

516/15540

पावती

Original/Duplicate

Monday, October 07, 2024

नोंदणी क्र. :39म

12:00 PM

Regn.:39M

पावती क्र.: 16276 दिनांक: 07/10/2024

गावाचे नाव: दहिसर

दस्तऐवजाचा अनुक्रमांक: बरल8-15540-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: चिराग रमेश आमेशर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:19 PM ह्या वेळेस मिळेल.

स हु नि का बोरीवली 8

बाजार मुल्य: रु.12012458.2/-

मोबदला रु.15000000/-

भरलेले मुद्रांक शुल्क : रु. 900000/-

सह. दुय्यम निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1024040820780 दिनांक: 07/10/2024

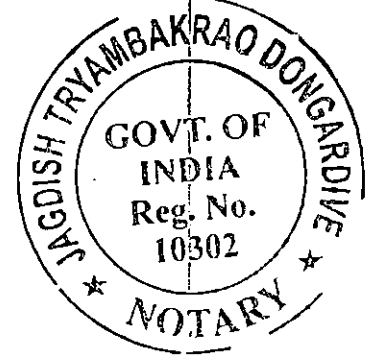
बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009281891202425E दिनांक: 07/10/2024

बँकेचे नाव व पत्ता:

Chirag



REGISTERED ORIGINAL DOCUMENT

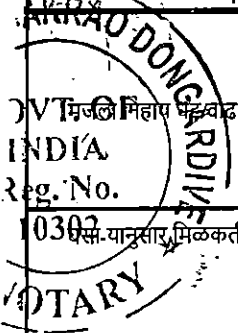
DELIVERED ON.....

NobA

10/7/2024



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202410071699	07 October 2024, 11:27:58 AM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	89-दहीसर (बोरीवली)				
उप मूल्य विभाग	भुभाग: पश्चिम व उत्तरेस वॉर्ड हद्द, पूर्वेस रेल्वे लाईन, दक्षिणेस अंशत: गाव हद्द व लिंक रोड.				
सर्व्हे नंबर /न. भू क्रमांक :	सि.टी.एस. नंबर 115				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
खुली जमीन	निवासी सदनिका	156510	172900	136100	चौरस मीटर
60250	136100				
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	80.74 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2 वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्दवाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		
रस्ता समुख -					
Sale Type: First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मिळकती मिहाप भू वाढ					
					= 105% apply to rate = Rs.142905/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर					
					= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
					= (((142905-60250) * (100 / 100))+60250)
					= Rs.142905/-
A) मुख्य मिळकतीचे मूल्य					= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
					= 142905 * 80.74
					= Rs.11538149.7/-
E) बंदिस्त वाहन तळाचे क्षेत्र					13.94 चौरस मीटर
बंदिस्त वाहन तळाचे मूल्य					= 13.94 * (136100 * 25/100)
					= Rs.474308.5/-
Applicable Rules					= ,10,4,16
एकत्रित अंतिम मूल्य					
					= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ
					= A + B + C + D + E + F + G + H + I + J
					= 11538149.7 + 0 + 0 + 0 + 474308.5 + 0 + 0 + 0 + 0 + 0
					= Rs.12012458.2/-



Home Print

Y. M. B.

सह. दुय्यम निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा.



बोरीवली - ८
94400 9 32
२०२४

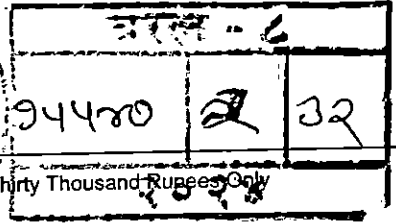
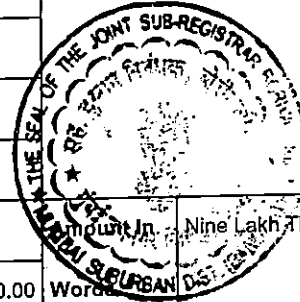
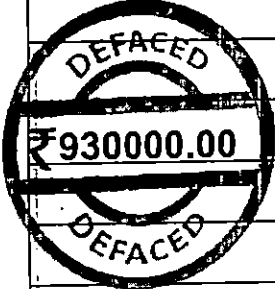




CHALLAN
MTR Form Number-6



GRN	MH009281891202425E	BARCODE	Date		04/10/2024-20:31:46	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5		Full Name	CHIRAG RAMESH AMESSAR AND SHWETA			
Location	MUMBAI			CHIRAG AMESSAR,			
Year	2025 One Time		Flat/Block No.	801 8TH FLOOR A WING BHIMASHANKAR			
			Premises/Building	HEIGHTS BLDG			
S. No.	Account Head Details	Amount In Rs.					
302							
0030045501	Stamp Duty	900000.00	Road/Street	M R BHIMASHANKAR CHS LTD New Link Road,Kandarpada Fire Station, Dahisar (West),			
0030063301	Registration Fee	30000.00	Area/Locality	MUMBAI			
			Town/City/District				
			PIN	4	0	0	0 6 8
			Remarks (If Any)	SecondPartyName=MR. NEERAJ KHANDELWAL-			
Total		9,30,000.00	Words	Nine Lakh Thirty Thousand Rupees Only			
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
	Cheque-DD Details		Bank CIN	Ref. No.	69103332024100510164	2892430636	
Cheque/DD No.			Bank Date	RBI Date	04/10/2024-20:32:51	Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
सदर चलान केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Challan Defaced Details

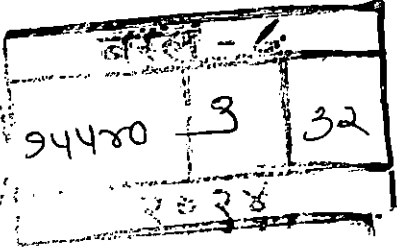
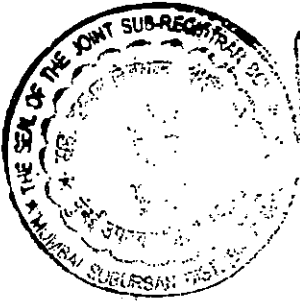
Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-516-15540	0005147709202425	07/10/2024-12:00:12	IGR557	30000.00

GRN : MH009281891202425E Amount : 9,30,000.00

Bank : IDBI BANK

Date : 04/10/2024-20:31:46

2	(IS)-516-15540	0005147709202425	07/10/2024-12:00:12	IGR557	900000.00
Total Defacement Amount					9,30,000.00





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

EPFN	1024040820780	Receipt Date	07/10/2024
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Received from dhc, Mobile number 9833052217, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. OF 15540 dated 07/10/2024 at the Sub Registrar office Joint S.R. Borivali 8 of the District Mumbai Sub-urban District.

