

**SCANNED**

ey2A28

**AGREEMENT  
FOR  
TRANSFER**

**Sandhya Brijesh & Co.**

Sandhya Brijesh Dubey  
B.com, G.D.C. & A., D.M.M.(Mumbai)

-----  
Certified Auditor & Tax Consultant  
-----

F-104, S-3, HEENA COMPLEX,  
B. P. 'Cross' Road No. 3 (South), Behind  
Mangal Murti Hospital, Near Madina  
Bakery, Bhayander (East), Thane 401 105.  
Mobile No. : 9869512049.

\*\*\*\*\*



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 9528/2024

नोंदणी :

Regn 63m

गावाचे नाव : खारी

| लेखाचा प्रकार   | करारनामा  |
|---|---|
| मौजदला  | 2511000   |
| बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार करणी देतो की पट्टेदार ते नमुद करावे)  | 2107960   |
| भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे खारी,वार्ड क्र. एल,विभाग क्र. 2/17,जुना सर्वे क्र. 111,नवीन सर्वे क्र. 89,हिस्सा क्र. 5 आणि 6,क्षेत्रफळ 30.20 चौ. मी. बिल्टअप सदनिका क्र. ई/63,तिसरा मजला,ताजमहल अपार्टमेंट को. ओप. हॉ. सोसा. लि.,नवघर फाटक रोड,गोडदेव,भाईदर(पूर्व),ठाणे 401105.( ( Survey Number : 89/5 & 6 ; ) ) |
| क्षेत्रफळ   | 1) 30.20 चौ.मीटर  |
| आकारणी किंवा जुडी देण्यात असेल तेव्हा.  |   |
| दस्तावेज करुन देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा नावा किंवा आदेश असल्यास,प्रतिवादिचे व पत्ता. | 1): नाव:-प्रशांत परशुराम उतेकर - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. ई/63, तिसरा मजला, ताजमहल अपार्टमेंट को. ओप. हॉ. सोसा. लि., नवघर फाटक रोड, गोडदेव, भाईदर (पूर्व), ठाणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ABBP8640C  |
| दस्तावेज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश न्यास,प्रतिवादिचे नाव व पत्ता        | 1): नाव:-वाकिम अहमद अमीन अहमद वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 2, शास्त्री नगर बस डेपो बांद्रा रेल्वे स्टेशन जवळ बांद्रा पश्चिम मुंबई, ब्लॉक नं: -, रोड नं: -, , मुम्बई. पिन कोड:-400050 पॅन नं:-AYJVP9589Q  |
| दस्तावेज करुन दिल्याचा दिनांक   | 27/05/2024  |
| दस्त नोंदणी केल्याचा दिनांक   | 27/05/2024  |
| अनुक्रमांक,खंड व पृष्ठ  | 9528/2024   |
| बाजारभावाप्रमाणे मुद्रांक शुल्क   | 175770  |
| बाजारभावाप्रमाणे नोंदणी शुल्क   | 25110   |
| शेरा  |   |

सह दुय्यम निबंधक वर्ग. २  
ठाणे क्र ७

कनासाठी विचारात घेतलेला तपशील:-:

क शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Receipt (pavli)

337/9528

Monday, May 27, 2024

1:31 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गावाचे नाव: खारी

दस्तऐवजाचा अनुक्रमांक: टनन7-9528-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: वाकिम अहमद अमीन अहमद

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 29

पावती क्र.: 10221

दिनांक: 27/05/2024

रु. 25110.00

रु. 580.00

एकूण:

रु. 25690.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
1:50 PM ह्या वेळेस मिळेल.

सह उद्योग Joint Sub Registrar कार्यालये  
उपणे क्र ७

बाजार मुल्य: रु.2107960/-

मोबदला रु.2511000/-

भरलेले मुद्रांक शुल्क : रु. 175770/-

1) देयकाचा प्रकार: DHC रक्कम: रु.580/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524250608410 दिनांक: 27/05/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.25110/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002365327202425M दिनांक: 27/05/2024

बँकेचे नाव व पत्ता:

