

319/3596

पावती

Original/Duplicate

Friday, March 23, 2018

नोंदणी क्र. :39म

1:55 PM

Regn.:39M

पावती क्र.: 4097

दिनांक: 23/03/2018

गावाचे नाव: भुलेश्वर

दस्तऐवजाचा अनुक्रमांक: बबई-2-3596-2018

दस्तऐवजाचा प्रकार : ऑर्गिमेंट टू सेल

सादर करणाऱ्याचे नाव: राजेंद्र मगनलाल जैन

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:06 PM ह्या वेळेस मिळेल.

R. J. J.
सह दुय्यम निबंधक, मुंबई-2

बाजार मुल्य: रु.10438000 /-

मोबदला रु.10800000/-

भरलेले मुद्रांक शुल्क : रु. 540000/-

सह दुय्यम निबंधक
मुंबई शहर क्र. १६

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012148191201718E दिनांक: 23/03/2018

बँकेचे नाव व पता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 600/-

DELIVERED

महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन २०२८

१. दस्ताचा प्रकार :- अप्रीमिड प्लॉट अनुच्छेद क्रमांक :- २५बी
 २. सादरकर्त्याचे नाव :- श्री. राजेंद्र भानुदास जैन
 ३. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ली
 ४. गावाचे नाव :- शुभेश्वर डिव्हिजन
 ५. नगरभूमापन क्रमांक / सर्व्हे. क्रं. / अंतिम शृंखळ क्रमांक :- १०६६
 ६. मूल्य दर विभाग (झोन) :- ५ उपविभाग :- ४५
 ७. मिळकतीचा प्रकार :- शुली जमिन निवासी कार्यालय दुकान औद्योगिक
 प्रति. चौ. मी. दर :- १,१०,०००/- - ३,०६,०००/- - -
 ८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ५५.३२ क्वारेटर / विल्टअप / चौ. मी. / फु.
 ९. कार्पाकर्मी :- - शची :- - पोतमाळा :- -
 १०. मजला क्रमांक :- ४था मजला
 ११. बांधकाम वर्ष :- १०६६ घसारा :- ६०%
 १२. बांधकामाचा प्रकार :- आरआरसी / इतर रकवे / अर्थे रकवे / कंचे
 १३. बाजारमूल्य दर तक्कतातील मार्गदर्शक सुचना क्रं. :- ज्यान्वये दिलेली घट/वाढ
 १४. शाडेकर व्याप्त मिळकत असल्यास :-

१. त्याच्या ताब्यातील क्षेत्रफळ :-

२. नविन इमारतीत दिलेले क्षेत्र :-

३. त्याच्या रकम :-

१५. लिटल आणि लायसन्सचे दर निवारी / अविवाची :-

१. प्रतिभाडे भाडे रकम :-

२. आणखी भाडे :-

३. अकाली रकम :-

४. काबायती :-

१६. निरधारित केलेले बाजारमूल्य :-

१७. दस्तामध्ये दर्शविलेला मोबदला :-

१,०४,३३,०००/-

१,०६,००,०००/-

भाव :- ३,०६,०००/-

अवली :- (०) १,१०,०००/-

जमीन

१,२६,०००/- × ४० = ५०,६४०/- + १,१०,०००/-


= १,६६,६४०/- × ५५.३२ = १,०४,३६,७६८/-

१८. देय मुद्रांक शुल्क :- ५,४०,०००/- भरलेले मुद्रांक शुल्क :- ५,४०,०००/-

१९. देय नोंदणी फी :- ३०,०००/-

लिपीक

CHALLAN
MTR Form Number-6

MH012148191201718E		BARCODE 		Date 21/03/2018-13:35:14	Form ID 25.2
Department Inspector General Of Registration			Payer Details		
Stamp Duty			TAX ID (If Any)		
Registration Fee			PAN No.(If Applicable)		
Name BOM2_JT SUB REGISTRAR MUMBAI CITY 2			Full Name		Mr Rajendra Maganlal Jain
Location MUMBAI			Flat/Block No.		Unit No.13, 4th Floor, Mansingka Chambers,
2017-2018 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
5501 Stamp Duty		540000.00	254/258, Kalbadevi Road, Mumbai		
3301 Registration Fee		30000.00	Area/Locality		496 sq. ft. Carpet Area
			Town/City/District		
			PIN		4 0 0 0 0 2
			Remarks (If Any)		
			SecondPartyName=Mr Chainsukh Rambilas		
			Mantri~CA=10800000~Marketval=10438000		
			Amount In		Five Lakh Seventy Thousand Rupees Only
			Words		5,70,000.00
Bank Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	00040572018032146514 CKF3572596
Cheque/DD No.			Bank Date	RBI Date	21/03/2018-13:40:02 Not Verified with RBI
Name of Bank			Bank-Branch		STATE BANK OF INDIA
Address of Branch			Scroll No. , Date		Not Verified with Scroll



This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू

बबई - २
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 २०१८



CHALLAN
MTR Form Number-6

GRN	MH012148191201718E	BARCODE		Date	21/03/2018-13:35:14	Form ID	25.2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name		BOM2_JT SUB REGISTRA MUMBAI CITY 2		Full Name		Mr Rajendra Maganlal Jain	
Location		MUMBAI		Fiat/Block No.		Unit No.13, 4th Floor, Mansingka Chambers.	
Year		2017-2018 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		254/258, Kalbadevi Road, Mumbai	
0030045501 Stamp Duty		540000.00		Area/Locality		496 sq. ft. Carpet Area	
0030063301 Registration Fee		30000.00		Town/City/District			
				PIN		4 0 0 0 0 2	
				Remarks (If Any)			
				SecondPartyName=Mr Chainsukh Rambilas			
				Mantri-CA=10800000-Marketval=10438000			
				Amount In Five Laks Twenty Three and Rupees Only			
		₹ 5,70,000.00		Words			
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No. 00040572018032146514 CKF3572596	
Cheque/DD No.				Bank Date		RBI Date 21/03/2018-01:42:00 22/03/2018	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		81 , 22/03/2018	



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 सदर चलन केवल दफ्तर निबंधक कार्यालयत नोंदणी करायत्याच्या दस्त्यासाठी लागू आहे. नोंदणी न करता घ्यायला येत नाही. मोबाईल नं. : उपलब्ध नाही

