have good right, full power and absolute authority to deal with and dispose of the said Flat and said shares certificate and no one else.
- c) The said Flat and the said share certificate are free from all encumbrances and the same are not mortgaged or in any manner charged for payment of any money to any person or financial institution.
- d) The said Flat are not affected by any lis pendens or any proceedings or any prohibitory orders from Income Tax Department or any other authority and other Government, semi Government or private Bodies restraining the transfer.
- e) TRANSFEREES have paid share of Maintenance Charges, Electricity Charges and other outgoings in respect of the said Flat up to date since they have possession of the same.
- f) They are abided by and complied with the rules and regulations and bye-laws of the said society and that their membership of the said society is still subsisting.
- g) If any of the aforesaid declarations turns out to be false or if any person makes any claim in respect of the said Flat and thereby or otherwise TRANSFEREES is put to any loss, Expenses or prejudice otherwise, TRANSFERORS shall indemnify and keep indemnified and harmless TRANSFEREES against all such loss and expenses.

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proceedings

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1. TRANSFERORS have agreed to sell, transfer, assign unto TRANSFEREES the said Flat and also their rights and interest therein and membership of the said society unto TRANSFEREES and TRANSFEREES have agreed to purchase from TRANSFERORS their right, title and interest including the beneficial interest in the said Flat at or for the total consideration of **Rs. 60,00,000/- (Rupees Sixty Lakhs Only)** to be paid by TRANSFEREES to TRANSFERORS in following manner i.e. to say :

- a) **Rs. 2,40,000/- (Rupees Two Lakhs Forty Thousand Only)** paid by TRANSFEREES to TRANSFERORS being Token amount by **Cheque No. 000637 dt. 01-01-2024** drawn on **Kotak Mahindra Bank** against this agreement, the payment and receipt whereof the TRANSFEROR both hereby admit and acknowledge.
- b) **Rs. 60,000/- (Rupees Sixty Thousand Only)** to be deducted by TRANSFEREES will deduct TDS @ 1% on total consideration of **Rs. 60,00,000/- (Rupees Sixty Lakhs Only)** as per Income Tax Act newly inserted under section 194-1 A and issue tax deduction at source certificate (TDS) to the TRANSFERORS. The TRANSFEREES agree to provide a copy of the challan of T.D.S. paid to Income Tax Authorities to the TRANSFERORS.

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Dr. M. Chavhan

Vaishya

c) Rs. 57,00,000/- (Rupees Fifty Seven Lakhs Only) being full and final payment of this agreement by way of Loan from Bank or Financial Institute within 45 days from the execution of this agreement the payment and receipt whereof the TRANSFERORS both shall be acknowledged after payment.

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TRANSFERORS shall also further deliver the following to TRANSFEREES all available documents and payment receipts mentioned above including for the sale original documents in respect of the said Flat along with possession of the said Flat and shall have no right, title, claim, interest, demand or charge whatsoever on & upon the said Flat.



b) TRANSFERORS shall also further deliver the following to the TRANSFEREES on handing said Flat: a) All bills of maintenance charges, Electricity bills and all evidences and writings in respect of the said Flat. b) Certificates and Other Certificates along with Transfer documents.

- 4 TRANSFERORS shall submit all the required papers with the co-operation of the TRANSFEREES to the society to get transfer the rights in the said Flat in the names of TRANSFEREES on the records of the Society.
- 5. It was decided that TRANSFEREES shall pay the maintenance charges including electricity charges and other charges and any arrears demanded for the period up to date and they only shall be liable to pay all the outgoing in respect of the said Flat thereafter.
- 6 TRANSFERORS hereby declare that they shall indemnify TRANSFEREES for all dues on account of charges referred above and any time in future in respect of above said charges prior to the date of execution of this agreement.
- 7 TRANSFERORS shall give the undertaking and other writings, bindings, affidavits etc. in respect of transfer of their membership rights of the said Flat to TRANSFEREES and to the society as and when called for the same by TRANSFEREES and society.
- 8 TRANSFERORS shall on request of TRANSFEREES, sign, execute and do such further documents, deeds, papers, forms etc. and things as TRANSFEREES may reasonably require for completely effectuating this agreement.

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L. M. Bhanu.  
V. S. S.

9 The TRANSFERORS hereby releases, relinquishes, given up and surrender all their right, title, benefit and interest in the said Flat in favour of the TRANSFEREES absolutely and forever

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10 The TRANSFEREES upon all the payments mentioned above shall after be entitled to have hold and possess the said Flat and enjoy occupation and benefits of the said Flat absolutely and forever without any claim of the TRANSFERORS or any person or persons claiming for or on behalf of the TRANSFERORS.

11 The necessary stamp duty and registration charges payable if any on this agreement document shall be borne and payable by the TRANSFEREES only

12 The transfer of the said flat & the said shares in the books of the said society from the name of the TRANSFERORS to the name of the TRANSFEREES shall be done by execution of various forms by both the parties as prescribed under the Bye Laws of the said society accompanied by the application of the TRANSFEREES for the membership of the said society with prescribed admission fees & transfer fees.