Vakim ahmad

मूळदस्त परत मिळाला



**CHALLAN**  
**MTR Form Number-6**



|  |                          |  |   |
|--|--------------------------|--|---|
| <b>GRN</b> MH002365327202425M                          | <b>BARCODE</b> [Barcode] | <b>Date</b> 21/05/2024-18:44:42          | <b>Form ID</b> 25.2   |
| <b>Department</b> Inspector General Of Registration    |                          | <b>Payer Details</b>                     |   |
| <b>Type of Payment</b> Stamp Duty<br>Registration Fee  |                          | <b>TAX ID / TAN (If Any)</b>             |   |
|  |                          | <b>PAN No.(If Applicable)</b> AYJVP9589Q |   |
| <b>Office Name</b> THN7_THANE NO 7 JOINT SUB REGISTRAR |                          | <b>Full Name</b>                         | VAKIM AHAMAD AMIN AHAMAD  |
| <b>Location</b> THANE                                  |                          | <b>Flat/Block No.</b>                    | Flat No. E/63, Third Floor, Tajmahal Apartment                                  |
| <b>Year</b> 2024-2025 One Time                         |                          | <b>Premises/Building</b>                 | CHS Ltd.,   |
| <b>Account Head Details</b>                            |                          | <b>Amount In Rs.</b>                     |   |
| 0030046401 Stamp Duty                                  |                          | 175770.00                                | <b>Road/Street</b> Navghar Fatak Road, Bhayander (East),                        |
| 0030063301 Registration Fee                            |                          | 25110.00                                 | <b>Area/Locality</b> THANE  |
|  |                          |  | <b>Town/City/District</b>   |
|  |                          |  | <b>PIN</b> 4 0 1 1 0 5  |
|  |                          |  | <b>Remarks (If Any)</b><br>SecondPartyName=PRASHANT PARSHURAM UTEKAR~CA=2511000 |
|  |                          |  | <b>Amount In</b> Two Lakh Eight Hundred Eighty Rupees Only                      |
| <b>Total</b>   |                          | 2,00,880.00                              | <b>Words</b>  |
| <b>Payment Details</b> IDBI BANK                       |                          | <b>FOR USE IN RECEIVING BANK</b>         |   |
| <b>Cheque-DD Details</b>                               |                          | <b>Bank CIN</b>                          | 69103332024052415013  |
|  |                          | <b>Ref. No.</b>                          | 742318913   |
| <b>Cheque/DD No.</b>                                   |                          | <b>Bank Date</b>                         | 24/05/2024-19:36:06   |
|  |                          | <b>RBI Date</b>                          | Not Verified with RBI   |
| <b>Name of Bank</b>                                    |                          | <b>Bank-Branch</b>                       | IDBI BANK   |
| <b>Name of Branch</b>                                  |                          | <b>Scroll No , Date</b>                  | Not Verified with Scroll  |

Department ID :

Mobile No. : 7021340147

**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

*Ratkar*

Vakim ahamed

Page 1/1  
**ट न न ७**  
दस्त क्र. ९५२८ / २०२४  
1      2८



Print Date 25-05-2024 02:25:16

|                    |    |
|--------------------|----|
| ट न न ७            |    |
| दस्त क्र EY2C/2024 |    |
| 2                  | 2e |



AGREEMENT FOR SALE / TRANSFER OF FLAT

THIS AGREEMENT is made and entered into at Bhayander on this 27<sup>th</sup> day of May, 2024.

BETWEEN

MR. PRASHANT PARSHURAM UTEKAR,  
PAN NO. ABBPU8640C aged 39 years, an adult,  
Indian Inhabitant, residing at Flat No. E/63, Third  
Floor Tajmahal Apartment Co-Operative Housing  
Society Ltd., Navghar Phatak Road, Goddev,  
Bhayander (East), Thane 401 105., hereinafter referred  
to as "THE TRANSFEROR" (which expression shall  
unless it to be repugnant to the context or meaning to  
be deemed to and include his heirs, executors,  
administrators and assigns) of the ONE PART.

AND

MR. VAKIM AHAMAD AMIN AHAMAD,  
PAN NO. AYJPV9589Q aged 29 years, an adult  
Indian Inhabitant, residing 2, Shashtri Nagar Bus  
Depot, Near Bandra Railway Station, Bandra (West),  
Mumbai 400 050., hereinafter referred to as "THE  
TRANSFEEEE" (which expression shall unless it to  
be repugnant to the context or meaning thereof shall  
deemed to mean and include his heirs, executors,  
administrators and assigns) of the SECOND PART.

*Prashant Utekar*

VAKIM AHAMAD

दस्त क्र. ५२८/२०२४

३ २९



AND WHEREAS the Transferor is registered Share Holder of "TAJMAHAL APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED" being a society registered under No. TNA/(TNA)/HSG/ (TC)/2538/1988-89 dated 03/03/1989 (hereinafter referred to as "THE SAID SOCIETY") and holder in all Five shares of the face value of Rs. 50/- bearing No. 421 to 425 (both inclusive) held under Share Certificate No. 85 issued by the Society (hereinafter referred to as "THE SAID SHARES") and as such the Transferor is entitled to and exclusive control, use enjoyment, occupation and possession of Flat No. E/63, on the Third Floor, in the building known as TAJMAHAL APARTMENT and Society known as TAJMAHAL APARTMENT Co-Operative Housing Society Ltd., Navghar Phatak Road, Goddev, Bhayander (East), Thane 401 105., (for the sake of brevity) it may be called hereinafter "THE SAID FLAT".

AND WHEREAS by and under an Agreement dated 10<sup>th</sup> February, 1985 entered into between M/S. SHAIKH CONSTRUCTION COMPANY, a partnership Firm (SHRI S. A. SHAIKH) hereinafter called and referred to as "THE BUILDING CONTRACTOR" of the ONE PART and SMT. KITABULNISHA SHAMIULLA SHAIKH through her duly constituted attorney SHRI SHAMIULLA ABDUL SAKUR SHAIKH hereinafter referred to as the CONFIRMING PARTY and SHRI PARSHURAM SITARAM UTEKAR, of the OTHER PART acquired the said "FLAT ON OWNERSHIP BASIS" on payment of Full and Final Payment of the Sale consideration therefore mentioned therein & took possession thereof. and the same has been Registered with the Sub-Registrar office, Mumbai vide document No. PR609 Dated 17th April, 1985.

*R. K. Kulkarni*

Valkim ahmad

|                    |
|--------------------|
| टन्न ७             |
| दस्त क्र. ९२८/२०२४ |
| ४ 3.2 ए            |



AND WHEREAS by way of Gift Deed dated 6 October, 2017 SHRI PARSHURAM SITARAM UTEKAR had gifted the above said flat to his wife MRS. ANITA PARSHURAM UTEKAR, and the same has been Registered with the Sub-Registrar office, Thane-4 vide document No. TNN4-4648/2017 Dated 6<sup>th</sup> October, 2017.