RECEIVED
SUB-REGISTRAR
BORIVALI 8
MUMBAI SUB-URBAN DISTRICT

DEFACED
₹ 640
DEFACED

Payment Details

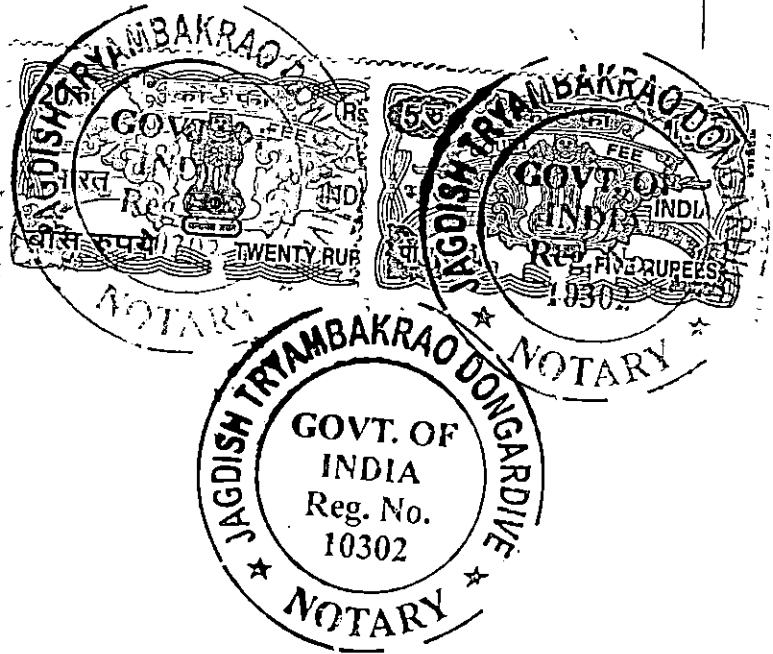
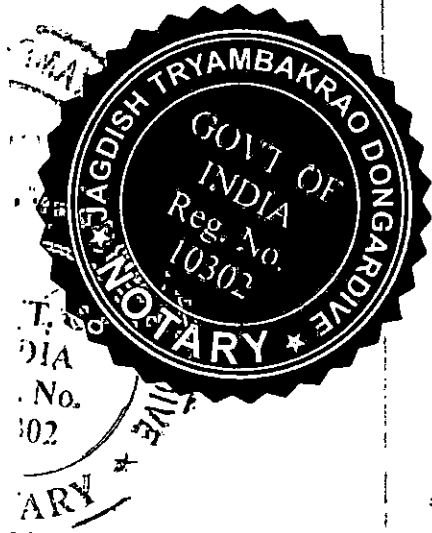
Bank Name	SBIN	Payment Date	04/10/2024
Bank CIN	10004152024100419563	REF No.	464407048839
Deface No	1024040820780D	Deface Date	07/10/2024

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



ज.स.र. - ८		
94480	✓	32
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 7th day of October, 2024.

BETWEEN

MR. NEERAJ KHANDELWAL an adult, Indian Inhabitants, having address as Flat No. 801, on 8th floor in A-Wing, "M R BHIMASHANKAR HEIGHTS C.H.S Ltd., situated at New Link Road, Besides Kandarpada Fire Station, Dahisar (West), Mumbai - 400 068., hereinafter referred to as "THE SELLER" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assignees) OF THE FIRST PART;

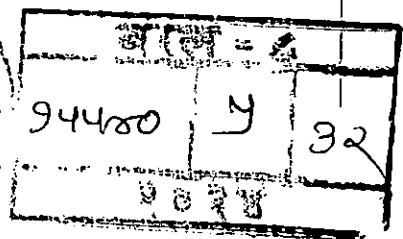
AND

1)MR. CHIRAG RAMESH AMESSAR AND 2) MRS. SHWETA CHIRAG AMESSAR, both adults, Indian Inhabitants, having address as Flat No. A2/501, Orchid Plaza, situated at R.T Road, Near Movie Time Cinema, Dahisar (East), Mumbai - 400 068., hereinafter referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assignees) OF THE SECOND PART;

