

**THE RAJAWADI CO-OPERATIVE  
HOUSING SOCIETY LTD.**  
(REG. No. B-2154 OF 1957)

Welfare Hall,  
Chittaranjan Nagar,  
Vibhag 1, Rajwadi,  
Ghatkopar (E), Mumbai - 400 077.

Ref. No. 01/2017

Date 3/1/2017

**TO WHOM SO EVER IT MAY CONCERN**

This is to certify that the area of tenement A-14-53 registered in the name of Shri P.B.Shitut is -  
57' 9" X 31' 8". This is as per the records maintained in society books.

*R.N.Wani*

R.N.Wani

Hon Secretary

# The Rajawadi Co-operative Housing Society Ltd.

(Registration No.: B-2154 of 1957)

Welfare Hall, Chitteranjan Nagar, Rajawadi, Ghatkopar East, Mumbai 400077

Date : 29-05-2024 Ref No : 138

To,  
ICICI Bank Ltd,  
Mumbai.

**Ref:** Tenement bearing No.A-14/53 admeasuring 600 sq.ft. (approx. Carpet Area) of Mr. Pramod Balwant Shitut consisting of Ground floor standing on the plot admeasuring 170 sq. mtrs. Equivalent to 1828 sq.ft. lying and being situated at Rajawadi Co-operative Housing Society Limited, Rajawadi, Ghatkopar (East), Mumbai – 400 077, in registration District and Sub District of Mumbai bearing CTS No.1134 of Village Ghatkopar - Kiroi, Taluka Kurla (for brevity's sake the said Tenement No.A-14/53 is hereinafter collectively referred to as the "said Tenement").

Dear Sir,

This is to confirm that the above Society is registered under No.B.2154 dated 1957. We acknowledge that Mr. Pramod Balwant Shitut is the Owner of the Tenement No.A-14/53 and is the member of the Rajawadi Co-operative Housing Society Ltd. situated at Rajawadi, Ghatkopar East, Mumbai – 400077.

We are aware that Mr. Pramod Balwant Shitut has agreed to sell the said Tenement as mentioned in reference above to Mrs. Jyotti Nishit Savla and Mr.Nishit Kantilal Savla under Agreement dt.23.04.2024 registered with Sub-Registrar of Assurances under Serial No.KRL5-10787/2024. The Society has agreed to transfer the said Tenement as mentioned in reference above to Mrs. Jyotti Nishit Savla and Mr. Nishit Kantilal Savla.

We hereby assure you that the said Tenement as mentioned in reference above are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable.

We further confirm that we have clear, legal and marketable title to the said Tenement as mentioned in reference above and every part thereof, and that all taxes and dues in respect thereof have been paid upto date.

We have no objection to your giving a loan to the proposed Transferee i.e. Mrs. Jyotti Nishit Savla and Mr.Nishit Kantilal Savla and their mortgaging the said Tenement as mentioned in reference above with you by way of security for repayment.

The Share Certificate of the above mentioned said Tenement as mentioned in reference above is transferred to Shri Pramod Balwant Shitut on the request of his father Late Shri Balwant Krishnarao Shitut on 30.07.1981 when Late Shri Balwant Krishnarao Shitut was alive.



*M. D. S.*



23/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 10787/2024

नोंदणी :

Regn 63m

गावाचे नाव : घाटकोपर

(1) विवेचाचा प्रकार	अॅप्रीमेट टू सेल
(2) मोबदला	36900000
(3) बाजारभाव(भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते समुद करावे)	9787719.2
(4) धु-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पातिकेचे नाव Mumbai Ma.na.pa इतर बर्णन : सदनिका नं. टेरनामेन्ट नं. ए-14/53, माळा नं. इमारातीचे नाव: राजाबाडी कॉ-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं. घाटकोपर ईस्ट, मुंबई- 400077, रोड : राजाबाडी, इतर माहिती: सदनिकेचे क्षेत्रफळ 600 चौ. फुट कारपेट PUI: NX0300800090000 (( C.T.S. Number : 1134 ))
(5) क्षेत्रफळ	1) 66.90 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले तसे.	
(7) दस्तऐवज करून घेणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रमोद बळवंत शिवूत बय:-67; पत्ता:-प्लॉट नं: जे-1002, माळा नं. : इमारातीचे नाव: दस्त विहार टॉवर, ब्लॉक नं: विरभद्र नगर जवळ, पुणे, रोड नं: पॅन कार्ड क्लब समोर, महाराष्ट्र, पुणे. पिन कोड -411045 पॅन नं:-AAZPS7668F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-ज्योती निशीत साबला बय:-40; पत्ता:-प्लॉट नं: फ्लॉट नं. 1003-1004, माळा नं. : इमारातीचे नाव: कैलास पॅलेस कॉ-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: घाटकोपर ईस्ट, मुंबई, रोड नं: उपाध्यक्ष लेन, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AOSPB8666F 2): नाव:-निशित कांतिलाल साबला बय:-40; पत्ता:-प्लॉट नं: फ्लॉट नं. 1003-1004, माळा नं. : इमारातीचे नाव: कैलास पॅलेस कॉ-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: घाटकोपर ईस्ट, मुंबई, रोड नं: उपाध्यक्ष लेन, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABDPS7792K
(9) दस्तऐवज करून दिल्याचा दिनांक	23/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	23/04/2024
(11) अनुक्रमांक, खंड व पृष्ठ	10787/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2214000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेय	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सह दुय्यम निबंधक वर्ग १  
कुर्ला क्र. ५