AND WHEREAS by way of Gift Deed dated 31st December, 2020 MRS. ANITA PARSHURAM UTEKAR had gifted the above said flat to her son MR. PRASHANT PARSHURAM UTEKAR, and the same has been Registered with the Sub-Registrar office, Thane-4 vide document No. TNN4-652/2021 Dated 15<sup>th</sup> January, 2021.

WHEREAS the Transferor has agreed to sell and transfer to the TRANSFEREE and the TRANSFEREE has agreed to purchase and acquire all rights, title and interest of the Transferor in the said shares and as incidental to the sale thereof the right to use, enjoy and occupy the said Flat together with all fixtures and fittings therein.

AND WHEREAS, The Transferor herein CONFIRM that the above said Agreements executed between the Builders/Developers and the Transferor herein above given parties herein are not cancelled, terminated, revoked and the Transferor herein is in quiet, vacant and peaceful physical possession of the said premises.

*[Handwritten signature]*

Vakim ahamad

|                    |    |
|--------------------|----|
| टन न ७             |    |
| दस्त क्र EY2C/2024 |    |
| ५                  | २९ |



AND WHEREAS, The Transferor herein have absolute right, title and interest for selling the above said Flat premises to whomsoever they wants without any type of hindrance, encumbrances from anybody.

AND WHERAS, that, the transferor have from time to time and at all time since after obtaining possession of the said Flat premises, observed the terms and conditions of the said Agreement and the TRANSFEREE shall observe the Bye-laws of the said society as also the provisions of the Maharashtra Ownership Flats Act as also the Maharashtra Co-Op. Societies Act, and the respective rules framed there under and other applicable laws for the time being to force without any breach thereof.

NOW THIS INDENTURE WITNESSTH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. The Transferor is sole and exclusive owner of the FLAT premises bearing No. E/63, on the Third Floor, having 325 sq. fts. Built-Up area equivalent to 30.20 sq. mtrs. Built-up or there about in the building known as TAJMAHAL APARTMENT and the society known as "TAJMAHAL APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED" being a society registered under No. TNA/(TNA)/HSG/(TC)/2538/1988-89 dated 03/03/1989, situated at Navghar Phatak Road, Goddev, Bhayander (East), Thane 401 105., (more particularly described in the Schedule hereunder written).

Vaikim ahamed



|                      |
|----------------------|
| ट न न ७              |
| दस्त क्र. १११ / २०२४ |



2. The Transferor shall sell assign and transfer the TRANSFEREE shall take over and acquire from the Transferor the said shares and as incidental to the sale thereof all and singular the beneficial rights, title, interest, property claim and demand of the Transferor as the members of the said Society in respect of the said Flat together with the right of use, enjoyment and occupation there of and also together with all fixture and fittings and other equipment's and electrical installations and other fittings at as for the price of Rs. 25,11,000/- (Rupees Twenty Five Lakh Eieven Thousand Only).

3. The Transferor has applied to the said Society for the requisite section under its bye-laws, rules and regulations to sell, assign and transfer the said Flat to the TRANSFEREE.

4. The Transferee shall apply for the membership and provisional admission to the said Society.

5. On the application for permission referred to in clause being made and the said Society admitting the Transferee as the members of the said Society the transaction shall be completed.

6. In consideration of the said Flat the party of the Second Part have agreed to pay the sum of Rs. 25,11,000/- (Rupees Twenty Five Lakh Eleven Thousand Only) being the Full and Final value of the said Flat agreed to be paid as under :

*Rahul*

Vaikim ahmad

दस्त क्र ए 22/2028  
6 2 €



i) Rs. 5,11,000/- (Rupees Five Lakh Eleven Thousand Only) paid at the time of execution of this Agreement (the payment and the receipt whereof the Transferor both hereby acknowledge).

ii) Balance Rs. 20,00,000/- (Rupees Twenty Lakh Only) shall be payable on or before 30 days i.e. One month time from the date of Registration of this Agreement.

7. It is EXPRESSLY & MUTUALLY AGREED by the parties herein, if The party of the Second part fails to pay balance amount in time immediately on this Ground party of the One Part be entitled to cancel the transaction and sale said Flat to any other person and the Transferor should be return all of the amount which was given from purchaser/Transferee without interest.

8. On the completion of the sale Transferor shall instruct the said Society to transfer to the Transferee all amounts of deposits by the Transferor with the said Society in credit of the Transferor in the books of the said Society.

9. The Transferor shall deliver vacant possession of the said Flat to the Transferee immediately after the receipt of the Full price under this Agreement. The Transferor shall obtain permission of the said Society before delivering possession and in case such permission is not immediately granted than the Transferor shall keep the Transferee indemnified against the same.

*Ruler*

Vakim ahmad

|                   |    |
|-------------------|----|
| <b>ट न न ७</b>    |    |
| दस्त क्र ९२८/२०२४ |    |
| ८७७               | २९ |



10. The Transferor agree to pay all outgoing and all other charges and amounts due and/or payable by the Transferor to the Society in respect of the said Flat upto the date on which the transaction is completed and shall keep the Transferee indemnified against the same. The Transferor declare that he has discharged in full and liabilities as agreed in respect of the said Flat to the said Society unto the date of execution of this Agreement.