13 The TRANSFERORS do hereby covenant with the TRANSFEREES and agrees from time to time and at all times whenever called upon by the TRANSFEREES or their heirs, executors, administrators and assigns or advocates, to do and execute or cause to be done and executed all the necessary documents, conveyance, sale deed, affidavits, undertakings, applications for more perfectly securing the interest of the TRANSFEREES in the said flat and the said share.

14. The TRANSFEREES shall be entitled to the transfer of the share money, sinking fund, if any in respect of the said flat lying and deposited with the said society as also the deposit for electricity meter which may be lying with the Adani Electricity in respect of the said flat in their names.

15. The agreement shall always be subject to the provisions contained in The Maharashtra Ownership Flats Act, 1963. The Maharashtra Ownership Flats Rules, 1964 or any amendments or re-enactments thereof for time being in force or any other provision of law applicable thereto.

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Sum Chavara  
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SCHEDULE

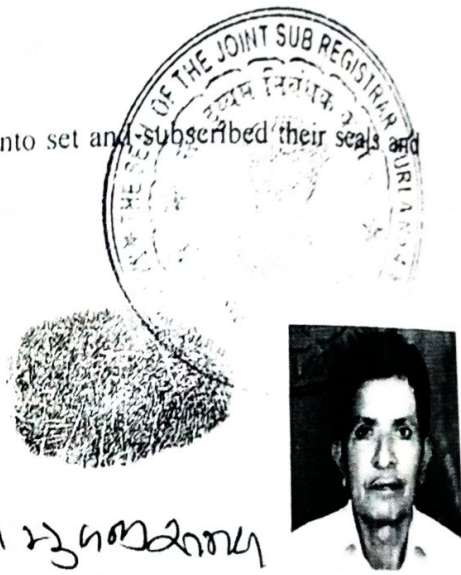
All that Residential Flat No. 702, admeasuring about 415 Sq. Fts Carpet Area on 7<sup>th</sup> Floor; A Wing, Building No. 5, Shangrila Co-operative Housing Society Ltd. 90 Feet Road, Mohil Village, Sakinaka, Mumbai - 400 072 lying and being on plot of land bearing C-14, Sakinaka, in the Registration District and Sub-District Mumbai Suburban District, Mumbai and more particularly falls within the limits of "L" ward of Municipal Corporation of Mumbai. Building Constructed in the year 2002 having Ground Plus 7 Floor.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their seals and hands to this writing the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED )  
by the within named "TRANSFERORS" )

MR. SURESH MULJI AMAL )  
AADHAR No. 6620 7569 9854 )  
PAN No. AADPA7109B )



MRS. DAKSHA SURESH AMAL )  
AADHAR No. 3965 1724 2212 )  
PAN No. ADHPA0800C )



In the presence of  )

1. Hardik S Amal

2. Raj Dalji Bhanushali





SIGNED, SEALED AND DELIVERED )

by the Within named "TRANSFERS" )

MR. LALJI MURJI BHANUSHALI )

AADHAR No. 2461 9333 7701 )

PAN No. AHPG1824E )

MRS. VARSHA LALJI BHANUSHALI )

AADHAR No. 6870 2010 4486 )

PAN No. BLWPB2154C )

In the presence of )



1. Hardik S Amal )

2. Raj Lalji Bhanushali )



*L. m. Bhanushali*

*Varsha*



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# SHANGRILA CO-OPERATIVE HOUSING SOCIETY LTD.

(Registration No. : BOM/HSG/949 OF 65 Dt. 20.4.1965)

Regd. Office : C.T.S. No. : 323, 348 & 350, Shethia Nagar, 90 ft. Road, Village Mohili, Sakinaka, Mumbai - 400 072.

Admn. Office : Shree Kutchhi Bhanushali Seva Samaj Trust, V. N. Bhanushali Marg,

Tilak Road, Gharkopar (East), Mumbai - 400 077 • Mob. 83697 74488

Date : \_\_\_\_\_

5A/702/224

04.01.2024

## To Whomsoever It May Concern

This is to Confirm that Mr. Suresh Mulji Amal and Mrs. Daksha Suresh Amal, our members holding Shares bearing Distinctive No. 1116 to 1120 (Both Inclusive) under Share Certificate No.224, owner of flat No. 5-A-702 have paid all dues of Society up to 31.12.2023. There are no outstanding dues as on 28.12.2023.

Flat No. 5-A-702 having a Carpet Area of 415 Sq. ft. The building is Constructed in the year 2002 having Gr. + 7Floor with Lift.

The Said Member have approached the Society to transfer the said flat & Share Certificate in the name of Mr. Lalji Murji Bhanushali & Mrs. Varsha Lalji Bhanushali subject to byelaws of Society. Society has no Objection to proposed transfer.

Yours Faithfully,

For Shangrila Co-op. Hsg. Soc. Ltd.



Authorized Signatory



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Certificate No. 224

Shares \_\_\_\_\_

Member's Register No. 224

## **SHARE CERTIFICATE**

**SHANGRILA CO-OPERATIVE HOUSING SOCIETY LIMITED**

Shree Kutchhi Bhanushali Seva Samaj Trust, V. N. Bhanushali Nagar, Bhanushali Marg,  
260-D, Tilak Road, Ghatkopar (E.), Mumbai - 400 077.