**PRAMOD B SHITUT**  
A-14 53 RAJAWADI CO-OP HSB SOC RAJAWADI  
GHATKOPAR MUMBAI 400077  
Mobile : 99\*\*\*\*\*90  
Email : gram\*\*\*\*\*ut@gmail.com  
PAN :  
GST :

**BILL DATE**  
17-May-2024  
**TARIFF**  
LT I (B)  
**BILL DISTRIBUTION NO.**  
Chembur/Tilak Nagar/  
24/312/58/058/082

**METER STATUS**  
Active  
**CONNECTION DATE**  
Prior to Aug-2011  
**BILLING STATUS**  
Regular

**CYCLE NUMBER**  
24  
**SANCTIONED LOAD (kW)**  
0.30  
**PRESENT READING DATE**  
14-May-2024

**TYPE OF SUPPLY**  
SINGLE PHASE  
**BILL NUMBER**  
100221326279  
**PREVIOUS READING DATE**  
13-Apr-2024



CA NO:102266709  
**₹80.00**  
Due Date: 07-Jun-2024

**Bill Month**  
Apr-24  
Bill Period: 14-Apr-2024 - 14-May-2024  
**Units Consumed**  
0  
Previous Units: 0  
**Current Month Bill**  
₹104.40  
**Previous Outstanding**  
₹6.41

- Round sum payable by discount date 24-May-2024. Amt ₹100.00 Discount ₹0.90
- Round sum payable after due date 07-Jun-2024. Amt ₹80.00 DPC ₹1.31

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

**Nearest Collection Centre (Cash/Cheque)**  
Adani Electricity, Tilak Nagar, Street No -3, Near Sahakar Cinema,  
Chembur, Mumbai-400089

Abaji Naralkar  
Division Head - Chembur

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)
4983210	11.00	11.00	1	0
Total Consumption				0

HELP CENTER

19122 Toll Free No (24x7) | www.adanielectricity.com  
helpdesk.mumbai@adani.com  
Adani Electricity, Tilak Nagar, Street No -3, Near Sahakar Cinema,  
Chembur, Mumbai-400089  
Whatsapp Us on : 9994319122  
Portal Related Complaint call us:19122  
For internal complaint redressal system(CRS) visit our website  
www.adanielectricity.com

IMPORTANT MESSAGE

- Further to our earlier communication, we have enrolled your account number for paperless billing. To continue receiving paper bills pls write to emaildesk.mumbai@adani.com
- As per Honorable MERC approval dated 6th Mar 2024, Fuel adjustment charge(FAC) is being levied in current month. For any query, kindly contact at our Toll free number: 19122 or visit: <https://www.adanielectricity.com/fac> for details.
- Meter showing No(zero) consumption. Please confirm usage by writing to us at helpdesk.mumbai@adani.com or contact us at 19122.
- MERC's regulation requires consumers to allow unobstructed access to meters.
- Please note that all important communication related to your account are being sent to 99\*\*\*\*\*90 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services.
- Tentative meter reading date for your MAY-24 bill is 14/05/2024.