Signature Not Verified
 Digitally signed by DS
 VIRTUAL TREASURY
 MUMBAI
 Date: 2018.03.23
 13:55:41 IST
 Reason: Secure
 Do Roman
 Location: India

3488/8/30
 2024

Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-319-3596 0006680354201718	23/03/2018-13:55:36	IGR183	30000.00
2	(IS)-319-3596 0006680354201718	23/03/2018-13:55:36	IGR183	540000.00
Total Defacement Amount				5,70,000.00

चैनसुख मंत्री

Page 1/1

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered at Mumbai this 23rd day of March, in Christian Year Two Thousand and Eighteen between **MR. CHAINSUKH RAMBILAS MANTRI**, an adult Indian Inhabitant, residing at Flat No. 605, Pinnacle Brook Side, S.No. 52/1A, Pune Mumbai Road, Pune - 411021 (Maharashtra), hereinafter referred to as the "**Vendor**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and deemed to include his heirs, executors, successors and administrators) of the **FIRST PART**

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and

MR. RAJENDRAKUMAR MAGANLAL JAIN, an Adult Indian Inhabitant, residing at Flat No.1205, A wing, Shanti Kamal CHS Ltd., Opp. Voltas House, Dr. B. A. Road, Bawla Wadi, Chinchpokali (E), Mumbai-400 012, hereinafter referred to as the "**Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators, nominees and/or assigns) of the **OTHER PART**.



WHEREAS:-

- a) The Vendor is bonafide registered member of the **MANSINGKA CO-OPERATIVE HOUSING SOCIETY LIMITED**, registered and formed under the Maharashtra Co-operative Societies Act, 1960 having registration nos. BOM/HSG/2735 of 1971, hereinafter referred to as "the said Society", holding 5 (Five) fully paid up shares of Rs.50/- each of the said Society bearing distinctive numbers 76 to 80 (both inclusive) under share certificate no. 17, hereinafter referred to as the "said Shares", and as such member he is absolutely seized and possessed of and otherwise well and sufficiently entitled to hold on what is popularly known as "Ownership Basis", a premises being Unit bearing No. 13, admeasuring

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496 sq. ft. or thereabout of carpet area, hereinafter referred to as the "said Premises" on the 4th floor of the building known as Mansingka Chambers, hereinafter referred to as the "said Building", situate, lying and being at 254/258, Kalbadevi Road, Mumbai-400 002;

- b) The Vendor has informed the Purchaser that the said Society was formed by the old existing tenants in occupation of premises in the said building and their tenancy right in respect of premises in their respective occupation were converted into ownership right by the then landlord of the said building;
- c) The Vendor is seized and possessed of and even otherwise well and sufficiently entitled to the said Premises;
- d) The Purchaser through his Advocate released the Public Notices in two newspapers namely, the Free Press Journal (English Daily) and Navshakti (Marathi Daily), both dated 3rd February, 2018 called upon the public at large to inform any claim, if they have against and/or in respect of the said Premises or any portion thereof and the said Shares in any manner whatsoever and in reciprocation to the said Public Notice, the Purchasers' Advocate has not received any claim in respect of the said Premises or any portion thereof till date.

e) Believing above information and representations thus made by the Vendor, and after having taken the inspection of the condition of the said Premises, the Purchaser is now desirous of acquiring from the Vendor all his rights, title, privileges, benefits and interests in the said Premises along with the said Shares on the terms and conditions mutually agreed upon by and between the Vendor and the Purchaser;

The Vendor has obtained the written NOC dated _____/2018 from the said Society necessary for purpose of transfer of his rights, titles and interest therein in the said Premises and the said Shares from the name of Vendor to



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the name of the Purchaser and original whereof is annexed hereto and

- g) The parties hereto are desirous of recording the terms and conditions thus mutually agreed upon in the manner hereinafter appearing.

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

1. The Vendor doth hereby agree to sell, transfer, assign, assure and convey unto the Purchaser and the Purchaser doth hereby agree to purchase and acquire from the Vendor all his rights, title, privileges, benefits and interests held by the Vendor in the premises being Unit bearing no. 13, admeasuring 496 sq. ft. or thereabout of carpet area, referred to as the "said Premises" herein and more particularly described in the Schedule hereunder written, on the 4th floor of the building known as Mansingka Chambers, referred to as the "said Building" herein, situate, lying and being at 254/258, Kalbadevi Road, Mumbai-400 002, together with the Five fully paid up shares Rs.50/- each bearing distinctive numbers 76 to 80 (both inclusive) under share certificate no. 17 of the **MANSINGKA CO-OPERATIVE HOUSING SOCIETY LIMITED**, referred to as the "said Society" herein, allotted and issued in relation to the said Premises, benefit of contribution towards Sinking Fund and other funds and the amounts that may be lying to the credit of the account of the Vendor with the said Society and also all the rights, interest and benefits which are conferred upon the Vendor in respect thereof including the right to use, possess and occupy peaceably and without any objection, or obstruction or interruption from any person or persons the said Premises, at or for the lump sum consideration of **Rs.1,08,00,000/- (Rupees One Crore Eight Lakh Only)**.



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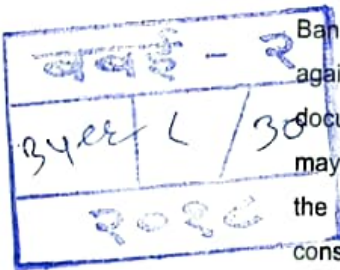
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2. The Purchaser has paid and agreed to pay the Vendor the above lump sum consideration mentioned of **Rs.1,08,00,000/-** (Rupees One Crore Eight Lakh Only) mentioned above in the following manner:

I. Rs. 18,00,000/- (Rupees Eighteen Lakh Only) being part amount of the above lump sum consideration has been paid by the Purchaser to the Vendor, on or before the execution of these presents and the payment and receipt whereof the Vendor doth hereby admit, acknowledge and attach separately to this agreement. The payment of aforesaid sum shall comprise of Rs. 16,92,000/- (Rupees Sixteen Lakh Ninety Two Thousand Only) paid by the Purchaser to the Vendor and Rs.1,08,000/- (Rupees One Lakh Eight Thousand Only) to be paid by the Purchaser to the Income Tax Authority under the provisions of Section 194-IA of the Income Tax Act 1961 under which the Purchaser is required to deduct income tax at source (TDS) at the rate of 1% of the consideration amount and deposit TDS with the Income Tax Authority and obtain and furnish to the Vendor appropriate TDS certificate within the prescribed time.