Incorporated and Registered under Bombay Co-operative Societies' Act VII of 1925.

(Reg. No.: BOM/HSG/949 OF 65 Dt. 20-4-1965)

This is to Certify that Shri/Smt. SURESH DAKSHA AMAL

DAKSHA SURESH AMAL

of SHANGRILA CO-OPERATIVE HOUSING SOCIETY LIMITED, is the Registered Holder

of 2 fully paid-up Shares Numbered 1116 to 1120

inclusive, of Rs. **FIFTY** each in the above named Society subject to the Bye-Laws thereof.

Rs. 250/-

Given under the Common Seal of the said Society at

Bombay, this 7<sup>th</sup> day of June 1969

Seal

[Signature] Chairman

[Signature] Hon. Secretary

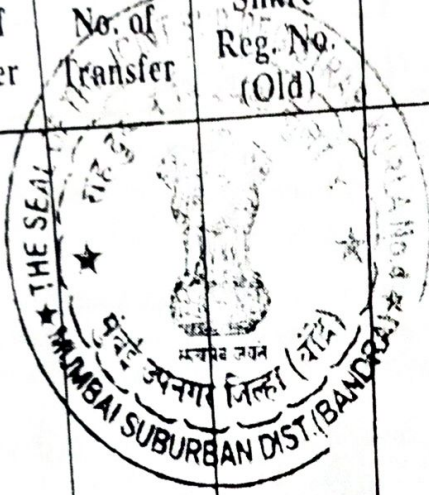
Member, Mg. Committee.

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Memorandum of Transfers of the within Shares.

Date of Transfer	No. of Transfer	Share Reg. No. (Old)	To Whom Transferred	Share Reg. No. (Old)	Signature of Hon. Secretary



MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/3613/BPES/AL

6 JAN 2004		
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46	94	2<
2028		
No 5 on plot bearing CTS No 323		

To,  
Shri Sudhakar M. Dhokane  
4 Casa Maria, 1<sup>st</sup> floor, Gokhale Rd [North]  
Portuguese Church, Mumbai - 28

Sub:- Full occupation permission to residential building  
of Village Mohili Kurla [W].

Sir,

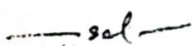
That Full development work for building No 5 on plot bearing CTS No 323 of Village Mohili situated at 90'0" D.P. road, completed under the supervision of Yourself Licensed Surveyor License No D/88 and Structural Engineer Shri R.C. Tipnis bearing Lic No STR/T/13 may be occupied on the following conditions:-

1. That the certificate under Sec. 270-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months.
2. That the completion from S.G. shall be submitted.
3. That the full S.W.D. and road completion certificate shall be submitted before asking Occupation to building in sub plot A.
4. That the balance layout Terms and conditions shall be complied with before asking Occupation to building in sub plot A.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note : This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

  
Executive Engineer  
[Building Proposal] Eastern Subs.

6 JAN 2004

Copy forwarded for information to Owner  
M/s Shangrilla C.H.S. Ltd.

  
Executive Engineer  
[Building Proposal] Eastern Subs.

468 | 9E | 22  
2024



**बृहन्मुंबई महानगरपालिका**  
**करनिर्धारण व संकलन खाते**  
**मालमत्ता करदेपक**

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

वेळीचा क्रमांक LX1005898715000	मालमत्ता वर्ष 2020-2021	देवक क्रमांक 202010BIL12667214 202020BIL12667215
पत्रकाराचे नाव SHANGRILA CO-OP HSG SOC LTD 90 FEET ROAD MOHILI VILLAGE SAKINAKA MUMBAI-400072.	वेळीचा क्रमांक Asslt. Assessor & Collector, L Ward, Municipal Office Bldg. Laxmanrao Yadav Market Building, S. G. Berve Marg, Fort, Mumbai - 400 070.	वेळीचा क्रमांक aaci.ac@mcgm.gov.in
मालमत्ता कर देण्याची वेळ L-3925(20DRD) CTR 233 SHANGRILA VILLAGER C C BLDG. NO. 5 SHANGRILA 'A' & B WING M/S SHANGRILA CO-OP HSG SOC LTD.	मालमत्ता कर देण्याची वेळ सी.टी.एम.क. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्ग, कर देण्याची वेळ	दुरुवणी क्र. 072/2021
प्रथम करनिर्धारण दिनांक: 01/01/2004	जमजोडणी क्रमांक: -	एकूण मांडवणी मूल्य: ₹ 55483410
एकूण मांडवणी मूल्य: ₹ Five Crore Fifty Four Lakh Eighty Three Thousand Four Hundred Ten Only (अक्षरी)		
दि. 31/03/2010 या तारखेपर्यंतची थकबाकी ₹ 1234887	दि. 01/04/2010 ते 31/03/2020 या तारखेपर्यंतची थकबाकी ₹ 392184	
देवक कालावधी: 01/04/2020	ते 31/03/2021	