HOW YOUR BILL WAS CALCULATED

Heads	Rate	Amount( ₹ )
Electrical Energy (HSN Code 27160000)		
1. Fixed Charge		90.00
2. Wheeling Charges		0.00
3. Green Power Tariff		0.00
4. Energy Charge		0.00
5. Fuel Adjustment Charge (FAC)#	Refer Tariff Structure below	0.00
6. Government electricity duty	16.00%	14.40
7. Maharashtra Govt. tax on sale of electricity	26.04p/unit	0.00
<b>(A) Current month's bill amount (Sum of 1 to 7)</b>		<b>104.40</b>
a. Others/SO interest/VDS interest		0.00
b. Delayed payment charge on previous month's bill		0.00
c. Digital Payment discount		0.22Cr
d. Paperless E-Bill discount		10Cr
e. Interest on arrears		0.00
f. Adjustments		13.50Cr
<b>(B) Net other charges in current bill (Sum of a to f)</b>		<b>23.72Cr</b>
Current Month charges (A+B)		80.68
Previous month's bill amount		97.28
Payment received up to(21-Apr-2024)		90.00
Prompt/Advance payment discount		0.87
<b>(C) Net previous balance</b>		<b>6.41</b>
Total Bill Amount (A+B+C)		87.09
Amount deferred		0.00
<b>Round Sum Payable with this bill</b>		<b>80.00</b>

Go Paperless to Pay Less

- Paperless billing subscribers can**
- Avail bill on email/SMS/WhatsApp. Visit: <https://www.adanielectricity.com/ebilling>
  - Earn a discount of Rs.10 every month
  - In case needed, hard copy available on request
  - To opt-in for paperless billing visit: [www.adanielectricity.com](http://www.adanielectricity.com)

To view supply code SOP, including power quality regulations 2021, Scan the QR code below or visit:  
[www.adanielectricity.com/corporate/regulatory](http://www.adanielectricity.com/corporate/regulatory)

PRINCIPAL PLACE OF BUSINESS / CONSUMER GRIEVANCE REDRESSAL FORUM (CORF)

**Address:** Adani Electricity, Devdas Lane, Off SVP Road, Near Devdas Lane Telephone Exchange, Borivali West, Mumbai 400 103  
**Phone:** 022-50745004  
**Email:** consumerforum.mumbai@adani.com  
**Website:** corf.adanielectricity.com

ELECTRICITY OMBUDSMAN

**Address:** 107,108 Arcella, NCPA Marg, Nariman Point, Mumbai 400021 Maharashtra  
**Email:** electricityombudsmanmumbai@gmail.com

REGISTERED OFFICE AEML

**Address:** Adani Corporate House, Shantigram, Near Vaidhno Devi Circle, S. G. Highway, Khodiyar Ahmedabad, Gujarat, India-382421

Your security deposit (SD) with us ₹ 200.00  
Your unpaid security deposit (SD)

DIRECTORATE OF LABOUR, WELFARE (D.M. Bd.),  
Wellington Cinema Building, Dhobi Talao,  
Bombay No. 2, Dated 4/13/49.

No. W/E/4165

Mr. B. K. Shitwar TUKRING 98

Mumbai in Air India Ltd. IS

hereby allowed to occupy tenement No. A 141 in Shaktropar 53

B.K. Shitwar  
g.m. Ananta

Deputy Manager.

Specimen signature of Mr. B.K. Shitwar

No. 132 g RAJAWADI, 2  
Shaktropar, 15 - 1 - 1961

**RAJAWADI CO-OPERATIVE HOUSING SOCIETY LIMITED.**  
(Registration No. B. 2154.)

RECEIVED from Shri Bolwant Krishna Shitwar,

Address Block A/14 Tenement No 53, Govt Colony, Rajawadi, Shaktropar.

Rupees Two hundred strictly right only by cheque bearing no 53115L on Debit  
Bank Est. subject to reconciliation.  
towards share, shl. repair fund, admission fee and expenses etc.

For Rajawadi Co-operative Housing Society Ltd.

P. S. Mhu S. S. Pawar  
Hon. Secretary, ad. Hon. Treasurer.

**30.** 268/-

Book No. 26

Receipt No. 22

# BOMBAY HOUSING BOARD

OFFICE OF THE ESTATE MANAGER

Date 3-8-1949

Location and particulars of the Asset Ghatkoper

Received from Mrs. B.K. Shilut

Rupees Fifty-Five & Annas Eight only

on account of Rent and Taxes for the month of Aug 49

Deposit

for tenement No. 53

Rs. 215/8/-

[Signature]

Signature of Rent Collector.

Book No. 35

Receipt No. 94

# BOMBAY HOUSING BOARD

OFFICE OF THE ESTATE MANAGER

Date 2-9-1949

Location and particulars of the Asset Ghatkoper

Received from Mrs. B.K. Shilut

Rupees Fifty-Five & Annas Eight only

on account of Rent and Taxes for the month of Sept. 1949

Deposit

for tenement No. 53

Rs. 415/8/-

[Signature]

Signature of Rent Collector.