Rs.90,00,000/- (Rupees Ninety Lakh Only) being the balance amount of the lump sum consideration shall be paid by the Purchaser to the Vendor within 45 working days of handing over of the last of the originals of written NOCs issued by the said Society for transfer of the said Premises and also for loan from bank or Non Banking Finance Company if avail by the Purchaser against the security of the said Premises and all other documents/papers in relation to the said Premises as may be required for the purpose of loan and only upon the payment of such balance amount of lump sum consideration by the Purchaser to the Vendor on or before such date, the Vendor shall acquit, release and



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discharge the Purchaser forever. It is mutually agreed that the Vendor shall hand over to the Purchaser vacant and peaceful possession of the said Premises against receipt of the full amount of lump sum consideration stated hereinabove. The sale and transfer of the said Premises shall be deemed to have been completed upon payment of full amount of lump sum consideration by the Purchaser to the Vendor and the Vendor handing over the possession of the said Premises to the Purchaser.

3. The Vendor hereby declares unto the Purchaser that the Vendor till date has duly discharged, observed and performed all the duties, liabilities, obligations and responsibilities accepted by the Vendor as a member of the said Society and that all the amounts payable by the Vendor towards the electricity charges, water charges, municipal taxes, contractual charges, periodical/maintenance charges and other outgoings in respect of the said Premises have been paid till the date hereof and shall continue to pay up to the date of handing over the possession of the said Premises to the Purchaser and the Vendor further undertakes to pay and discharge any such amounts and liabilities which is related to the period before the date of handing over the possession of the said Premises to the Purchaser have been become payable on any account due to demand raised after the date of handing over the possession of the said Premises to the Purchaser. Provided however that the Purchaser alone shall be liable to pay such amounts in respect of the period after date of handing over possession of the said Premises to them. The Vendor also declares unto the Purchaser that neither the Vendor nor any other person and/or persons claiming from, through, under or in trust for any of them have and/or ever had created any charge, lien, mortgage, and/or any other encumbrances in respect of the said Premises and the said Shares and that the said Premises and the said



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Shares are free from all claims, liens, charges, mortgages, liabilities and encumbrances of any nature whatsoever.

4. The Vendor hereby further declares, represents, warrants, confirms and assure to the Purchaser as follows:-

- (i) The Vendor has all necessary power and authority to execute these presents thereby the Vendor is entitled to sell and transfer the said Premises and/or the right in the said Shares that there is no impediment in the way of the Vendor so transferring the said Premises and/or the right in the said Shares in the manner and in pursuance of this agreement;
- (ii) The Vendor has a perfect, clear and marketable title in the said Premises as an absolute owner and save him no other person has any right, title and interest of any nature whatsoever;
- (iii) The Vendor has not been served with any notice, writ, summons by the Union Government, State Government, Municipal Corporation, Municipality or Statutory Body or Authority with regard to or affecting or concerning the said Premises or any portion thereof and/or the right in the said Shares;



The Vendor is not prevented from holding, transferring or alienating the said Premises and/or the right in the said Shares under or by any statute ordinance, rules, notification or circular;

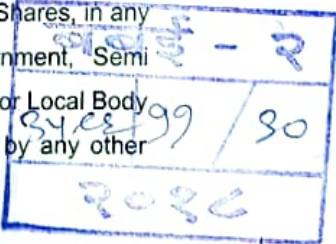
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(v) The said Premises and/or the said Shares are free from all or any contracts, leases, agreements, and other encumbrances including but not limited to any mortgage, charge, pledge, lien, encumbrance, hypothecation, easement rights, contractual rights of set-off, attachments, or interests of any Vendor or

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lessor under any conditional sale agreement, lease, leave or license agreement or other title retention arrangement or any other security interest, security arrangement of any kind, any contractual or lease hold rights or claims;

- (vi) The said Premises is in exclusive possession of the Vendor and save and except him no other person has any right, title, interest or claim against the said Premises and there are no tenants or occupants or licencees, authorised or unauthorised, in the said Premises and the same has never been let or intended to be let;
- (vii) The Vendor has not entered into any agreement/s with anyone or otherwise made any commitment/s for sale/transfer of the said Premises and/or the said Shares except made between him and the Purchaser concerning or affecting the said Premises or any portion thereof and/or the right in the said Shares;
- (viii) The Vendor has not received any notice for acquisition or requisition of said Premises or part thereof;
- (ix) There are no actions, suits or proceedings pending or threatened against or affecting the said Premises or any portion thereof and/or the said Shares, or interest therein, or relating to or arising out of the ownership, management or operation of the said Premises and/or the right in the said Shares, in any Court or before or by any Government, Semi Government or Municipal Corporation or Local Body or Authority or Bank or Institution or by any other Organisation or person/s;
- (x) No power of attorney has been executed in favour of any third party granting or assigning any of the



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rights, title or interests in the said Premises and/or right in the said Shares or any powers thereto;

(xi) All taxes, statutory and other dues with respect to the said Premises have been paid in full and that there is no dues of any nature pending against the said Premises and any liability or claim arising in respect thereto relating to the period prior to the date of handing over the possession of the said Premises to the Purchaser shall be exclusively paid and borne by the Vendor alone and the Vendor undertakes to indemnify and save the Purchaser for any such loss, claim or liability arising out of any default on the part of the Vendor for non payment of such taxes or statutory dues or other dues of any nature;

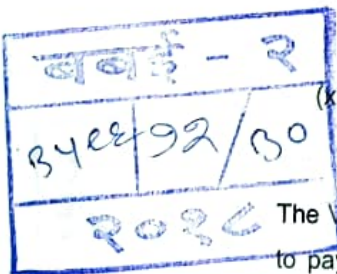
(xii) Upon the payment of full amount of lump sum consideration as stated hereinabove, the Purchaser is entitled to the possession of the said Premises and inter-alia shall have all and any rights over the said Premises and deal in any manner with the said Premises along with the right in the said Shares, without any demur or objection from the Vendor and such rights may be exercised by the Purchaser in any manner deemed fit by the Purchaser;



No notice of attachment has been issued attaching or causing to be attached the said Premises or any part thereof by Income-tax, Sales-tax or any other Government Department and

(xiv) There is no dues of any nature whatsoever against the said Premises.