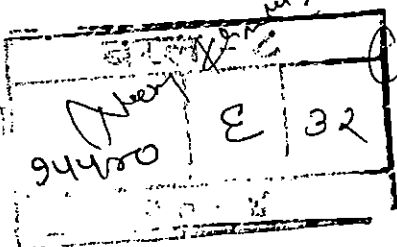
Neeraj Khanelwal

Chirag

Shweta

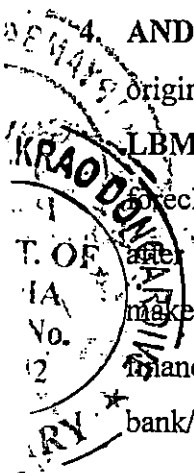


1. WHEREAS originally by an Agreement For sale dated 19/12/2015 made and entered into BETWEEN MALLHAR REALTORS PVT. LTD., therein referred to as "the developer" of the one part and MR. NEERAJ KHANDELWAL therein called "the Purchaser" of the other part, duly registered under serial no. BR/11144/2015 dated 21/12/2015 wherein he had acquired Residential Flat ownership basis viz. Flat No. 801, on 8th floor in A-Wing, admeasuring 724 Sq. Fts. Carpet area in the building now known as "BHIMASHANKAR HEIGHTS", society now known as "M R BHIMASHANKAR HEIGHTS C.H.S Ltd., situated at New Link Road, Besides Kandarpada Fire Station, Dahisar (West), Mumbai - 400 068,, more particularly described in the schedule hereunder written (hereinafter referred to as "the said Flat") along with 1 Nos. of parking under covered parking Stack No. G-44 in the said building allotted vide parking allotment letter dated 25/8/2022 by the developer at or for the price and upon the terms and conditions therein contained therefore, took the vacant and peaceful possession of the said Flat and become an absolute owner of the said Flat. The RERA Carpet area of the said flat is approx. 753 sq.fts after the RERA rules and regulations made applicable.
2. AND WHEREAS the promoter at that time, have got sanctioned all the necessary permissions and plans from Municipal Corporation of Greater Mumbai (MCGM) and obtained permissions under file no. CHE/A-5083/BP(WS)/AR/OCC/1/New and having Full Occupation Certificate dated 20/9/2021. The Building is comprising of various wings including Wing-A i.e. Stilt (parking) (pt) + 20(pt) Upper Floors with lift.
3. AND WHEREAS the Purchasers of various Flats/Units have registered "M R BHIMASHANKAR HEIGHTS CO-OPERATIVE HOUSING SOCIETY LIMITED" under Registration No. MUM/WR-N/HSG/TC/16079/2021-22/2022 dated 13/01/2022 under the Maharashtra Co-operative Societies Act 1960 (hereinafter referred to as "the said Society") and 1 MR. NEERAJ KHANDELWAL became original member of the said Society. The said Society issued Ten(10) fully paid up Shares of Rs. 50/- each comprised in the Share Certificate No. 020 bearing distinctive Shares Nos. 0191 to 0200 (both inclusive) (hereinafter called and referred to as 'the said Shares').



Shweta C.C.

AND WHEREAS it is hereby informed by the Seller that he has mortgaged original documents in respect of said flat with ICICI Bank bearing Loan A/c No. LBMUM00002591364. Wherein outstanding amount to be paid as per latest foreclosure records by the sellers herein. It is further agreed between parties that after registration of this agreement for sale the Purchasers herein have agreed to make payment of such entire outstanding loan amount to the Sellers's bank/ financial institution through their own sanctioned housing loan scheme from any bank/financial institution.



5. Therefore, once the said loan account of Seller is foreclosed than forthwith Seller has to obtain the No Claim Certificate and all Original documents from ICICI Bank and handover the same to the Purchasers bank/ financial institution herein for further procedure of releasing balance consideration amount to complete the entire transaction as mentioned herein.

6. AND WHEREAS the Seller herein has agreed to sell and transfer and the Purchasers have agreed to purchase and acquire all ownership rights, title and interest of the Seller in the said Flat and the said Shares with all legal consequences including the right of occupation of the said Flat in the said building of the said Society including right, title and interest in the said Flat for total consideration of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only).

7. AND WHEREAS the Parties hereto have agreed to reduce into writing the Terms and Conditions on which the Seller has agreed to sell and transfer and the Purchasers have agreed to purchase and acquire the right, title and interest of the Seller in the said Flat and the said shares including the entire interest of the Seller in the said Society;

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

Neeraj Phandke

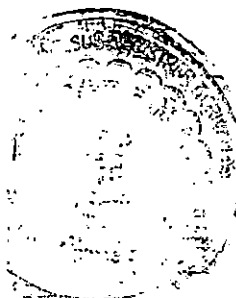
Chirag

S. Sivakumar



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1. The Seller hereby agree to sell and transfer to the Purchasers and the Purchasers hereby agree to purchase and acquire all the rights, title and interest of the Seller in the said Society including the shares and said Residential Flat No. 801, on 8th floor, 10th Gov Wing, admeasuring 724 Sq. Fts. Carpet area in the building now known as IN Reg. "BHIMASHANKAR HEIGHTS", now society now known as SM Reg. BHIMASHANKAR HEIGHTS C.H.S Ltd., situated at New Link Road, Besides Kandarpada Fire Station, Dahisar (West), Mumbai - 400 068,, more particularly described in the schedule hereunder written (hereinafter referred to as "the said Flat") along with 1 Nos. of parking covered parking Stack No. G-44 in the said building alongwith the benefits of sinking fund standing credited to the account of the Seller in the books of the said society and other deposits with the local authority /Tata/Adani and all the rights of the Seller as to the use, occupation and enjoyment and ownership of the said Flat and Shares together with all rights, title and interest of the Seller in the said Society for a total consideration Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only) to be paid by the Purchasers to the Seller in the manner hereinafter mentioned.
2. The said consideration will be paid by the Purchasers to the Seller as follows: that is to say;
- An amount of Rs. 38,50,000/- (Rupees Thirty Eight Lakhs Fifty Thousand Only) has been paid on or before execution of this agreement for sale as part payment from own funds as mentioned in the receipt; (the payment and receipt whereof the Seller hereby will admit and acknowledge and acquit, release and discharge the Purchasers from the payment and receipt thereof and every part thereof);
 - An further amount of Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) payable by the Purchasers to the Seller is the deducted as tax deduction at source @ 1% forming part of total consideration. The TDS to be deposited by the Purchasers as per Section 194IA of the Income Tax Act and the same shall be deemed to be received by the Seller herein and the Purchasers shall deposit the said TDS and shall produce the TDS certificate to the Seller within 7 days.