कराचे नाव	01/04/2020	ते	30/09/2020	01/10/2020	ते	31/03/2021
सर्वसाधारण कर			बासना करून माफी			
जम कर			0			
जम साध कर			19141			
धननिःसाध्य कर			0			
धननिःसाध्य साध कर			11931			
म.म.पा. शिक्षण उपकर			11097			
राज्य शिक्षण उपकर			9706			
रोजगार हमी उपकर			0			
वृक्ष उपकर			554			
पथ कर			13869			
एकूण देवक रकम			66298			
कलम 152 ब नुसार दंडाची रकम			0			
परताव्यावरील व्याजाची वसुली			0			
आगाऊ अधिदानाचे समायोजन			0			
प्राचयाची निव्वळ रकम			0			
प्रतिदानाची निव्वळ रकम			66298			
अक्षरी रुपये			0			
			₹ Sixty Six Thousand Two Hundred Ninety Eight Only			₹ Sixty Six Thousand Two Hundred Ninety Eight Only
अंतिम देव दिनांक.						31/03/2021

"To make payment through NEFT:  
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTLX1005398710000, 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 कराचा रक्कम सुचवते देवता याबाबतची गुमगुमी अधिनियमातील तरतुदीनुसार निर्गमित  
करण्यात आला असून सदर दस्तऐवज याबाबतची मालमत्ता अधिपत असण्याची सूचित करत नाही.

आवृत्त व परिशिष्टातील कायदायुक्त रोखनेत्रवर्ग मदी-मधील पूर्वेचा करणा-या  
पात्र मालमत्ता मालमत्ता करणीत सर्व त्कारण कर या बटकात 5% ते 15% सवलत अनुज्ञेय आहे.

अ) मास्क बापटा  
ब) बारबार प्राप्त धवा

डॉ. श. एस. एस.  
डॉ. शिवाजी दामोदर  
करनिर्धारण व संकलन खाते

adani  
Electricity



**BILL OF SUPPLY**  
RESIDENTIAL

**SURESH MULJI AMAL**  
702/5-A SETHIYA NAGAR 90 FEET ROAD SAKINAKA  
MUMBAI-400072  
Mobile 99\*\*\*\*\*75  
Email amal\*\*\*\*\*k@gmail.com  
PAN  
GST

BILL DATE  
**13-Nov-2023**

TARIFF  
LT I (B)

BILL DISTRIBUTION NO  
Powai/Saki/  
21/217/036/036/297



METER STATUS  
**Active**  
CONNECTION DATE  
**11-12-2011**

BILLING STATUS  
**Regular**

Units Consumed  
**561**  
Previous Units **495**

Electric Smiles **8330** Points Earned



Scan QR code for kiosk payment

CYCLE NUMBER  
**21**  
SANCTIONED LOAD (kW)  
**1.69**

PRESENT READING DATE  
**10-Nov-2023**  
PREVIOUS READING DATE  
**11-Oct-2023**

TYPE OF SUPPLY  
**SINGLE PHASE**  
BILL NUMBER  
**101684782427**  
Current Month Bill  
**3929.22**  
Previous Outstanding  
**77.58**



CA NO:151535338  
**₹5810.00**

**Due Date: 04-Dec-2023**

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

Bill Month  
**Oct-23**  
Bill Period **13-Oct-2023 - 10-Nov-2023**

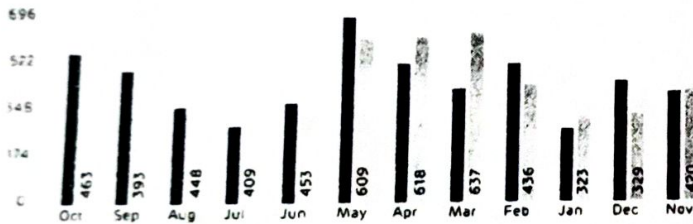
- Round sum payable by discount date **20-Nov-2023** Amt ₹5760.00 Discount ₹48.99
- Round sum payable after due date **04-Dec-2023** Amt ₹5880.00 DPC ₹72.07

Scan code to pay your bill via (use any UPI app)  
UPI, BBPS, NACH

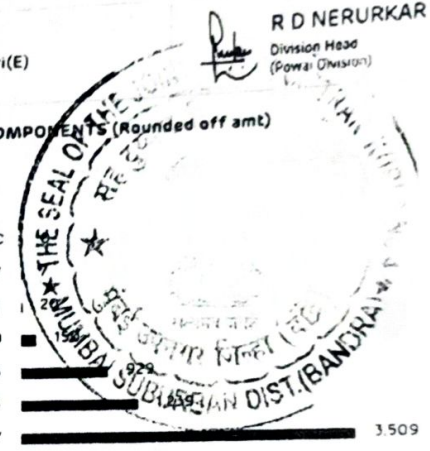
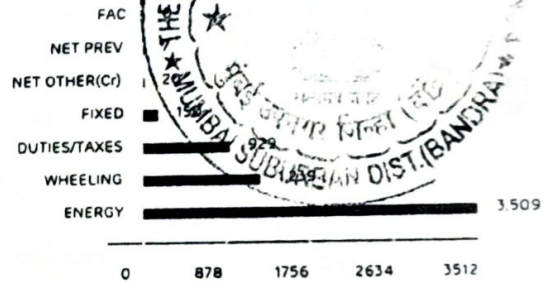
Nearest Collection Centre (Cash/Cheque)  
Adani Electricity Sakinaka Junction, Near park devis, Andheri(E)  
Mumbai-400072