The Vendor is aware that the Purchaser has paid and agreed to pay the Vendor the consideration hereinabove mentioned inter alia relying upon the declarations, representations,



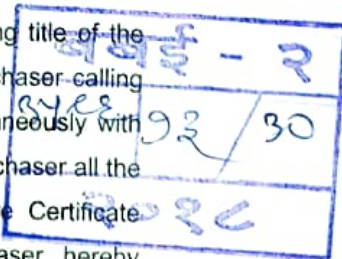
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warranties, confirmations and assurances thus made by the Vendor.

5. The Vendor hereby expressly agrees that should the Purchaser be required to bear, suffer, incur or meet any expenses, losses or damages due to or on account of any of the declarations, representations, warranties, confirmations and assurances contained in Clause 3 and 4 hereinabove contained being found out to be false, untrue and/or incorrect any time hereafter, then the Vendor shall indemnify and keep indemnified and saved the Purchaser against all losses, suits, lawful actions, proceedings, costs, compensations, claims, demands and damages which may be instituted against or incurred or sustained or suffered by the Purchaser including the expenses and/or costs of enforcing the indemnity hereinabove contained.

6. The Purchaser is aware of all the provisions of the Bye-Laws, Rules and Regulations of the Society and agrees to become the member of the said Society and undertakes to abide by all such bye-laws, rules and regulations and which may from time to time be adopted or modified or amended by the said Society.

7. The Vendor hereby agrees and undertakes to sign/execute all other deeds, documents, society's forms and other papers and also to render all assistance necessary for the purpose of effecting transfer of the said Premises, as also of any one or more of the security deposit or other deposits pertaining to the said Premises from the name of the Vendor to the name of the Purchaser and for the purpose of perfecting title of the said Premises within seven days from the Purchaser calling upon the Vendor so to do. The Vendor, simultaneously with the execution hereof has handed over to the Purchaser all the previous title deeds and documents and Share Certificate relating to the said Shares and the Purchaser hereby acknowledges the receipt of the same. The Vendor hereby






grants to the Purchaser all the rights to get the electric meter of the said Premises and electric deposit transfer in his name.

8. The Permanent Account Numbers (PAN) allotted to the parties to this agreement under section 139 A of the Income Tax Act, 1961 are as under:

MR. CHAINSU KH RAMBILAS MANTRI : AAPPM2620M
MR. RAJENDRAKUMAR MAGANLAL JAIN: AACPJ0479Q

9. The transfer-fees/premium payable to the said Society in respect of transfer of the said Premises and the said Shares shall be borne and paid by the Purchaser alone.

10. The Vendor hereby agrees to do and execute all other acts, deeds, matters and things as may be required by the Purchaser for the purpose of completion of the transfer of the said Premises and the said Shares in the name of the Purchaser and also on the request of the Purchaser present himself for the admission as to the execution of these presents at the Office of the Sub-Registrar of Assurances.

as expressly provided hereinabove, all the costs, charges and expenses of and as also consequential to this agreement including stamp duty and registration fees payable on this agreement and/or any deeds or documents to be executed in pursuance of this agreement and society forms shall be borne and paid by the Purchaser alone. However, all such costs along with interest or penalty or fine if levied or charged in connection thereto or in respect of any other Agreement/Deed or any other transaction in relation to the said Premises and the said Shares entered here before shall be borne and paid by the Vendor alone. Each party to this agreement shall pay the fees of the Chartered Accountants / Consultants / Advocates engaged by the respective parties.



वर्क - २
३५८९४ / ३०
२०२८

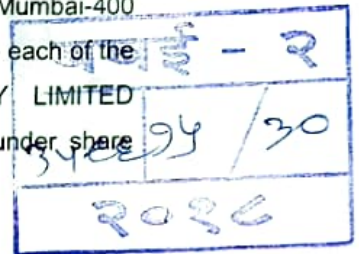
12. All the disputes under this agreement shall be subject to jurisdiction of Courts in Mumbai.

चैनसुख [Signature]

13. The aforesaid recitals shall form an integral part of this agreement.

SCHEDULE HEREINABOVE REFERRED TO

ALL THAT premises being Unit bearing No. 13, admeasuring 496 sq. ft. or thereabout of carpet area on the 4thFloor of the Building known as Mansingka Chambers and constructed prior to the year 1940, standing on the property bearing Cadastral Survey No. 1797 of Bhuleshwar Division in the Registration District of Mumbai City situate, lying and being at 254/258 Kalbadevi Road, Mumbai-400 002 together with 5 (Five) fully paid up shares of Rs.50/- each of the MANSINGKA CO-OPERATIVE HOUSING SOCIETY LIMITED bearing distinctive numbers 76 to 80 (both inclusive) under share certificate no. 17.



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

SIGNED AND DELIVERED)
by the withinnamed the Vendor,)
MR. CHAINSUKH RAMBILAS MANTRI)



चैनसुख मंत्री



in the presence of ...)

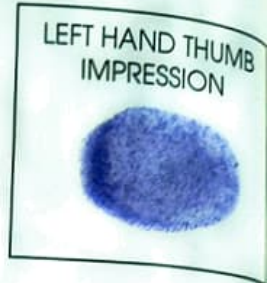
- 1. सौ. सानाविजी मंत्री
- 2.

SIGNED AND DELIVERED by)

By withinnamed the Purchaser,

MR. RAJENDRAKUMAR MAGANLAL JAIN

)
) *Rmj*



in the presence of ...

1. सौ. सावित्री अंबी

2. *Opus*



जवई - २	
३५६९६	/ ३०
२०२८	

Certificate No. 17

Number of Shares 05

Register No. 17

SHARE CERTIFICATE

MANSINGKA CO-OP. HOUSING SOCIETY LTD.
254-258, KALBADEVI ROAD, MUMBAI - 400 002.
(Registration No. BOM/HSG/2735 of 1971)

This is to Certify that Chainsukh Rambilas Mantri

is the Registered Holder of 05 (five) fully paid-up Shares
Numbered 76 to 80 inclusive, of Rs. 50=00

each in the above named **MANSINGKA CO-OP. HOUSING SOCIETY LTD.** subject to the Bye-laws thereof.