11. a) The Transferee agree to pay and discharge all liabilities in respect of the said Flat after the completion of this transaction and shall keep the Transferor indemnified against the same.

b) The Transferee herein assure, state, declare and covenants that they shall observe, perform all the terms, conditions and obligations contained in the said Agreement for Transfer with the Builders and the society Bye-laws as amended till date and shall abide from time to time.

12. The Transferor hereby declare that :

a) The Transferor has purchased acquired the right, title and interest in the same said Flat out of the moneys belonging to them absolutely and that the Transferor has duly performed all terms and conditions on which she is holding the same Flat.

b) The Transferor is owner of the said shares and the said Flat and such she is solely and absolutely entitled to the title and interest in the said Flat and no other person or party has any right, title, interest, property claim or demand into over upon the same or any party thereof either by way of sale, exchange, mortgage, gift, trust, inheritances, lien or otherwise howsoever.

*[Handwritten signature]*

Vakim ahmad

22/2028  
e 2e



c) The Transferor has good right, full power and authority to sell and transfer the said shares and that they have not, not anyone on behalf of their has done committed or committed to do any act, deed, matter or thing whereby the said shares and Flat can be forfeited, extinguished or rendered void or voidable and that the Transferor shall keep indemnified the Purchaser-TRANSFEEE from or against all actions, suits, proceedings, claims, demands, levies, penalties, expenses or other liabilities of whatsoever nature made or suggested by or virtue of any non-performance or no observance by them or any of the terms and conditions agreement, convents and provisions on which the holds the said Flat.

d) That the said Flat premises is free from all types of encumbrances, liabilities, claims and demands of any nature whatsoever including lispendens.

e) That, no suit is pending in respect of the said Flat premises nor therein an attachment proceedings going on, nor the said is subject to any legal charges, attachment, lien, claim in favor of any individual or in favor of Govt., Central or State, Local Body or Public Authority and no taxes, dues, rates and levies are pending

13. It is EXPRESSLY & MUTUALLY AGREED by the parties herein, that the Society shall not be liable for any of the Mutually agreed terms & conditions between the Transferor and TRANSFEEE as agreed in this Agreement or otherwise both the Transferor and TRANSFEEE herein EXPRESSLY AGREE to keep the SOCIETY always duly INDEMNIFIED in this respect for any damages, loss suffered by them.

*[Handwritten signature]*

Vakim ahamed

|                   |         |
|-------------------|---------|
| ट न न ७           |         |
| दस्त क्र ९२८/२०२४ |         |
| १०                | ०९.. २९ |



14. The TRANSFEREE shall bear and pay the charges towards, the Stamp Duty and Registration fees as per Stamp Duty Act, 1908 as may be in force and thereafter lodge, admit this Agreement for Registration with the concerned Sub-Registrar of Assurance, Thane within the stipulated time limit and the Transferor has agreed to attend and admit execution thereof.

15. At the time of completion sale and thereafter the Transferor shall at the interest of the TRANSFEREE sign and execute all such deeds, documents instruments and writings as may be required by the TRANSFEREE for the purpose of vesting the said right, title and interest of the said shares and Flat.

16. On the completion of the sale, the Transferor shall deliver to the Purchaser-TRANSFEREE all role and paper deeds, documents, writing and instruments (evidencing the Transferor rights in the receipts of payments made by the Transferor.

17. The Transferor and TRANSFEREE do hereby Further confirm, covenant and declare that they have entered into this Agreement after going through the terms, conditions and contents and with full knowledge and have fully understood the same in letter and spirit.

*[Handwritten signature]*

Veikim dhamad

|    |    |
|----|----|
| 79 | 2e |
|----|----|



THE SCHEDULE ABOVE REFERRED TO

ALL THAT FLAT premises bearing No. E/63, on the Third Floor, having 325 sq. fts. Built-Up area equivalent to 30.20 sq. mtrs. Built-up or there about in the building known as TAJMAHAL APARTMENT and the society known as "TAJMAHAL APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD.", having Regn. No. TNA/(TNA)/HSG/(TC)/ 2538/1988-89 dated 03/03/1989, situated at Navghar Phatak Road, Goddev, Bhayander (East), Thane 401 105., on a plot of land bearing Old Survey No. 111, New Survey No. 89, Hissa No. 5 & 6 situated and lying in the revenue village Khari and being in the Regn. Sub-Dist. & Dist. Thane within the jurisdiction of Mira-Bhayander Municipal Corporation, Bhayander, Dist. – Thane.

IN WITNESS WHEREOF the parties hereto have hereupto set and subscribed their respective hands and sealed to the present the day and year hereinabove written.

SIGNED SEALED AND DELIVERED )

by the within named "TRANSFEROR")

MR. PRASHANT PARSHURAM UTEKAR

in the presence of . . . . . )

WITNESS :

1. M.S. Sheikh

2. Sheikh



|                     |    |
|---------------------|----|
| ट न न ७             |    |
| दस्त क्र ९२८ / २०२४ |    |
| १२                  | २९ |



SIGNED SEALED AND DELIVERED ) *Vakim ahmad*

by the within named "TRANSFEREE" )

MR. VAKIM AHAMAD AMIN AHAMAD

in the presence of (.....)