CONSUMPTION TREND

■ Current year ■ Previous year



MAJOR BILL COMPONENTS (Rounded off amt)



METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
SM10350103	3214.00	2653.00	1	561

Total Consumption

561

HELP CENTER

19122 Toll Free No.(24X7) www.adanielectricity.com

helpdesk.mumbalelectricity@adani.com

Adani Electricity Sakinaka Junction, Near park devis, Andheri(E), Mumbai-400072

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.  
Portal Related Complaint call us:19122

For internal complaint redressal system(ICRS), visit our website: www.adanielectricity.com

Join us on [Social Media Icons]

IMPORTANT MESSAGE

Part of your consumption has attracted higher billing due to increase in consumption in this month

Please note that all important communication related to your account are being sent on 99\*\*\*\*\*75 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services

In view of MERC order in case no. 325 of 2019, cash payment limit towards electricity bills is fixed at Rs.5,000/- per account per month. For payment of amount greater than Rs.5,000 please use convenient digital channels / online / cheque modes

Tentative meter reading date for your NOV-23 bill is 09/12/2023

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.



Google Play

App Store



# Shangrila Co -Operative Housing Society Ltd.

90 Feet Road, Mohili Village, Sakinaka, Mumbai Tel No  
Registration No BOM/HSO/040 OF 1995

GSTIN : 27AABAS4493D1ZG  
STATE NAME: Maharashtra  
STATE CODE: 27

PAN :  
BAC CODE : 9995

Name & Address of Party/recipient  
SURESH MULJI AMAL

Bill No. : 143  
Area(Sq. Feet):  
Billing Period : 01 04 2022 TO 31 03 2023

Date : 21-Mar 2023  
Due Date : 31-Mar 2023

FLAT No : 5A-702

State Name & Code: Maharashtra - 27

GSTIN : UNREGISTERED

Sr.  
No

Service

Amount (INR)

EXEMPTED SERVICES (UNDER GST LAW.)

SUB TOTAL (Exempted Under GST Law)

EXEMPTED SERVICES (UNDER MEGA EXEMPTION)

1 MAINTENANCE CHARGES

24,000.00

24,000.00

SUB TOTAL (Exempted Under Mega Exemption)

TAXABLE SERVICES

1 PARKING CHARGES

2,400.00

2,400.00

SUB-TOTAL( Taxable )

CGST @9%

216.00

SGST @9%

216.00

TOTAL

26,832.00

Credit Amount

(-)20,124.00

करल ४		
५७२	२०	२८
२०२४		



Grand Total

₹ 6,708.00

CHALLAN  
MTR Form Number-6



MH013595183202324E

BARCODE



Inspector General Of Registration

Date 08/01/2024-10 32 43

Form ID 25 2

Stamp Duty  
Registration Fee

Payer Details

KRL4 JT SUB REGISTRAR KURLA NO 4

TAX ID / TAN (If Any)

PAN No (If Applicable)

Full Name

LALJI MURJI BHANUSHALI AND OTHER

MUMBAI

2023 2024 One Time

Flat/Block No.

FLAT NO 702 7TH FLOOR, A WING BLDG NO

Account Head Details

Amount In Rs.

Premises/Building

5 SHANGRILA CO-OP HSG SOC LTD

Stamp Duty

360000.00

Road/Street

90FT ROAD, MOHILI VILLAGE SHETHIA NAGAR, SAKINAKA

Registration Fee

30000.00

Area/Locality

MUMBAI

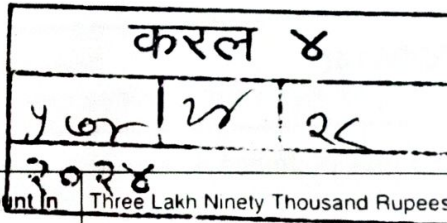
Town/City/District

PIN

4 0 0 0 7 2

Remarks (If Any)

SecondPartyName=SURESH MULJI AMAL AND OTHER-



Amount In Words Three Lakh Ninety Thousand Rupees Only

3,90,000.00

Words

Details UNION BANK OF INDIA

FOR USE IN RECEIVING BANK

Cheque-DD Details

Bank CIN

0290720000879243 522131336

DD No

Bank Date

08/01/2024

Not Verified with RBI

Bank

Bank Branch

UNION BANK OF INDIA

Branch

Scroll No. & Date

Not Verified with Scroll

ID

document to be registered in Sub Registrar office

Mobile No

8879949194



Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
S)-391-574	0007177150202324	08/01/2024-13 53:57	IGR200	30000 00
S)-391-574	0007177150202324	08/01/2024-13 53:57	IGR200	360000 00
<b>Total Defacement Amount</b>				<b>3,90,000.00</b>

Handwritten signature/initials at the bottom left.