Directorate of Labour, Wellfare (D.M. Bd.),  
Wellington Cinema Building, Dhobi Talao,  
Bombay No. 2, Dated 4/3/49.

No. W.F./4165

Mr. B. K. Shitwar

Working as

Messars in Air India Ltd. is

hereby allowed to occupy tenement No.

A 14/53 in ghar-ropes

*B.M. Shitwar*

Deputy Manager.

*G.M. Anshita*

Specimen signature of Mr.

*B.M. Shitwar*



VEHICLES ARE NOT ALLOWED  
SALESMAN & HAWKERS ARE NOT ALLOWED  
Only your City Clerk & Street  
AN ISO 9001:2008 CERTIFIED COMPANY  
**SPECTRUM PEST CONTROL**  
HELPLINE: 9320207766  
NATURAL & SAFE PESTICIDES TREATMENT





3





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**STEADFAST PRINTERS**  
 Phone : 512 1099

Received with Thanks from :- Assessment and Collection Dept. **PG**

Billing Name : SHRI PRAMOD B.SHITUT HOUSE

PG.Trn No.WUTI0398367085

Date : 08/11/2021 16:42:40

Receipt No : 2021ACR03280374

Tax : Property

Account No NX0300800090000

Assessee's Name : THE RAJAWADI COOP HSG SOC LTD

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Pnlty+G.Pnlty+ Dischq.F.+Unlawful+Adm.Chrg	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202110BIL13795451	01/09/2021	794	0+0+0+0+0+0+0	794	0	794	794
202120BIL13795452	01/09/2021	794	0+0+0+0+0+0+0	794	0	794	794

Seq.No.	Instrument type	Date	No.	MICR No.	Bank	Status	Amount
1/	e-Pay/	08/11/2021/	859620053/	///	1588	Online Payment()	1588
							1588

Net Amount	CGST	SGST	UGST	IGST	Gross Value
1588	0	0	0	0	1588

Total In Words: One Thousand Five Hundred Eighty Eight Only

Advance Payment

Remark : Full Payment

Type of Collection

Note :- All amount in Rupees

HSN/SAC NO. : 999111

MCGM PAN NO. : AAALM0042L

MCGM GST NO. : 27AAALM0042L3Z4

Created By : KE-OS-CRE-12.CVS

Printed By : By Portal

Printed On : 08/11/2021 16:45

Ex. 19 RAD 1184184 CR10 gr

No. 72

THE  
RAJAWADI CO-OPERATIVE HOUSING SOCIETY LTD.

Ledger Folio 84

RAJAWADI, GHATKOPAR, BOMBAY - 77.

(Registered under the Co-operative Societies Act VII of 1925)

AUTHORISED CAPITAL: RUPEES SIXTY FIVE THOUSAND.  
DIVIDED INTO 1300 SHARES OF RUPEES 50 EACH.

gr-E  
1928  
1925

This is to Certify that Mr. Balwant. Krishna Shitad-  
is the Registered Holder of FIVE fully paid up Shares  
from No. 356 to No. 360 in THE RAJAWADI

CO-OPERATIVE HOUSING SOCIETY LTD., BOMBAY subject  
to the Bye-laws of the Society.

Given under the seal of the said Society at Bombay,  
this Ninth day of April 1928.



P. G. Miller  
Hon. Secretary

And of my  
Member of the M.C.

J. K. Jagtiani  
Chairman.

५) आपल्या सोसायटीच्या/ खाजगी आवारातील झाडांभोवती सिमेंट/ कॉक्रीट/ टाईल्स असल्यास त्वरित झाडांभोवतीचा दोन फूटांपर्यंतचा भाग मोकळा करण्यात यावा व झाडास खत माती घालण्यात यावी, जेणेकरून झाडाची नैसर्गिकरीत्या वाढ होण्यास मदत होईल व झाड उन्मळून पडण्याचा धोका टाळता येईल.

31/3/2023

सहा. उद्यान अधीक्षक 'एन' विभाग

स्य.प्र.

*[Signature]*

JADH

31/3/2023

क्र.सं.	विवरण	प्रमाण	एकक	मूल्य	टोटल
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**बृहन्मुंबई महानगरपालिका**

क्र. स.आ.एन./ ५७४६१ / स.उ.अ.एन दि. ३१.०३.२०२३

सहाय्यक आयुक्त,  
एन विभाग कार्यालय, पहिला मजला  
जवाहर रोड, घाटकोपर (पू)  
मुंबई - ४०००७७.  
दू.क्र. - २५०१०१६३-१०४.