WITNESS :

1. *M.S. Sheikh*
2. *Sh...*

टन न ७

दस्त क्र. ९२८/२०२३

१३

२८



**RECEIPT-I**

[Part Payment]

RECEIVED of and from the TRANSFEREE MR. VAKIM AHAMAD AMIN AHAMAD for the Transfer to the said Flat premises bearing No. E/63, on the Third Floor, in the building known as TAJMAHAL APARTMENT and the society known as "TAJMAHAL APARTMENT CO-OP. HSG SOC LTD." at Navghar Phatak Road, Goddev, Bhayander (East), Thane 401 105., a sum of Rs. 5,11,000/- (Rupees Five Lakh Eleven Thousand Only), as a Part Payment of the sale consideration of the above terms and conditions as mutually agreed above by way of CHEQUE/UPI, as given below :

| <u>DATE</u> | <u>CHQE/UPI TRANS. NO.</u> | <u>DRAWN ON</u>                               | <u>AMOUNT</u> |
|-------------|----------------------------|---|---------------|
| 13/02/2024  | 404420933294               | Bank of India<br>Khar (West)<br>Mumbai 400052 | 11,000/-      |
| 24/05/2024  | 278424                     | " " "   | 50,000/-      |
| 24/05/2024  | 414598782044               | " " "   | 50,000/-      |
| 25/05/2024  | 414653485748               | " " "   | 50,000/-      |
| 26/05/2024  | 414795026702               | " " "   | 50,000/-      |
| 26/05/2024  | 414795083944               | " " "   | 50,000/-      |

*R. K. Kulkarni*



# TAJ MAHAL APARTMENT CO-OP. HSG. SOC. LTD.

REGN NO. TNA/TNA/HSG(CO)/2538 OF 1988-89

NAVGHAR PHATAK ROAD, GODDEV, BHAYANDER (EAST), DIST. THANE -401 105

## MAINTENANCE BILL

BILL FOR THE PERIOD OF 1-Apr-2024 To 30-Apr-2024

PRASHANT PARSHURAM UTEKAR

FLAT NO.: E/063

DUE DATE : 15-Apr-2024

BILL NO. : 63/24-25

BILL DATE : 1-4-2024

| Sr.                | PARTICULARS                                   | AMOUNT                        |
|--------------------|---|-------------------------------|
| 1                  | MAINTENANCE CHARGES                           | 475.00                        |
| 2                  | INSURANCE                                     | 10.00                         |
| 3                  | NON OCCUPANCY CHARGES                         | 100.00                        |
| 4                  | MGNA TAX                                      | 20.00                         |
| 5                  | BUILDING REPAIR FUND                          | 30.00                         |
| 6                  | SINKING FUND                                  | 15.00                         |
| 7                  | SINKING FUND                                  | 205.00                        |
| 7                  | WATER CHARGES                                 | 1,200.00                      |
| 8                  | ELECTRIC CABIN WORK/GRILL WORK / PLASTER WORK | 2,055.00                      |
| <b>TOTAL</b>       |   | <b>2,055.00</b>               |
| PRINCIPAL ARREARS: | 855.00  | ADD: INTEREST 15.00           |
| INTEREST ARREARS:  |   | ARREARS 855.00                |
|                    |   | Less: ADVANCE                 |
|                    |   | <b>GRAND TOTAL ₹ 2,925.00</b> |

Amount in Words : Rs. Two Thousand Nine Hundred Twenty Five Only

E.& O.E.

### NOTE:

1. Kindly pay your bill on or before 15th of every month, else interest @ 21% will be charged on balance outstanding
2. CASH OR CHEQUE WILL NOT BE ACCEPTED AFTER 15TH OF EVERY MONTH
3. THIS IS COMPUTER GENERATED BILL SO SIGNATURE IS NOT REQUIRED.
4. AS PER AGM DTD. 12/01/2020 RS 200/-PER FLAT/SHOP INCREASE IN MAINT. CHARGES FROM APRIL 2020 ONWARDS.
5. SOHARSH ACCOUNTS - 7208088113

FOR TAJ MAHAL APARTMENT CO-OP. HSG. SOC. LTD.

AUTHORISED SIGNATURE

This is a Computer Generated Invoice no signature required.

*paid*



Bank loan clear. Letter received Refrancis DA/ADV/2011-12

BANK LOAN *02/10/11*

Mem. Register No. 85

Certificate No. 85

## SHARE CERTIFICATE

# Tajmahal Apartment Co-op. Housing Society Ltd.

REGD. NO. TNA (TNA) / HSG (TC) / 2528 of 1988-89 Dt 3-3-1989.

Navghar Phatak Road, Goddev, BHAYANDAR (East), Dist. Thane Pin Code No. 401 105.

Authorised Share Capital Rs. 4,50,000/- Divided into 9,000 Shares each of Rs. 50/- only.

This is to Certify that MR. PARSHURAM S. UTEKER,

is/are the Registered Holder/s of **5 (FIVE)** fully paid-up Shares Numbered 421

to 425 inclusive of Rs. **50/- (FIFTY)** each in the above named

Society Subject to the Bye-Laws thereof.

Given under the Common Seal of the  
said Society at Bombay

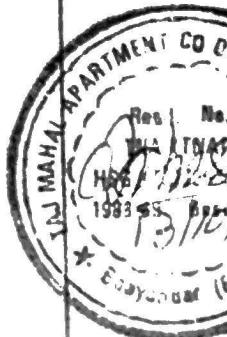

**Rs. 250/-**

this day 20<sup>th</sup> DAY of NOV. 1990.