01/2024 2 03:38 PM

न क्रमांक: कचल4/574/2024

साचा प्रकार: करारनामा

दस्तावेज गोपनीय भाग 2

महाराष्ट्र  
दस्तावेज क्रमांक 5/4/2024 no/25

- | क्र. | पक्षकाराचे नाव व पत्ता  | पक्षकाराचा प्रकार | विहून देणार          | वय | उयाचित्र | ठसा प्रमाणित |
|------|---|-------------------|----------------------|----|----------|--------------|
| 1    | नाव: सुरेश मूलजी अमल<br>पत्ता: प्लॉट नं. पल्लेट नं. 702, माळा नं. 7वा मजला, ए-विंग,<br>इमारतीचे नाव: बिल्डींग नं. 5, शांतीला को ऑप ही सो लि, ब्लॉक<br>नं. 90 फीट रोड, मोहिली विलेज, रोड नं. शेठिया<br>नगर, साकीनाका, मुंबई, महाराष्ट्र.<br>पिन नंबर: AADPA7109B       | स्वाक्षरी         | सुरेश मूलजी अमल      | 72 |          |              |
| 2    | नाव: दशा सुरेश अमल<br>पत्ता: प्लॉट नं. पल्लेट नं. 702, माळा नं. 7वा मजला, ए-विंग,<br>इमारतीचे नाव: बिल्डींग नं. 5, शांतीला को ऑप ही सो लि, ब्लॉक<br>नं. 90 फीट रोड, मोहिली विलेज, रोड नं. शेठिया<br>नगर, साकीनाका, मुंबई, महाराष्ट्र.<br>पिन नंबर: ADHPA0800C         | स्वाक्षरी         | दशा सुरेश अमल        | 61 |          |              |
| 3    | नाव: लालजी मुरजी भानुशाली<br>पत्ता: प्लॉट नं. पल्लेट नं. 705, माळा नं. 7वा मजला, बी-विंग,<br>इमारतीचे नाव: बिल्डींग नं. 5, शांतीला को ऑप ही सो लि, ब्लॉक<br>नं. 90 फीट रोड, मोहिली विलेज, रोड नं. शेठिया<br>नगर, साकीनाका, मुंबई, महाराष्ट्र.<br>पिन नंबर: AIIPG1824E | स्वाक्षरी         | लालजी मुरजी भानुशाली | 47 |          |              |
| 4    | नाव: वर्षा लालजी भानुशाली<br>पत्ता: प्लॉट नं. पल्लेट नं. 705, माळा नं. 7वा मजला, बी-विंग,<br>इमारतीचे नाव: बिल्डींग नं. 5, शांतीला को ऑप ही सो लि, ब्लॉक<br>नं. 90 फीट रोड, मोहिली विलेज, रोड नं. शेठिया<br>नगर, साकीनाका, मुंबई, महाराष्ट्र.<br>पिन नंबर: BLWPB2154C | स्वाक्षरी         | वर्षा लालजी भानुशाली | 43 |          |              |

दस्तऐवज करून देणार तयाकरीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

क्र.3 ची वेळ: 08 / 01 / 2024 01 : 58 : 44 PM

टिप:-

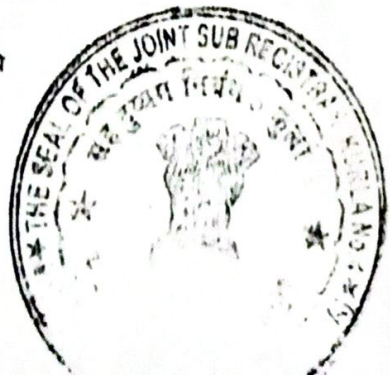
खालील इतर असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

- | क्र. | पक्षकाराचे नाव व पत्ता  | पक्षकाराचा प्रकार | विहून देणार        | वय | उयाचित्र | ठसा प्रमाणित |
|------|---|-------------------|--------------------|----|----------|--------------|
| 1    | नाव: शुभ लालजी भानुशाली<br>वय: 23<br>पत्ता: 5-बी-705, लक्ष्मी भुवन, शांतीला सोसायटी, 90 फीट रोड, शेठिया<br>नगर, साकीनाका, मुंबई<br>पिन कोड: 400072  | स्वाक्षरी         | शुभ लालजी भानुशाली | 23 |          |              |
| 2    | नाव: राज लालजी भानुशाली<br>वय: 19<br>पत्ता: 5-बी/705, लक्ष्मी भुवन, शांतीला सोसायटी, 90 फीट रोड, शेठिया<br>नगर, साकीनाका, मुंबई.<br>पिन कोड: 400072 | स्वाक्षरी         | राज लालजी भानुशाली | 19 |          |              |

क्र.4 ची वेळ: 08 / 01 / 2024 02 : 00 : 09 PM

क्र.5 ची वेळ: 08 / 01 / 2024 02 : 02 : 37 PM नोंदणी पुस्तक 1 मध्ये

मुंबई उपनगर जिल्हा



## ALLOTMENT LETTER

Name : SURESH MUKHI AMAL.  
DAKSHA SURESH AMAL

Membership No. : 224

Flat No. : 702 on 7<sup>th</sup> Floor

Wing No. : A Building No. : S

### SHANGRILA CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registration No.: BOM/HSG/848 OF 65 Dt. 20 4 1965)

Office : Shree Kutchhi Bhanushali Sava Samaj Trust, V N Bhanushali Nagar, Bhanushali Marg,  
260-D, Tilak Road, Ghatkopar (E.), Mumbai 400 077 • Tel 510 6203