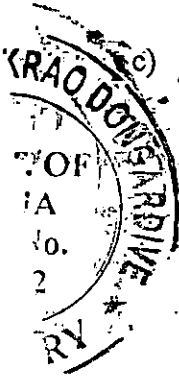


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c) The Purchasers have agreed to obtain total loan amount of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only through any financial institution/bank) and out which firstly to pay an outstanding amount towards loan account as mentioned above to the Sellers's Bank/financial institution i.e. ICICI Bank as per latest foreclosure letter. It is hereby agreed by purchasers that it shall be paid within (45) days from the date of registration of this Agreement for sale or receipt of Mortgage NOC from society whichever is later and it will be deemed to be paid as part of total consideration amount subject to foreclosure letter and List of documents to provide by Seller herein. The Sellers have agreed to co-operate to provide Mortgage NOC/ any other relevant documents from Society documents including original title document so enable the Purchasers to complete loan documentation formalities.

d) It is hereby agreed that after foreclosure of the said mortgage loan account of the Sellers followed with handing over original documents alongwith No Claim Certificate by Sellers bank/financial institution to the Purchasers financial institution/bank and thereafter balance consideration amount to be paid to the Sellers herein by way of full and final consideration.

e) Hence the total consideration of the said Flat is Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only).

3. The Seller hereby declare and covenant with the Purchasers that the said Flat is free from all encumbrances of any nature whatsoever and that the Seller have full right, title and interest in the said Flat and have full right and authority to assign and transfer their entire interest in the said Society including the said Flat and shares to the Purchasers.

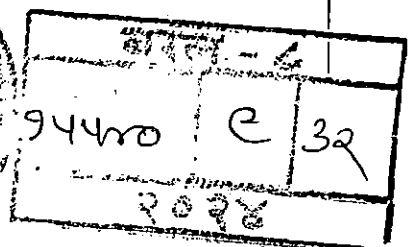
4. The Seller have represented to the Purchasers and hereby declares that:-

a. that the said Flat is free from all encumbrances (except abovementioned lien).

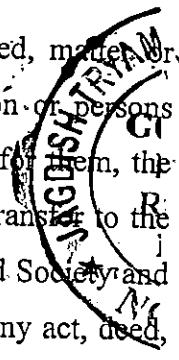
Neeraj Handekar

Chinraj

Shweta



- b. that notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the Seller or any person or persons lawfully or equitably claiming by, from, through, or in trust for them, the Seller has full right, power and absolute authority to sell or transfer to the Purchasers the said Flat and rights, title and interest in the said Society and that the Seller have not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of the said Flat by the Seller may be rendered illegal and/or unauthorized for any reason or on any account.
- c. prior to the execution of these presents, the Seller have not entered into any Agreement for sale or otherwise for transferring Seller rights, title and interest in respect of the said Flat;
- d. there are no proceedings pending in any Court of Law or other Authorities of Government, concerning, touching or affecting the said Flat;
- e. the Seller have duly observed and abided all the rules, regulations and bye-laws of the said Society;
- f. the Seller have not taken or accepted any earnest money from any third party in respect of the said Flat.
- g. that the Seller shall effectuate transfer of right, title and interest of the Seller in the said Flat as herein contained to the Purchasers and also to the admission of the Purchasers to the membership of the said Society in place and instead of the Seller when the sale herein is completed by delivering the vacant and peaceful possession of the said Flat to the Purchasers agreed herein.
- h. that the Seller shall pay the Electricity Bills / MGL Bills and the Society Charges along with all such other charges which will be accruing on the said Flat till handing over of the peaceful and vacate possession of the said Flat and the receipts of all such payments will be provided to the Purchasers herein and if any previous claims or liabilities arises than Seller is liable to pay the same without any excuse.

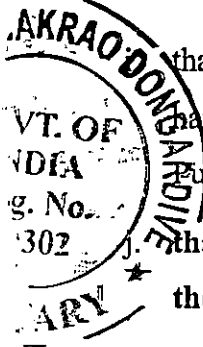


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2018		

Handwritten note: 31/12/18

Handwritten signature: Chirag

Handwritten signature: S. D. Jaiswal



that the charges as abovementioned will be paid further from the day of handing over the peaceful and vacant possession will be borne by the said Purchasers.

that upon payment of the full purchase price herein mentioned paid to the Seller, the Purchasers shall be entitled to the vacant and peaceful possession of the said Flat.

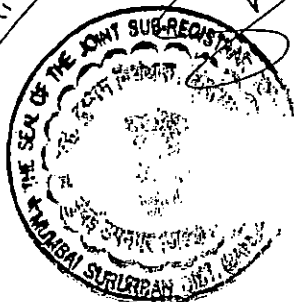
Relying upon the aforesaid declarations and representations of the said Seller and believing the same to be true and correct the Purchasers have agreed to purchase the said Flat.

5. The sale shall be completed upon receipt of the full consideration from the Purchasers by the Seller as provided in clause 2 (d) hereinabove thereafter the Seller handing over peaceful and vacant possession of the said Flat to the Purchasers and the Seller executing further documents if required for more perfectly transferring the rights, title and interest in respect of the said Flat together with the benefits of the sinking fund or any other amount lying credited with the said Society / local authority in respect of the said Flat in favour of the Purchasers.
6. The Seller hereby agrees to sign, endorse and undertake from time to time and at all times hereafter to execute any deed or writing as well as procure all other papers and documents as may be required by the Purchasers for transferring the said Flat to the name of the Purchasers in pursuance of this Agreement.
7. That the Seller declares that he has paid full consideration in respect of the purchase of the said Flat and nothing is due and payable by them to the said Society and Membership of the said Society is subsisting which is in full force and has not been terminated.
8. The Purchasers hereby covenant with the Seller that they shall always abide by the Rules, Regulations and Bye-laws of the said Society and shall pay the municipal taxes and maintenance charges in respect of the said Flat from the day the Seller delivers possession of the said Flat to the Purchasers.