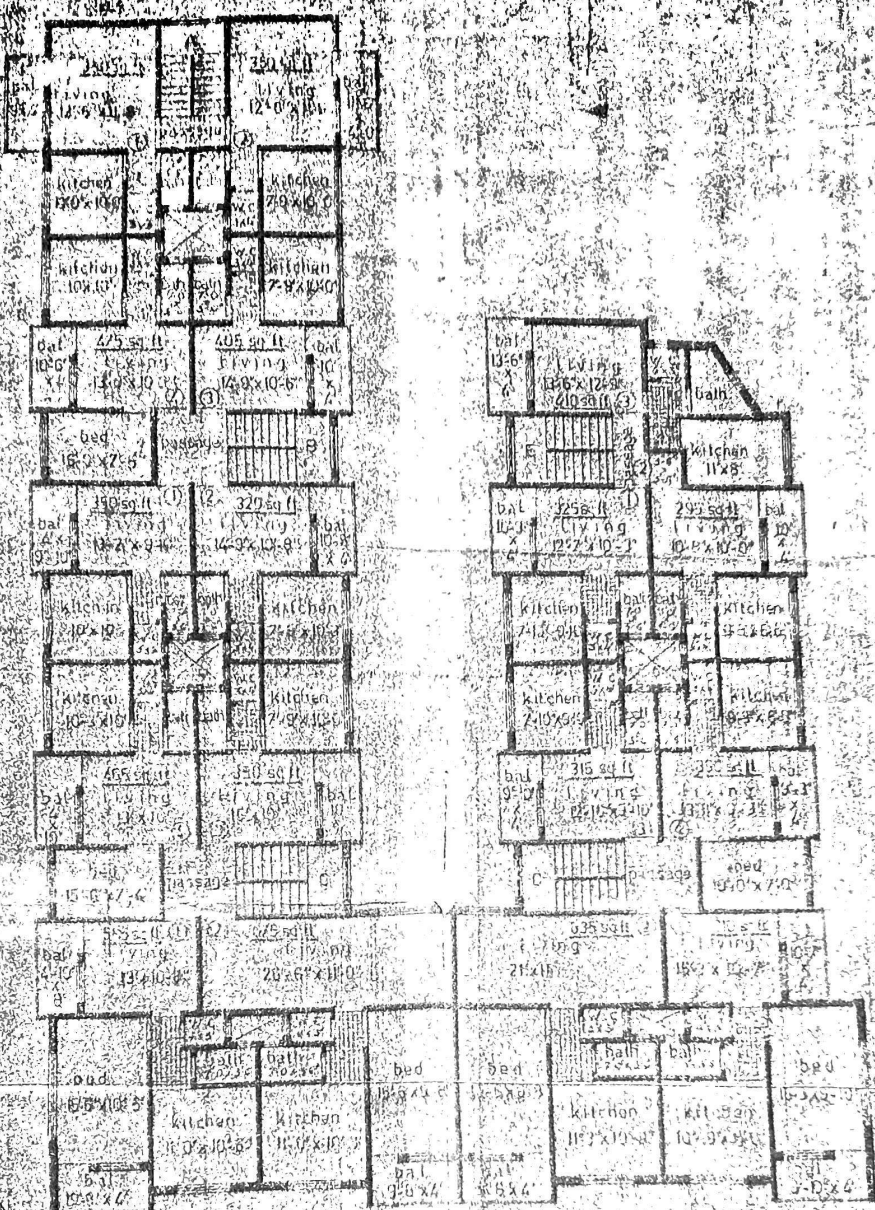
*L. Manjekar*  
Hon. Secretary

*M. J. ...*  
Chairman

## Memorandum of Transfers of the within mentioned Shares

| Date of transfer | No of transfer  | Ref. No. of Transferrer | Name & Address                   | Ref. No of Transferee  | Signature   |
|------------------|-----------------|-------------------------|----------------------------------|--|---|
| 13/10/2017       | 1 <sup>st</sup> |                         | SMT. ANITA PARSHURAM<br>UTTEKAR  |  |  |
| 22/02/2021       | 2 <sup>nd</sup> |                         | Mr. Prashant Parshuram<br>Utekar |  | <p style="text-align: right;">Prashant<br/>22/2/21</p>                              |

A/C on grid  
 1250 x 1250 ft  
 for small construction co.  
 Bhayander



APPROVED UNDER ISO. 33/84  
 DATED 28.3.1984 BY Group Jnan  
 Bhayander (East), Bhayander (East)  
 TRUE COPY.  
 For Merchant & Associates  
 Architects

STAIRCASE A  
 1 to 8 FLATS  
 STAIRCASE B  
 9 to 24 FLATS  
 STAIRCASE C  
 25 to 40 FLATS  
 STAIRCASE D  
 41 to 56 FLATS  
 STAIRCASE E  
 57 to 84 FLATS

TYPICAL FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

builders  
 SHAIKH CONST CO.  
 GODRED JUNCTION  
 BHAYANDER (E)