Plot : C S T No 323, 348 & 350, Jari Mari Road, S No 34, 37, 38, 58, Village Mohili,  
Saki Naka, Mumbai 400 072

# SHANGRILA CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registration No.: BOM/HSG/949 OF 85 Dt. 20-4-1985)

Office : Shree Kutchhi Bhanushali Seva Samaj Trust, V N Bhanushali Nagar, Bhanushali Marg,  
260-D, Tilak Road, Ghatkopar (E), Mumbai - 400 077 • Tel.: 510 8203  
Plot : C. S. T. No. 323, 348 & 350, Jari Mari Road, S. No. 34, 37, 38, 58, Village Mohili,  
Saki Naka, Mumbai - 400 072.

Date : 16/8/99

SMT DAKSHA SURESH AMAL  
To, SHRI SURESH MUKJI AMAL.  
Room No. 702 BAKSI DEVAJI PATIL  
CHAWL, OPP. KHOSLA JAMATKHANA  
MURBA (W), MUMBAI - 70

Ref.: Membership No. 224  
Sub.: Allotment of residential flat no. 702 on 7<sup>th</sup> floor in wing A in  
building no. 5

Dear Member,

We are pleased to inform you that in response to your application for allotment of a residential flat in one of the buildings being constructed by the Society on plot no. CST No. 323, 348 & 350 of village Mohili, Taluka Kurla, within Greater Mumbai, the Society has allotted you a residential flat, the details of which is given as under as resolved unanimously in the Annual General Meeting of the society held on 30/5/99.

This allotment however will be subject to the terms & conditions set out here under.

## DETAILS OF FLAT ALLOTTED

- Flat No. 702 on 7<sup>th</sup> floor in wing No. A of building No. 5
- Area of the flat 415 Sq. Ft. (ie. 555 Sq. Ft. built up).
- Consideration (Excluding all other charges & duties), Contribution towards cost of construction & plot of land Rs. 499500

## TERMS AND CONDITIONS :

- The right of the Member shall be restricted and limited to the Member's allotted flat and to no other part of the aforesaid immovable property of the Society. (namely, the holding of the Society) and / or any construction or other activity that may be carried on by the Society on or in any part of the said holding of the Society.
- Considering the objectives of the society and the fact that all the flats in all the Wings of all the said three buildings are to be allotted to persons belonging to the Bhanushali community, the amount payable by the Member to the Society for being allotted and for the right to use and occupy the Member's Allotted flat (including contribution towards the cost



23/2/99 (19) 20117

8/11 23/2/99 20117

Shangrila Co-operative Housing Society Limited ..... 2

of the land and contribution towards the cost of construction of the said buildings) is a lumpsum of Rs. 499500 (Rupees FOUR LAKHS NINETY NINE THOUSAND which shall be paid by the Member to the Society by the instalments and at the times specified in the next succeeding clause - 3

3. The Member has already paid to the Society at or prior to execution of this Letter of Allotment as contribution towards the said lumpsum of Rs. 499500, sums totalling Rs. 90000 as on account of part payment (the payment and receipt where of the Society doth hereby admit and acknowledge). The balance amount namely, Rs. 409500 shall be paid by the Member to the Society by the instalments and at the respective times specified hereunder, namely :-

- |     |                   |   |      |
|-----|-------------------|---|------|
| (a) | Rs. <u>99900</u>  | on the Plinth being constructed                             | 20%  |
| (b) | Rs. <u>124875</u> | on the 1st slab being casted                                | 25%  |
| (c) | Rs. <u>159840</u> | on the 2nd slab being casted                                | 32%  |
| (d) | Rs. <u>189810</u> | on the 3rd slab being casted                                | 38%  |
| (e) | Rs. <u>219780</u> | on the 4th slab being casted                                | 44%  |
| (f) | Rs. <u>249750</u> | on the 5th slab being casted                                | 50%  |
| (g) | Rs. <u>279720</u> | on the 6th slab being casted                                | 56%  |
| (h) | Rs. <u>319680</u> | on the 7th slab being casted                                | 64%  |
| (i) | Rs. <u>349650</u> | on the 8th slab being casted                                | 70%  |
| (j) | Rs. <u>374625</u> | on the internal walls of the flat being constructed         | 75%  |
| (k) | Rs. <u>399600</u> | on the plaster of the flat being completed                  | 80%  |
| (l) | Rs. <u>474525</u> | on the plumbing & Electric work in the flat being completed | 95%  |
| (m) | Rs. <u>499500</u> |   | 100% |

being the balance of the said lumpsum amount within 7 days of the said building No. 5 being constructed and occupancy certificate in respect of the said building being issued by BMC, against the society handing over to the Member vacant possession of the Member's allotted Flat.