254-258, KALBADEVI ROAD, MUMBAI - 400 002.
(Registration No. BOM/HSG/2735 of 1971)

Rs. 250.

Given under the Common Seal of the said

Additional certificate issued
in respect of Unit NO. 13, Earlier
Included under certificate NO.
12 dt 24-03-1974.



Mg. C. Member

Hon. Secretary

Chairman.

जवई - २	
3422	30
२०१८	

MANSINGKA CO-OP. HOUSING SOCIETY LTD.

254-258, KALBADEVI ROAD, MUMBAI - 400 002.

(Registration No. BOM/HSG/2735 of 1971)

Date _____

TO WHOMSOEVER IT MAY CONCERN

This is to confirm that Shri Chainsukh Rambilas Mantri is bonafied member of the society and being a member they are holding premises unit / Room No. 13, admeasuring 496 sq. ft. of carpet area on 4th floor of the building known as Mansingka Co-operative Housing Society Limited, situate, lying and being at 254/258, Kalbadevi Road, Mumbai 400 002, C.S. NO.1797, now they intend to sell or transfer all their rights, title, interest in the said premises unit / Room and the related shares. No outstanding due for the above said premises Unit / Room till Today and in that connection we hereby record our no objection to such sale or transfer by provided they comply with all the provisions of the MCS ACT, 1960, Rules and Regulations made there under and Bye- laws of our society.

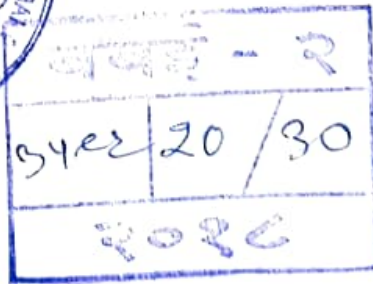
For Mansingka Co-operative Housing Society Limited

Date: 11.11.2017

Place: Mumbai



Sobhan
Hon. Secretary



MANSINGKA CO-OP. HOUSING SOCIETY LTD.

254-258, KALBADEVI ROAD, MUMBAI - 400 002.

(Registration No. BOM/HSG/2735 of 1971)

Date _____

Ref. _____

TO WHOMSOEVER IT MAY CONCERN

This is to confirm that **Shri Chainsukh Rambilas Mantri** is bonafied member of the society and being a member they are holding premises unit / Room No. 13, admeasuring 496 sq. ft. of carpet area on 4th floor of the building known as **Mansingka Co-operative Housing Society Limited, situate, lying and being at 254/258, Kalbadevi Road, Mumbai 400 002.**

Our building was Originaly constructed in prior to year 1940 and C.S. No. is 1797 of Bhuleshwar Division.

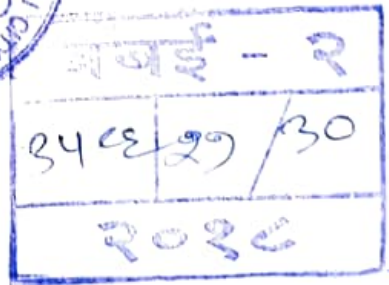
For **Mansingka Co-operative Housing Society Limited**

Date: 11.11.2017

Place: Mumbai.



[Handwritten Signature]
Hon. Secretary





बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

लेखा क्रमांक CX1004190030000	मालमत्ता करवर्ष 2017-2018	देयक क्रमांक 201710BIL06355680 201720BIL06355683	देयक दिनांक 29/05/2017
संपादकाचे नाव व पत्ता : MANSINGKA COOP HOU SOC LTD 54-258 KALBADEVI ROAD, MUMBAI 400002.		प्रेषक - सहा. क. व सं. / विभाग : Asst. Assessor & Collector Dept., 4th floor, Room No.22, B.M.C. C- Ward, 76 Shrikant Palekar marg, Chandanwadi, Mumbai - 400 002.	

मालमत्ता क्रमांक, सदरनिष्ठा क्रमांक, इमारतीचे नाव / बिल्डिंग, सी.टी.एस. क्र. / प्लॉट क्र., याबाबचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करद्वार्यांची नावे.
2-1940/254-60, KALBADEVI RD & CAVEL X LANE HOUSE WITH SHOP SHROFF MANSION SHREE MANSINGKA OIL MILLS PRIV ATE LIMITED

संपादन करनिर्धारण दिनांक : 31/03/1961	जलजोडणी क्रमांक : -	एकूण भांडवली मूल्य : 49556920
---------------------------------------	---------------------	-------------------------------

रुपये Rupees Four Crore Ninty Five Lakh Fifty Six Thousand Nine Hundred and Twenty Only

देयक तयार करतरेवळी ३१/०३/२०१० या तारखेपर्यंतची धकबाकी ₹ 0	०१/०४/२०१० या तारखेनंतरची धकबाकी ₹ 0
---	--------------------------------------

देयक कालखंडी : 01/04/2017 ते 31/03/2018

(सर्व रक्कम रुपयानध्ये)

कराचे नाव :	01/04/2017 ते 30/09/2017	01/10/2017 ते 31/03/2018
संपादन कर	14475	14475
स कर	33241	33241
स लाभ कर	9114	9114
सि-साराण कर	21446	21446
सि-साराण लाभ कर	5627	5627
न.पा. शिक्षण उपकर	5363	5363
स्य शिक्षण उपकर	4289	4289
संसार हमी उपकर	1073	1073
ड उपकर	269	269
कर	6969	6969
एकूण देयक रक्कम	101866	101866
सम १५२ (अ) नुसार दंडाची रक्कम	0	0
ताज्यावरील व्याजाची वसूली	0	0
सी-वई च्या लघुव्यावृत्तिरित्त समायोजित केलेली रक्कम	0	0
प्राक अर्थिदानाचे समायोजन	0	0
सारावयाची निव्वळ रक्कम	101866	101866
30.06.2017 पर्यंत भरावयाची निव्वळ रक्कम	99941	98017
31.07.2017 पर्यंत भरावयाची निव्वळ रक्कम	100904	98979
31.07.2017 नंतर भरावयाची निव्वळ रक्कम	101866	101866
रुपये	Rupees One Lakh One Thousand Eight Hundred and Sixty Six Only	Rupees One Lakh One Thousand Eight Hundred and Sixty Six Only
सिद्ध देय दिनांक	27/08/2017	31/12/2017



बजई - ३
34.08.22/30
2022
Rijavn



एक कदम स्वच्छता की ओर

श्री. राजेश ए. कर्कर
सहायक व संचालक (स)

To make payment through NEFT: BIC - SBINCOLLEC, Beneficiary A/C No:- BMCPO CX1004190030000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first.