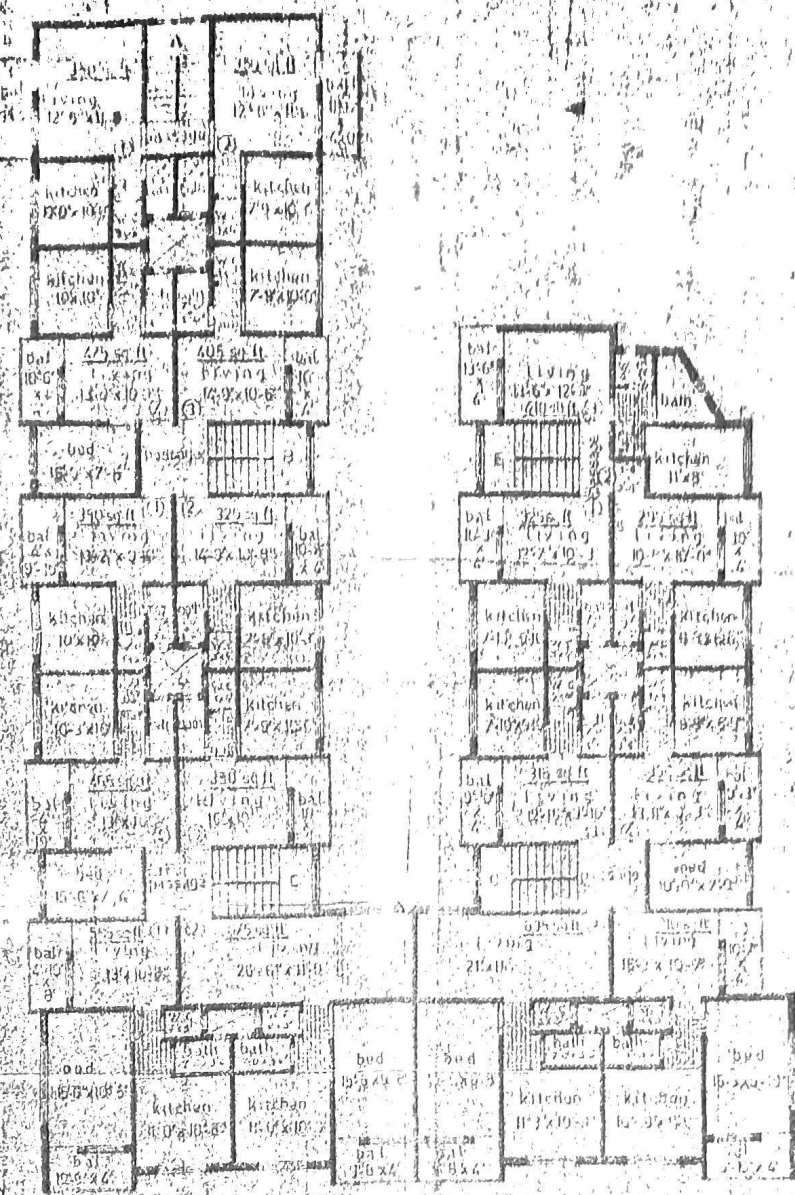
TAJ MAHAL APARTMENTS  
 bhayander (EAST)  
 bhayander (EAST)

architects  
 MERCHANT and ASSOCIATES  
 architects, engineers & interior designers  
 D-8, SUNDAR LANE, BHAYANDER (E)  
 BHAYANDER (E) 401105



For TAJ MAHAL APARTMENT CO. OP  
 Chairman Secretary

1/3 On end  
 1/3 On end  
 1/3 On end  
 1/3 On end



APPROVED UNDER REG. 33/04  
 DATED 28.3.1914 BY GROUP JUDGE  
 MURRAY HAYMAN, ALYMER, BARRISTER  
 AT LAW.  
 TRUE COPY.  
 The Merchant & Associates  
 Architects