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9. That the title of the Seller in respect of the said Flat is absolutely clear and marketable, free from all encumbrances (except abovementioned lien) and reasonable doubts including free from third party adverse deal, agreement, agreement for sale, transfer or assignment, surrender gift, exchange, lease, monthly tenancy, leave and license, mortgage, or any third party encumbrance, dispute as to right, possession, any debts or dues to provide creditors or notice / order of any public authority whatsoever on account of any matters including matters of public levies (income tax, property tax, assignment, duties, stamp duties, registration charges or other charges, fees / amount and / or other levies) by whatever name called or known under any laws heretofore to be in force retrospectively either with or without penalty on interest and / or debts, dues, loans, finance, from any person/s or otherwise or any claims of any third party on account of bail, bond, security, surety, charge, mortgage, indemnity, guarantee, suits, litigations, legal or other proceedings, any decree, other judgments or award, injunction, order receiver or any other person by any court of law, Tribunal, forum, authority and / or adjustment before or after the judgment or otherwise under the laws in force, any arbitration or awards, any dispute, any notice, notification and order or award either for acquisition, requisition, forfeiture or confiscation or any notice, notification, orders or proceedings and the Seller indemnifies the Purchasers for the same.
10. It is agreed by and between the parties herein that the Purchasers shall be entitled to obtain peaceful and vacant possession of the said Flat on the payment of full and final consideration.
11. The Seller have represented to the Purchasers that the total transfer fee/ transfer premium payable to the said Society for transfer of the said Flat in the name of the Purchasers herein and shall be borne and paid by both the parties equally.
12. If Purchasers failed to pay balance consideration amount within (45) days as agreed herein then Purchasers agreed to pay interest @ 18% p.a. on balance amount till its recovery. The stipulated period to be calculated from the date registration of this agreement for sale or receipt of Mortgage NOC from society whichever is later.

ANGLOISH TRP

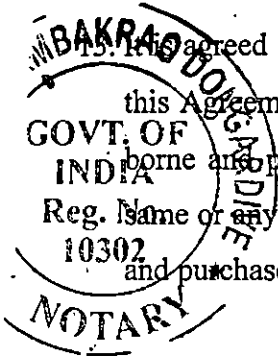


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13. It is agreed between the Seller and the Purchasers that the expenses for stamp duty on this Agreement for Sale and registration charges in respect of this agreement shall be borne and paid by the Purchasers alone and the Seller shall not be liable to pay the same or any part thereof. And Society Transfer charges shall be borne equally by seller and purchasers.

14. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964 or any other provisions of law applicable thereto and Purchasers shall be entitled to hold respective shares as and when issued or transferred by the society as per due procedure of law.

15. On receipt of the entire consideration from the Purchasers by the Seller as provided in clause 2 (d) hereinabove, the Seller covenants with the Purchasers that:-

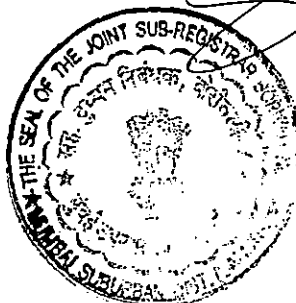
- i) the Seller to hand over the peaceful and vacant possession of the said Flat and transfer all rights, title and interest in respect of the said Flat together with the benefits of the sinking fund or any other amount lying credited with the said Society/ local authority, in respect of the said Flat in favour of the Purchasers;
- ii) the Seller to hand over to the Purchasers all the other documents, receipts, papers concerning the said Flat;
- iii) the Purchasers shall be entitled to have and to hold the said Flat unto and to the use and benefit of the Purchasers and their heirs, executors, administrators and assigns without any claim, charge, interest or demand of the Seller or any person or persons claiming by, from, under, through or in trust for the Seller;

The Seller hereby undertake to do and to execute all acts, deeds, matters and things as are or may be necessary, proper or expedient for the purpose of fully and effectually transferring the said Flat of the said Society to and in favour of the Purchasers in the record of the said Society to enable the Purchasers to have and to hold the said Flat and Shares absolutely.

M. B. Dongadia

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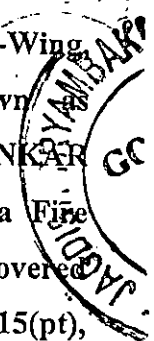
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THE SCHEDULE OF PROPERTY:-

All that piece or parcel of the said Residential Flat No. 801, on 8th floor in A-Wing admeasuring 724 Sq. Fts. Carpet area in the building now known "BHIMASHANKAR HEIGHTS", now society known as "M R BHIMASHANKAR HEIGHTS C.H.S Ltd., situated at New Link Road, Besides Kandarpada Fire Station, Dahisar (West), Mumbai - 400 068., along with 1 Nos. of parking covered parking Stack No. G-44 in the said building , bearing CTS No. 108/B, 108/C, 115(pt), 127, 128, 131, 159/A, 160, 162, 163 at Village - Dahisar, Taluka- Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.



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

Neeraj K. Jaiswal

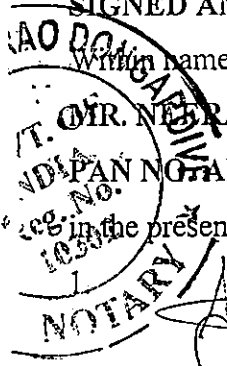
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SIGNED AND DELIVERED by the
Within named "THE SELLER"



MR. NEERAJ KHANDELWAL

PAN NO. APKPK2420F

in the presence of: *Vijay Meheri*

2.

[Handwritten signature]

)
)
)
)

Neeraj Khandelwal



SIGNED AND DELIVERED by the

Within named "THE PURCHASERS"

1) MR. CHIRAG RAMESH AMESSAR

PAN NO. APJPA5165Q

)
)
)
)

Chirag



2) MRS. SHWETA CHIRAG AMESSAR,

PAN NO. AKEPT3512E

in the presence of:

1. *[Handwritten signature]*

2. *[Handwritten signature]*

)
)

Shweta



बयान - 6		
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RECEIPT

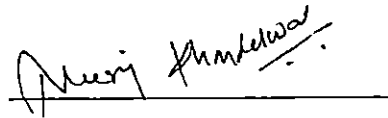
I, MR. NEERAJ KHANDELWAL being party of the first part do hereby admit and acknowledge receipt of Rs. 10,00,000/- (Rupees Ten Lakhs Only) from 1)MR. CHIRAG RAMESH AMESSAR AND 2) MRS. SHWETA CHIRAG AMESSAR, towards part payment in respect of sale of the Flat No. 801, on 8th floor in A-Wing, admeasuring 724 Sq. Fts. Carpet area in the building now known as "BHIMASHANKAR HEIGHTS", now society known as "M R BHIMASHANKAR HEIGHTS C.H.S Ltd., situated at New Link Road, Besides Kandarpada Fire Station, Dahisar (West), Mumbai – 400 068., along with 1 Nos. of parking covered parking Stack No. G-44 in the said building.