असी-वई इन्वेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

समयात क्रमांकावधील पहिले ११ अंक इमारतीचा UID (Unique Identity) पुरा, प्रत्येक इमारतीच्या दर्शनी भागावर UID स्टीकर लावण्याचा प्रकल्प महापालिकेने सुरु केला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधातील पत्रव्यवहारात सदर UID क्रमांक नमुद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.





26/03/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई
शहर 2

दस्त क्रमांक : 3596/2018

नोदंणी :

Regn:63m

गावाचे नाव : भुलेश्वर

- | | |
|---|--|
| (1)विलेखाचा प्रकार | अॅगीमेंट टू सेल |
| (2)मोबदला | 10800000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 10438000 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: युनिट नं. 13, माळा नं: 4 था मजला, इमारतीचे नाव: मानसिंगका चॅबर्स, रोड नं: 254/258 काळबादेवी रोड,मुंबई-400002., इतर माहिती: .((C.T.S. Number : 1797 ;)) |
| (5) क्षेत्रफळ | 1) 55.32 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 पता. | 1): नाव:-चैनसुख रामबिलास मंत्री वय:-75; पता:-ऑफिस नं. 13, 4 था मजला, मानसिंगका चॅबर्स, -, 254/258, काळबादेवी रोड, कालबादेवी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400002 पॅन नं:-AAPPM2620M |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता | 1): नाव:-राजेंद्र मंगनलाल जैन वय:-42; पता:-1205, ए विंग, शांती कमल, जयहिंद सिनेमाच्या समोर, डॉ. बी. ए. रोड, चिंचपोकळी - पूर्व, बेस्ट स्टाफ कॉटर्स, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400012 पॅन नं:-AACPJ0479Q |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 23/03/2018 |

Index-2(सूची - २)

- (10)दस्त नोंदणी केल्याचा दिनांक 23/03/2018
(11)अनुक्रमांक,खंड व पृष्ठ 3596/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 540000
(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.



R. G. Gaud
सह मुख्य निबंधक
संबई शहर क. २



26/03/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई
शहर 2

दस्त क्रमांक : 3594/2018

नोदंणी :

Regn:63m

गावाचे नाव : भुलेघर

- | | |
|---|---|
| (1)विलेखाचा प्रकार | रिलीज डीड |
| (2)मोबदला | 1 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 1 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: युनिट नं. 13, माळा नं: 4 था मजला, इमारतीचे नाव: मानसिंगका कॉ. ऑप. हौ. सो. लि.,, रोड नं: 254/258,काळबादेवी रोड,मुंबई-400002., इतर माहिती: ((C.T.S. Number : 1797 ;)) |
| (5) क्षेत्रफळ | 1) 55.32 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 पता. | 1): नाव:-पुष्पा शंकरलाल धूत उर्फ पुष्पा रामबिलास मंत्री वय:-71; पता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: यश बंगलो, ब्लॉक नं: 78/155 भुसारी कॉलनी, रोड नं: पौड रोड, कोथरूड, पुणे , महाराष्ट्र, पुणे. पिन कोड:-411308 पॅन नं:- AFFPD9688F |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता | 1): नाव:-चैनसुख रामबिलास मंत्री वय:-75; पता:-प्लॉट नं: 605, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पिन्नाकले ब्रुक साइड, एस. नं. 52/1ए, रोड नं: पुणे मुंबई रोड, बावधन, खूरो, बावधन, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411021 पॅन नं:-AAPP2620M |
| (9) दस्तऐवज करून दिल्याचा | 23/03/2018 |

Certificate No. 17

Number of Shares 05

Register No. 17

SHARE CERTIFICATE

MANSINGKA CO-OP. HOUSING SOCIETY LTD.
254-258, KALBADEVI ROAD, MUMBAI - 400 002.
(Registration No. BOM/HSG/2735 of 1971)

This is to Certify that Chainsukh Rambilas Mamtal

is/are the Registered Holder of 05 (Five) fully paid-up shares

Numbered 76 to 80 inclusive, of Rs. 50=00

each in the above named **MANSINGKA CO-OP. HOUSING SOCIETY LTD.** to the Bye-laws thereof.

254-258, KALBADEVI ROAD, MUMBAI - 400 002.

(Registration No. BOM/HSG/2735 of 1971)

Given under the Common Seal of the said

Rs. 250.

Additional certificate issued
in respect of Unit NO. 13, Earlier
Included under Certificate NO.
12 dt 24-03-1974.



This is 2nd day of June 2019

[Signature]

Mg. C. Member


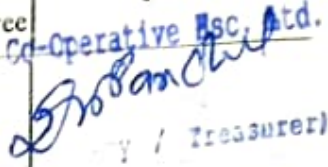
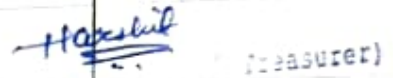
[Signature]

Hon. Secretary.

[Signature]

Chairman.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of transfer	No. of transfer	Ledger folio & Name & Address	Reg. No. of Transferee	Signature
31-08-2018	1	Rajendra Maganlal Jain 	For Mansingka Co-Operative Hsc. Ltd. (Chairman)	
			For Mansingka Co-Operative Hsc. Ltd. (Chairman)	

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. EEBPC/4430/CIA of 17/01/2013.

COMMENCEMENT CERTIFICATE

To,

The Chairman / Secretary
Mansingkar CHSK
258, Kalbadevi Road
Mumbai-400 002

ISSUED

Sir,

With reference to your application No. 6553 dated 17/12/2008 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town Planning Act., 1966, to carry out development for Proposed 100% repairs amounting to reconstruction & erection of lift

and building permission under section 346 of the Bombay Municipal Corporation Act., 1888, to erect a building in Building No. 258 on Plot No./C.S.No./C.T.S. No. 1797 Division/Village/Town Planning Scheme No. Bhuleshwar Divn. Situated at Road/Street Kalbadevi Road Ward C the Commencement Certificate/Building permit is granted on the following conditions :-

- 1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act. 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai, if :-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanction plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting and the applicant and every person deriving title through or under his in such an event shall be deemed to have carried out the development work in contravention of Sec 43 & 45 of the Maharashtra Regional and Town Planning Act., 1966

P.T.O.