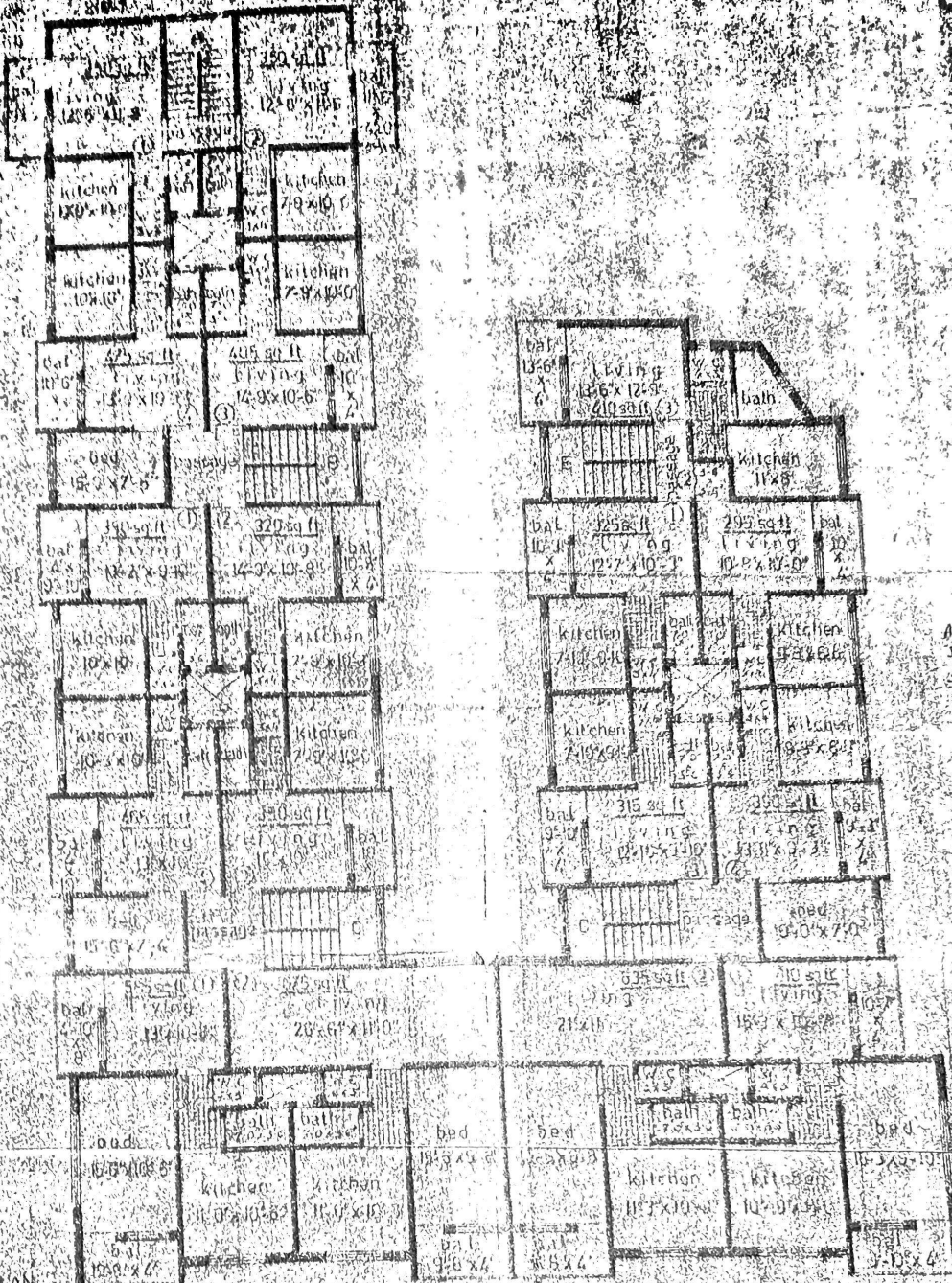
STAIRCASE 'A'  
 1 to 8 FLATS  
 STAIRCASE 'B'  
 9 to 14 FLATS  
 STAIRCASE 'C'  
 15 to 20 FLATS  
 STAIRCASE 'D'  
 21 to 26 FLATS  
 STAIRCASE 'E'  
 27 to 32 FLATS  
 TYPICAL FLOOR PLAN  
 Scale 1/4" = 1'

|   |   |   |
|---|---|---|
| <b>builders</b><br>SHANKAR CONSTR. CO.<br>GOUDA JUNCTION<br>BANGALORE | <b>TAJ MAHAL APARTMENTS</b><br>bhayander (EAST)<br>near ... | <b>architects</b><br>MERCHANT AND ASSOCIATES<br>architects, engineers & interior designers<br>10-B, SHANKAR CONSTRUCTION CO. BUILDING<br>BANGALORE - 560005 |
|---|---|---|



For TAJ MAHAL APARTMENT CO. DP. NO. 500. 1/6  
 Chairman: M.S. Shetty  
 Secretary: K.V. Pawar  
 Treasurer: ...





APPROVED UNDER ISO. 83/84  
 DATED 28.3.1984 BY GROUP JAWA  
 BHAYANDER (MAY) BHAYANDER  
 TRAVEL  
 TRUE COPY  
 For Merchant & Associates  
 Architects

**builders**  
 SHANKH CONSTRUCTION CO.  
 GROUND JUNCTION  
 BHAYANDER (E)

**TAJ - MAHAL APARTMENTS**  
 bhayander (EAST)  
 bhayander (EAST)

**architects**  
 MERCHANT and ASSOCIATES  
 architects, engineers & interior de.  
 D-9, Ground Floor, 125, App. Bhayander  
 Bhayander (E) 401105

ग्रुप ग्रामपंचायत नवघर (भाईंदर-पूर्व)

GROUP VILLAGE PANCHAYAT NAVGHAR (Bhayandar-East)

पो. भाईंदर, ता. जि. ठाणे.

जावळ सं. ८३१४

दिनांक २०/१३/१९६४

श्री. गे. लाहावलाळ आपाटिंगे वोरत केंद्रकक्षा केंद्र  
विषय तांघातगंगा बाबत  
कारण

प्रमाण

दस्तव्या देण्यांत गेलो की गे. वोरत केंद्र  
कक्षा केंद्र नवघर कारक बोर्ड, बोर्डचे भाईंदर पूत,  
ला. जि. ठाणे येथे सर्व्हे नं. ७७७ दि. नं. ५, ६ पैकी  
मध्ये कन्डीशन्स N.A. पडलेल्या जागेत गे. तादा  
महाळ आपाटिंगे वोरत कक्षा बाबत इगायत तांघात  
आहेत तरी कन्डीशन्स N.A. पडलेल्या जागेत  
N.A. वशा ते आ. पं. वशा तांघातगंगा विभाग  
दुस्तार गे. वोरत वी माझी वोरत तांघातगंगा करणे  
दस्तव्या बाबत

बाबत का दस्तव्या दिला जातो.



आपला विश्वासू

सरपंच ग्रुप ग्रामपंचायत, नवघर  
ता. जि. ठाणे