प्रति,  
श्री. प्रमोद शितुत,  
ए १४/५३, राजावाडी सोसायटी,  
चित्तरंजन नगर, विद्याविहार,  
घाटकोपर (पू), मुंबई-७७

विषय - वृक्ष कापणी/ छाटणी बाबत

संदर्भ - आपला दि. २७.०३.२०२३ रोजीचा अर्ज.

महोदय/महोदया,

कृपया उपरोक्त विषयासंदर्भातील आपले दि. २७.०३.२०२३ चे पत्र पहावे. मा. सहा.उद्यान अधीक्षक 'एन' विभाग यांच्या मंजूरी व आदेशानुसार आपणास खालीलप्रमाणे परवानगी देण्यात येत आहे.

अ. क्र.	झाडाचे नाव	झाडांची संख्या	अंदाजित		कापावयाच्या फांद्या	अंदाजित	
			उंची (फुट)	घेर (इंच/फुट )		घेर (इंच)	लांबी (इंच/फुट )
१	जांभूळ	०१	४०-४५'	६-७'	४-५	६"-८"	१०-१२'
२	आंबा	०१	४०'	५-६'	२-३	६"-८"	८-१०'
३	अशोक	०२	३०-३५	२-३'	६" घेरपर्यंत फांद्यांची छाटणी करणे		

- उपरोक्त दिलेल्या परवानगीनुसार अर्जदाराने झाडे ज्या परिसरातील आहेत त्या जमिन मालकाच्या अनुमतीने काम करावे.
- झाडांची छाटणी परवानगीत नमूद केल्याप्रमाणे करावी. परवानगीचे उल्लंघन केल्यास महाराष्ट्र (नागरी क्षेत्र) वृक्ष संवर्धन व जतन अधिनियम १९७५ कलम ८ सह २१ अंतर्गत कायदेशीर कारवाई करण्यात येईल.
- आपण सदर झाडांची कापणी/छाटणी तसेच कापलेल्या फांद्यांची /पालापाचोळाची विल्हेवाट करण्यासाठी महापालिकेने नेमून दिलेल्या कंत्राटदाराची सेवा घेऊ शकता. यासाठी आपणास महापालिका एन विभागात आवश्यक शुल्क रुपये भरणे आवश्यक आहे.
- जर आपण महापालिकेने नेमून दिलेल्या कंत्राटदाराची सेवा न घेता स्वतः खाजगी व्यक्तिकडून झाडांची छाटणी केल्यास फांद्या, पालापाचोळा इ. विल्हेवाट आपणांस स्वखर्चाने बृहन्मुंबई महानगरपालिका क्षेत्राच्याबाहेर करणे आवश्यक आहे. अन्यथा पदपथावर /रस्त्यावर सदर फांद्या ठेवल्यास आपणाविरुद्ध कायदेशीर तसेच दंडात्मक कारवाई करण्यात येईल याची नोंद घ्यावी.

# Mr. Pramod Shitut

<u>Value of Property as on Year</u>		2001
Current Year		2001
Year of Construction		1994
Age of Building		7
Area of Flat	Sq.FT.	Sq.M.
		66.89
<b>Rate for Cost of Construction (For Flat)</b>		5,500.00
Cost of Construction of Flat		3,67,895.00
Depreciation		90
$\{(100-10) \times 7\} / 70.00$		9.00
		9.00%
Amount of Depreciation		33,111.00
Ready Reckoner		
Flat		37,250.00
Value of the flat (BU area * Rate)		24,91,653.00
<b>Depreciated Fair Market Value</b>		<b>24,58,542.00</b>



# Mr. Pramod Shitut

<u>Value of Property as on Year</u>		2001
<u>Plot</u>		<b>Sq. M.</b>
Plot area		169.83
Rate		11,300.00
<b>Value of Plot</b>		<b>19,19,079.00</b>
<u>Cost of Construction of structure</u>		
Value of Property as on Year		2001
Year of Construction		1994
Age of Building as on 2001		7
Built up area		66.89
<b>Rate for Cost of Construction (For Flat)</b>		<b>5,500.00</b>
Cost of Construction of Flat		3,67,895.00
Depreciation		90
$\{(100-10) \times 7\} / 70.00$		<b>9.00</b>
		9.00%
Amount of Depreciation		33,111.00
<b>Depreciated Fair Market Value</b>		<b>3,34,784.00</b>
<b>TOTAL VALUE AS ON 01.04.2001</b>		<b>22,53,863.00</b>