7) The conditions of this Certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successor and every person deriving title through or under him.

8) The Municipal Commissioner has appointed Shri. J.W. Kamble Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This Commencement Certificate is valid upto 16/01/2014
This C.C. is granted for repair work as per approved plan dated 07/05/2010

For and behalf of Local Authority
The Municipal Corporation of Greater Mumbai.

[Signature]
17/01/13
SEBPC III

[Signature]
17/01/13
Assistant Engineer II
Building Proposals (City)/(R&R)
o/c

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

EB/4430/CIAR of 17/01/2013.
C.C. to Mr. A. Shri. Shaileen N. Jethavani, Art
2) Asst. Comm. 'C' ward
3) A.E. W.W. 'C' ward
4) By A & C City
5) O.S. (B.P.) City.

ISSUED

Recd for copies by me
[Signature]
17/01/13

[Signature]
17/01/13
SEBPC III
AEBPC II
o/c

EB/4430/CIAR dt 07/01/15

निर्गमित

This C.C. is endorsed as per amended approved plan dtd. 20/01/2015

Recd endorsement by me
[Signature]
07/01/15

[Signature]
07/01/15
SEBPC - III

[Signature]
07/01/2015
AEBPC - II
o/c


ANUJ BALIYA

(ADVOCATE)

703, Prarthana Heights, Dr. R. K. Shirodkar Road, Parel, Mumbai-400 012.
Mobile: 9819059591 Email: anuj00125@gmail.com

TO WHOMSOEVER IT MAY CONCERN

I confirm and state that in response to my notice dated 02/02/2018 appeared in Free Press Journal Newspaper in English language and in Navshakti Newspaper in Marathi language on 03/02/2018, in the matter of sale of an ownership residential premises being Unit bearing No. 13, admeasuring 496 sq. ft. or thereabout of carpet area on the 4th Floor of the Building known as Mansingka Chambers, standing on the property bearing Cadastral Survey No. 1797 of Bhuleshwar Division in the Registration District of Mumbai City situate, lying and being at 254/258 Kalbadevi Road, Mumbai-400 002 together five fully paid up shares of Rs.50/- each of Mansingka Co-Operative Housing Society Limited issued in relation to the said Unit/Room, I have so far not received any claim or objection from any person/s in the above matter.



(Anuj Baliya)
Advocate

Place : Mumbai.

Date : 28/02/2018.



बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ. नं. १९२, बेस्ट मार्ग, कुलाबा, मुंबई-४०० ००९.

प्रभाग कार्यालयाचा पत्ता:
ग्राहक सेवा 'क' विभाग, बेस्ट उपक्रम, विद्या
इमारत, ३ ग मजला, जी.टी.डी.रोड/पोस्टलमार्ग,
पाठकवाडी, मुंबई - ४०० ००२
संपर्क क्रमांक: २२०५९७८८

नाव : RAJENDRAKUMAR MAGANLAL JAIN Mobil No. 98XXXXX331 Email Id. XXXXXXXXXins@gmail.com	देयक महिना : Sep-2021 देयक दिनांक : 27/09/2021 देयक क्र. : 109372042023
देयक पाठविण्याचा पत्ता: 013,FLOOR-04TH,254/258,MANSINGHA CHS LTD GRD TO 5TH FLOOR,KALBADEVI ROAD,KALBADEVI,KALBADEVI,MUMBAI-400002	पुस्तक पृष्ठ क्र. : 372042 ग्राहक क्र. : 372-042-023*6
वैज पुरवठ्याचा पत्ता : 013,FLOOR-04TH,254/258,MANSINGHA CHS LTD GRD TO 5TH FLOOR,KALBADEVI ROAD,KALBADEVI,KALBADEVI,MUMBAI-400002	सूचक : 15 करार खाते क्र. : 300005221
	पुरवठ्याचा प्रकार : 3P देयकाचा कालावधी : 17/08/2021 - 16/09/2021
	संभारणा क्र. : 1208974-X-X दर प्रवर्ग : LT II A
	यंत्रणा क्र. : 10.200 KW ग्राहक प्रवर्ग : COMMERCIAL
	मंजूर भार : 506.00 प्रभाग : C
	अनामत रक्कम जमा : 506.00
	मागील देयकाची प्राप्त रक्कम : ₹ 0.00 मागील रक्कम प्राप्त दिनांक : 13/08/2021

चालू देयकाची रक्कम ₹	मागील बाकी ₹	देय दिनांक *	देय दिनांका पूर्वी रक्कम ₹	देय दिनांकांतर रक्कम ₹ **
3287.84	2981.70	18/10/2021	6260.00	6310

*देय दिनांक फक्त चालू महिन्याच्या देयकाच्या रकमेवर ग्राह्य आहे. ** धुकबाकी असल्यास व्यजज आकारले जाईल. मार्गप्रकाश तक्रारीमार्गी : 8291554242/8657491117

महत्वाचे संपर्क क्रमांक	वैज खंडीत तक्रारीकारिता 22084242 8828847565	वैज देयक तक्रारी संबंधी 22071718	वैज चोरी/अनाधिकृत वापर 22814996	फ्युज / फॉल्ट कंट्रोल 22084242/22066611
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Solar power is BEST power to your Home



Attractive Subsidy for installation of Rooftop Solar system for Residential Consumers

Ministry of New and Renewable Energy (MNRE), Government of India, has launched Phase-II scheme and will provide subsidy for promotion of grid-connected rooftop solar PV projects in residential and group housing societies

For Rooftop Solar capacity 1 kW to 3 kW: 40% subsidy

For Rooftop Solar capacity above 3 kW to 10 kW: 20% subsidy

For Group Housing Society for capacity up to 500 kWp: 20% subsidy

For installation of Rooftop solar plant, please contact the following authorized and approved agencies of BEST Undertaking