SHRI SHRI TRYAMBKA

Sr. No.	Amount (Rs)	Cheque/UTR No.	Date	Bank
1	49,000/-	425295678654	8/9/2024	HDFC Bank
2	51,000/-	425107863480	7/9/2024	HDFC Bank
3	4,00,000/-	N254243258352463	10/9/2024	HDFC Bank
4	5,00,000/-	425915344046	15/9/2024	HDFC Bank
5	1,50,000/- TDS is deducted			

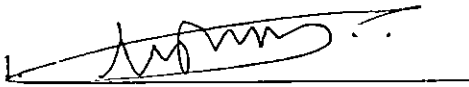
I say received

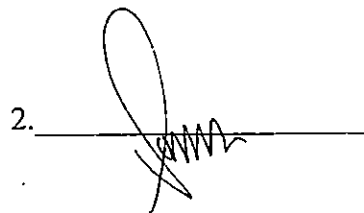
MR. NEERAJ KHANDELWAL

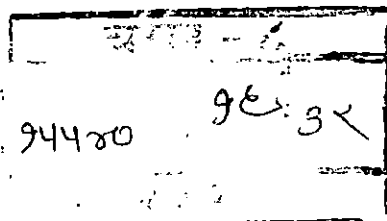


(Seller)

WITNESSES:-



2. 





PART PAYMENT RECEIPT

I, **MR. NEERAJ KHANDELWAL** being party of the first part do hereby admit and acknowledge receipt of **Rs. 28,50,000/- (Rupees Twenty Eight Lakhs Fifty Thousand Only)** from **1)MR. CHIRAG RAMESH AMESSAR AND 2) MRS. SHWETA CHIRAG AMESSAR,** towards part payment in respect of sale of the Flat No. 801, on 8th floor in A-Wing, admeasuring 724 Sq. Fts. Carpet area in the building now known as "BHIMASHANKAR HEIGHTS", now society known as "M R BHIMASHANKAR HEIGHTS C.H.S Ltd., situated at New Link Road, Besides Kandarpada Fire Station, Dahisar (West), Mumbai - 400 068., along with 1 Nos. of parking covered parking Stack No. G-44 in the said building.

Sr. No.	Amount (Rs)	Cheque/UTR No.	Date	Bank
1	13,50,000/-	N27724330134088 3	03/10/2024	HDFC Bank
2	15,00,000/-	N27824330488960 3	04/10/2024	HDFC Bank

I say received

MR. NEERAJ KHANDELWAL

(Seller)

Witness: -

[Signature]

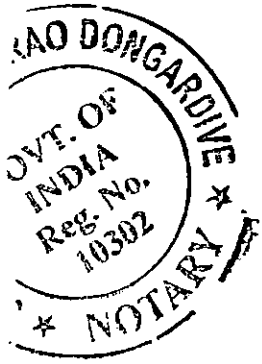
Neeraj Khanelwal

[Signature]



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AGISH TRYAMBAK



Date 15/09/2024

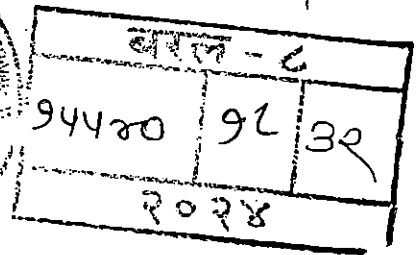
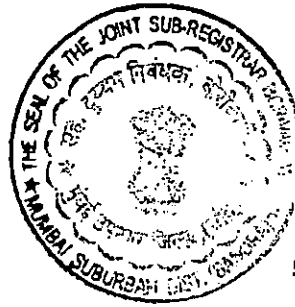
RECEIPT

I, **MR. NEERAJ KHANDEWAL** being party of the first part do hereby admit and acknowledge receipt followings an amounts from 1) **MR. CHIRAG RAMESH AMESSAR AND 2) MRS. SHWETA CHIRAG AMESSAR** towards part payment in respect of sale of the **Flat bearing No. 801, on 8th Floor "A" Wing, admeasuring about 724 Sq. Fts. MOFA Carpet, along with one car parking stack No. G-44, in the complex known as M R BHIMASHANKAR HEIGHTS C.H.S. Ltd., Near Link Road, Dahisar Flyover, Dahisar (West), Mumbai – 400 068 (hereinafter referred to as "the said flat) bearing CTS No. 115, 108/B, 108/C at Village – Dahisar, Taluka – Borivali in the registration District and Sub-District of Mumbai City and Mumbai Suburban, as per MOU dated 7th September 2024**

Sr. No.	Amount(Rs.)	Bank Transfer	Date	Bank Name	Signature
1	4,00,000/-	N254243258352463	10/09/2024	HDFC Bank	
2	5,00,000/-	425915344046	15/09/2024	HDFC Bank	

I say Received Rs. 9,00,000/-

Mr. Neeraj Khandelwal

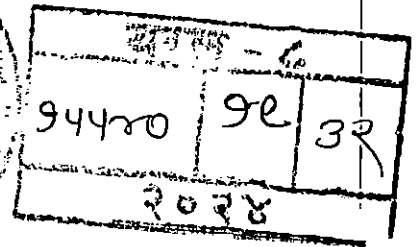


WITNESSES: -

1. **Vijay Mukhi**
2. **Kisan Jadhav**

AGDISTI RYAMPRAKRAO
GOV.