3201311020017 The member shall be liable to pay, and hereby agrees to pay to the society, interest at the rate of 18% per annum on all amounts of instalments from the date of default till payment.  
28112322120017

4. It is in the contemplation of the parties that the Member may obtain from any bank or other financial body or organization, a loan for making payment of all or some of the instalments of the balance amount listed in Clause 3 above.



SHANGRILA CO-OPERATIVE HOUSING SOCIETY LIMITED ..... 4

said flat a sum of Rs. 23,000/- as per following schedule :

Maintenance Deposit	9500
Legal Fees	1000
Electric Meter and Water Connection Deposit	10000
Cabling Charges	<u>2500</u>
	<u>23000</u>

The said sum shall not carry interest and will remain with the Society.

9. The Member agrees and binds himself to pay to the Society his provisional monthly contribution of Rs. 1200/- for two room kitchen flat till time the final Municipal Tax Assessment is finalised. The said monthly contribution shall be paid in advance before 5th of every month.

Thanking You.

Yours Faithfully.

For SHANGRILA CO-OPERATIVE HOUSING SOCIETY LIMITED.

  
(Chairman)

  
(Secretary / Treasurer)

**ACCEPTANCE**

I Mr. / Mrs. DAKSHA SURESH Amal  
SURESH MURJI Amal. hereby agree to the above  
allotment and I shall be bound by all the terms and conditions of the allotment specified above.

( सुरेश मुरजी अमल )  
२३/११/२०११

सूची क्र.2

दुरगम निबंधक मंडळ दुसरी कृ. 4

दस्तावेज क्रमांक 574/2024

नाटणी

Regn 63m

गावाचे नाव : मोहीली

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	6000000
3) बाजारभाव (भाडेपट्ट्याच्या बाबत निवडणुका भाकारणी देतो की पट्टेदार ते नमूद करावे)	57056298
4) भू-मापन पोटहिस्सा व घरकमाक (असल्यास)	1) पालिकेचे नाव मुंबई मनपा इतर वर्णन सदनिका नं 702 नाळा नं 7वा मजला ए-विंग इमारतीचे नाव विल्डींग नं 5, शागीला को ऑप ही सा लि. ब्लॉक नं 90 फीट राड माहिली विन्ज राड शेंठिया नगर, साकीनाका, मुंबई-400072. इतर माहिती सदनिकेचे क्षेत्र 415 चौ फूट कारपेट क्षेत्र 46.28 चौ मी विल्ट-अप PUI: LX1005398710000 ( ( C T S Number 323 . . ) )
5) क्षेत्रफळ	1) 46.28 चौ मीटर
6) भाकारणी किंवा जुडो देण्यात असेल तेव्हा	
7) दस्तऐवज करून देणा-या पक्षकाराचे व न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव-सुरेश मुलजी अमल वय-72; पत्ता-प्लॉट नं फ्लॅट नं 702 नाळा नं 7वा मजला ए-विंग इमारतीचे नाव विल्डींग नं 5, शागीला को. ऑप ही सा लि. ब्लॉक नं 90 फीट राड माहिली विन्ज राड न शेंठिया नगर, साकीनाका, मुंबई, महाराष्ट्र. पिन कोड -400072 फोन नं -AADPA71098 2) नाव-दक्षा सुरेश अमल वय-61; पत्ता-प्लॉट नं फ्लॅट नं 702, नाळा नं 7वा मजला ए-विंग इमारतीचे नाव विल्डींग नं 5, शागीला को ऑप ही सा लि. ब्लॉक नं 90 फीट राड माहिली विन्ज राड न शेंठिया नगर, साकीनाका, मुंबई, महाराष्ट्र. पिन कोड -400072 फोन नं -ADHPA0800C
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव-लालजी मुरजी भानुशाली वय-47; पत्ता-प्लॉट नं फ्लॅट नं 705, नाळा नं 7वा मजला वी-विंग इमारतीचे नाव विल्डींग नं 5, शागीला को ऑप ही सा लि. ब्लॉक नं 90 फीट राड माहिली विन्ज राड न शेंठिया नगर, साकीनाका, मुंबई, महाराष्ट्र. पिन कोड -400072 फोन नं -AJIPG1824E 2) नाव-वर्षा लालजी भानुशाली वय-43; पत्ता-प्लॉट नं फ्लॅट नं 705, नाळा नं 7वा मजला वी-विंग इमारतीचे नाव विल्डींग नं 5, शागीला को ऑप ही सा लि. ब्लॉक नं 90 फीट राड माहिली विन्ज राड न शेंठिया नगर, साकीनाका, मुंबई, महाराष्ट्र. पिन कोड -400072 फोन नं -BLWPB2154C
9) दस्तऐवज करून दिल्याचा दिनांक	08/01/2024
10) दस्तऐवज नाटणी केल्याचा दिनांक	08/01/2024
11) अनुक्रमांक खड व पृष्ठ	574/2024
12) बाजारभावाप्रमाणे मुद्राक शुल्क	360000
13) बाजारभावाप्रमाणे नाटणी शुल्क	30000
14) शरा	

मुल्याकनासाठी विचारात घेतलेला तपशील :-

मुद्राक शुल्क भाकारनामा निवडलेला अनुच्छेद :-

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