1. Ravindra Energy Limited - E-mail - contact.best.rse@ravindraenergy.com Contact No.8296146501

2. Mascot Electronics - E-mail - mascot@electronics@gmail.com, Contact No. 9920467616, 8879619616

3. Steelite Engineering Ltd. - E-mail - solar@steelitegroup.com, Contact No - 9820070449

बिजली का बिल भरें 'Online' और जिते क्विज, शॉपिंग परीष, एच प्रोसेसर, मोबाइल

Online Bill Payment RTGS, NEFT, UPI, MIBEST, Credit/Debit Card, PBM LPI, BHARAT BILLPAY, VISA, Visa payWave

संभ आलेख	युनिट्स (kWh)	महिना
Meter No.: N179661		
300		Aug-21
230		Jul-21
159		Jun-21
161		May-21
233		Apr-21
257		Mar-21
269		Feb-21
263		Jan-21
219		Dec-20
257		Nov-20
221		Oct-20
युनिट्स वापर kWh 49		
Sep-2021	333	
Sep-20	213	

(डॉ. आर. डी. पाटसुते)
मुख्य अभियंता ग्राहक सेवा

योग्य व अचूक वीजमापनासाठी बेस्ट मीटरचा ब्रॅच कटआउट काढू नका किंवा एमसीसीबी वंद ठेऊ नका, ही विनंती.

एकत्रित मुद्रक शुल्क हे नोंदणी व मुद्रक विभागात भरणा केल्याबाबतचा आदेश क्र. मुद्रक शुल्क क्र. CSD/400/2019/1594/19 दिनांक 03-04-2019.

हे विजदेयक कोणत्याही माल

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For Advertisement Here Please Contact - 022-41274717 Contact : mahesh@nexgenprints.co.in

Authorized Signatory

Date : 0 -11-2021
Place : Mumbai

mail:mahesh@nexgenprints.co.in

MANSINGKA CO-OP. HOUSING SOCIETY LTD.

254-258, KALBADEVI ROAD, MUMBAI - 400 002.

(Registration No. BOM/HSG/2735 of 1971)

Email: mansingkacoophsg@gmail.com

Date 02/11/2021

Ref. _____

To,
The Branch Manager, State Bank of India,
SME Backbay Reclamation Branch,
Mittal court, Opp. Inox, 'B' Wing, Ground Floor,
Nariman Point, Mumbai - 400021

Dear Sir/Madam,

We, Mansingka Co-Op. Housing Society Ltd. hereby certify that:

1. Unit No.13, 4th Floor, Mansingka CHS Ltd., situated at 254/258, Kalbadevi Road, Mumbai-400 002 bearing C. Survey No.1797 has been allotted to Mr. Rajendrakumar Maganlal Jain.
2. That the total cost of the Unit is Rs.1,08,00,000/- (Rupees One Crore and Eight Lakhs Only).
3. That title to the said land and building thereon is clear, marketable and free from all encumbrances and doubts,
4. We confirm that we have no objection whatsoever to Mr. Rajendrakumar Maganlal Jain mortgaging the Unit to State Bank of India as security for the amount advanced by the Bank.
5. We have not borrowed from any financial institution for purchase of land or construction of the building and have not created and will not create any encumbrances on the Unit allotted to him during the currency of the loan sanctioned/ to be sanctioned by the Bank to him.
6. We hereby state and confirm that the building plan sanctioned under certificate No. EEBP/4430/C/A dated 20/05/2015 shall not be altered changed without the prior written consent of the Unit owner.

We further state and undertake to record the charge of the Bank on the said Unit in our register and will not allow the member to transfer/ sell/ mortgage the said Unit to any other persons/ banks/ financial institution without the written permission from your Bank

THE BANK OFFICIALS ARE REQUESTED TO ACKNOWLEDGE THE RECEIPT OF THIS LETTER WITH SEAL & SIGN.

Yours faithfully,
For Mansingka CoOp Housing Society Ltd.

For Mansingka Co-Operative Hsc. Ltd.

(Harshit N. Jain Treasurer)
Chairman



(Dinesh M. Panchal)
Secretary

Authorized Signatory

Date : 0 -11-2021

Place : Mumbai

For Mansingka Co-Operative Hsc. Ltd.
(Dinesh M. Panchal)
Secretary

Maintainance

MANSINGKA CO-OP. HOUSING SOCIETY LTD. (CO-OP)

(Registration No. BOM / HSG / 2735 of 1971)
Office: 254-258, KALBADEVI ROAD, MUMBAI - 400 002.
Email: mansingkacoophsg@gmail.com

Bill No. 172 Date: 21-09-2021

Name : RAJENDRA M. JAIN
Unit No.: 13 Floor: 4th Floor Area: 496 sq.ft.
Bill Period From : 01-07-2021 To 30-09-2021 Due Date: 31-10-2021

Sr.	PARTICULARS	AMOUNT
1.	Municipal Property Tax	3923.00
2.	Service Charge	8605.00
3.	Water Charges	0.00
4.	Additional Water Charges	0.00
5.	Sinking Fund	789.00
6.	Repair Fund (Provisional)	2371.00
	Current Dues Total	15688.00
	Add Previous Dues (Principal Amount)	0.00
	Add Previous Dues (Interest Amount @ 21% P.A.)	0.00
	Less Adjustments	0.00
	ADD / LESS Surplus / Dues / Arrears	160415.00
	NET PAYABLE Rs.	176103.00

E. & O.E.

NOTE: NO INTEREST CHARGED ON ARREARS DUE TO COVID-19
MEMBERS ARE REQUEST TO PAY THE DUES ON TIME.

Receivers Sign & Name

Hon. Secretary / Mg. Com. Members / Accountant

Bank Details:

A/c Name: Mansingka Co-Operative Housing Society Limited

A/c. No. 0002107630015475

Bank Name: The Maharashtra State Co-operative Bank Ltd. Fort Branch, Mumbai

IFSC Code: MSC10082002

PAN No. AAFA M2066G TAN NO. MUMM49800C

Members failing to PAY BILL on or Before Due Date INTEREST 21% P.A. will be Charged.

Any Repairing / Alteration / Renovation must take the Prior Permission from the Society.

P.S. Important:

No Case of Transfer will be entertained unless prior NOC is obtained from the Society.