11144451 26-09-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 7 दस्त क्रमांक : 11144/2015 नोंदणी : Regn:63m
गावाचे नाव : 1) दहिसर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	11950000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8545521.60	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 801, माळा नं: एट फ्लोर, ए- विंग, इमारतीचे नाव: भीमाशंकर हाइट्स, ब्लॉक नं: दहिसर वॅस्ट, मुंबई-400068. रोड : कांदरपाडा लिंक रोड((C.T.S. Number : 115,108/B, 108/C :))	
(5) क्षेत्रफळ	1) 80.74 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स मल्हार रीयल्टर्स प्राईवेट लीमिटेड थु इट्स डिरेक्टर देवांग - थळे वय:-29; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: फर्स्ट फ्लोर, इमारतीचे नाव: ओमकारेश्वर, ब्लॉक नं: दहिसर वॅस्ट, मुंबई. रोड नं: न्यू लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AAICM4170E	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-नीरज - खंडेलवाल वय:-36; पत्ता:-प्लॉट नं: प्लॉट नं. 702, माळा नं: सेवंध फ्लोर, ए- विंग, इमारतीचे नाव: सोड्रॉप, ब्लॉक नं: बोरीवली वॅस्ट, मुंबई, रोड नं: होली क्रॉस रोड, आई. सी. कॉलनी, महाराष्ट्र, मुंबई. पिन कोड:-400103 पॅन नं:-APKPK2420F	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/12/2015	
(10) दस्त नोंदणी केल्याचा दिनांक	21/12/2015	
(11) अनुक्रमांक, खंड व पृष्ठ	11144/2015	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	597500	
(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.	





Bhim Chavhan

MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/A-5083/BP(WS)/AR/OCC/1/New of 20 September 2021]

To,
M/s MALLHAR REALTORS PVT.LTD.
1st Floor, Omkareshwar, Linking Road, Kandarpada, Dahisar west mumbai-68..

Dear Applicant/Owners,

The full development work of Residential building comprising of Wing A - Stilt (Parking) (pt.) + Shop (pt.) + 1st & 2nd floor (Podium) + 3rd to 19th + 20th (pt) upper floors & Wing B Stilt (Parking) + 1st & 2nd floor (Podium) + 3rd to 19th upper floors. on plot bearing C.S.No./CTS No. 108/B,108/C,115,127,128,131,159/A,160,162,163 of village DAHISAR R/N at Kandarpada Fly Over Bridge is completed under the supervision of Shri. SANJAY SHARAD NEVE , Architect , Lic. No. CA/84/8433 , Shri. Ketan Krishna Belsare , RCC Consultant, Lic. No. STR/B/63 and Shri. Bhavesh Parmar , Site supervisor, Lic.No. P/265/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/A-5083/BP(WS)/AR/CFO/3/Amend dated 18 September 2021 . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To:

1. Asstt. Commissioner, R/N Ward
 2. A.A. & C., R/N Ward
 3. E.S. Western Suburb II
 4. M.I. R/N Ward
 5. A.E.W. R/N Ward
 6. Architect, SANJAY SHARAD NEVE, 302, Omkareshwar, Link Road, Opp. Mc Donalds, Above Mondo Fine Dine, Kandarpada, Dahisar West.
- For information please



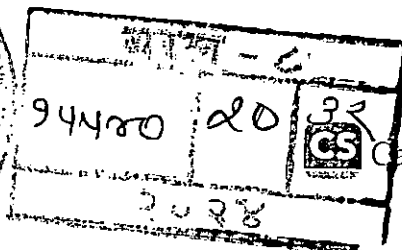
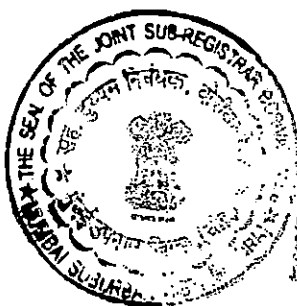
Name : VINOD KONDIRAM
KEKAN
Designation : Executive
Engineer
Organization : Personal
Date : 20-Sep-2021 18:06:16



Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
R/N Ward

CHE/A-5083/BP
(WS)/AR/OCC/1/New

Page 1 of 1 On 20-Sep-2021



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JAGDISH TRYAMBAKPADI
GOVT
INDIA



- : नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एमयुएम/डब्ल्यूआर उ./एचएसजी/टीसी/१६०७/२०२१-२२/२०२२
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

एम आर भिमाशंकर हार्डट्स को-ऑप.हौ.सोसायटी लि.,
सी.टी.एस.नं.११५/१,भिमाशंकर हार्डट्स, न्यु लिंक रोड,
कांदरपाडा फायर स्टेशनच्या बाजूला, कांदरपाडा,
दहिसर(पश्चिम), मुंबई-४०० ०६८

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१) व
महाराष्ट्र सहकारी संस्थाचे नियम १९६१ चे नियम ५ अन्वये नोंदण्यात
आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र
सहकारी संस्थांचे नियम १९६१ चे नियम १० (१) अन्वये संस्थेचे

वर्गीकरण

"गृहनिर्माण संस्था "

असून उप-वर्गीकरण

" भाडेकरू सहभागीदारी गृहनिर्माण संस्था "

आहे.

कार्यालयीन मोहर



सही

(बी.एस. कटरे)

हुद्दा

उपनिबंधक

सहकारी संस्था, आर-उत्तर विभाग, मुंबई

स्थळ : मुंबई

दिनांक : १३/१/२०२२

१५५०० २१ ३२

JAGDISH TRYAMBAKRAO DON
GOVT. OF
INDIA
Reg. N.
103



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये वजावण्यात आलेले मालमत्ता कराचे देयक.

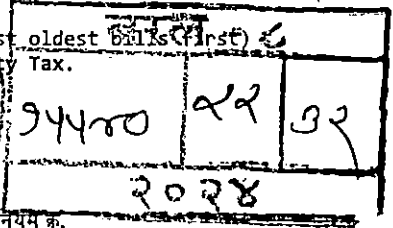
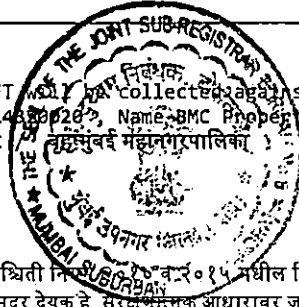
लेखा क्रमांक RN1006514320020	मालमत्ता करवर्ष/देयक कालावधी 2023-2024 01/04/2023 ते 31/03/2024	देयक क्रमांक 202310BIL21038775 202320BIL21038776	देयक दिनांक 26/02/2024
पक्षकाराचे नाव व पत्ता : NEERAJ KHANDELWAL A-801, 8th Floor, M. R. Bhimashankar Heights CHS. Ltd, Kandarpada, Link Road, Near Fire Station, Near Fly Over, Dahisar (W), Mumbai-400068		प्रेषक - Asstt. Assessor & Collector, R North Ward, Municipal Office Building, Below Sangeetkar Sudhir Phadke Flyover Bridge, Jaywant Sawant ईमेल - aacrn.ac@mcgm.gov.in दूरध्वनी क्र. 022 2895 9707	
मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्यांची नावे. 108/B,108C, VILLAGE DAHISAR, Kandarpada, Link Road, RCC BLDGS. MALHAR REALTORS PVT. LTD.			
प्रथम करनिर्धारण दिनांक: 08/12/2021	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य: 4763315/-	
एकूण भांडवली मूल्य (अक्षरी): ₹ Forty Seven Lakh Sixty Three Thousand Three Hundred Fifteen Only			
दि.31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0	दि. 01/04/2010 ते 31/03/2023 या तारखेपर्यंतची थकवाकी ₹ 16624		
कराचे नाव	01/04/2023 ते 30/09/2023 (202310)	01/10/2023 ते 31/03/2024 (202320)	
	Bill Amount in (₹)	Bill Amount in (₹)	
सुदृढीकरण कर	2620	2620	
जल कर	0	0	
जल वास कर	1643	1643	
भूतलनिःसर्जन कर	0	0	
भूतलनिःसर्जन/लाभ कर	1023	1023	
मान्य शिक्षण उपकर	953	953	
उच्च शिक्षण उपकर	834	834	
सिजनार हमी उपकर	0	0	
वृक्ष उपकर	48	48	
पथ कर	1191	1191	
एकूण देयक रक्कम	8312	8312	
कलम 152 अ नुसार दंडाची रक्कम	0	0	
आगाऊ अधिदानाचे समायोजन	0	0	
भरावयाची निव्वळ रक्कम	8312	8312	
प्रतिदानाची निव्वळ रक्कम	0	0	
अक्षरी रुपये (Payable Amount)	₹ Eight Thousand Three Hundred Twelve Only	₹ Eight Thousand Three Hundred Twelve Only	
अंतिम देय दिनांक	25/05/2024	25/05/2024	

To make payment through NEFT: (Payment done through NEFT only) has collected against oldest bills (First) & IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTRN1006514320020, Name: BMC Property Tax. Cheque/DD/PO payment should be drawn in the name of BMC

Scan to open BMC Website :



मान. न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती निव्वळ २०२४ मधील नियम क्र. २०, २१ व २२ रद्दबादल ठरविण्यात आले आहेत. सदर देयक हे मालमत्ता कर अधिकाऱ्याकडून घेतले जाई. या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.



Prif
महेश पाटील
करनिर्धारक व संकलक

User Category :- RnR

E & OE





M R BHIMASHANKAR HEIGHTS CO-OP. HSG. SOC. LTD.

(Regd. No. MUM/WR-N/HSG/TC/16079/2021-22/2022 Dt. 13-01-2022)

CTS No. 115/1, Bhimashankar Heights, New Link Road, Besides Kandarpada Fire Station,
Kandarpada, Dahisar (West), Mumbai - 400 068
DATE :- 12/09/2024

MRBSH/27/24-25

TO WHOMSOEVER IT MAY CONCERN

REF : Application received from Flat No. 801 Wing 'A' Mr. Neeraj Khandelwal
in the Building called M R Bhimashankar Heights CHS LTD., situated at New
Link Road, Kandarpada, Dahisar (West), Mumbai- 400 068 (said flat).

1. This is to confirm that our above-named Society is registered under no. MUM/WR-N/HSG/TC/16079/2021-22 dated 13/01/2022 is seized and possessed of the said building , but the conveyance deed is yet to be executed by the Developer in favour of the Society, which shall be done in the due course of time.
2. Mr. Neeraj Khadeiwal is the Owner of Flat No. 801 Wing 'A'.
3. Presently Mr. Neeraj Khandelwal is the Member of our Society and Share Certificate No.020 for Shares bearing distinctive nos.0191 to 0200 stands in his name and the said flat is possessed by him solely.
4. That Member , who is the current owner of the said Flat have decided to sell the said Flat and the Member have further confirmed that he have borrowed a home Loan from ICICI Bank being Loan Account number LBMUM00002591364 and the said Flat No. 801 Wing 'A' is Mortgaged with ICICI Bank Ltd.. By accepting this letter he is re-confirming the same.
5. It is confirmed by the Member that there are no outstanding dues/charges payable by the said members in respect of the said flat to the Developer .
The pending dues to Society (if any) shall be cleared before surrendering possession of the said flat to the new purchaser/s.
6. We confirm that there are no restrictive /negative covenants in the Bye-Laws /Rules of the above mentioned Society concerning the transfer of shares /members interest in the Society and other related matters. We have NO OBJECTION for the Member selling the Said Flat Subject to Clearing of Home Loan from ICICI Bank and submitting the NO DUES CERTIFICATE issued by the Bank at the Society Office.
7. That you shall pay transfer charges to Society after selling Flat as per the rules and guidelines set for the Society.

03017
SECRETARY

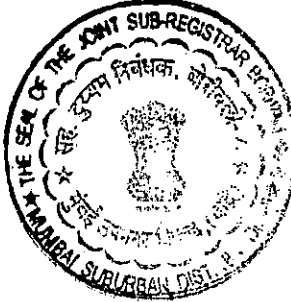
For and On behalf of the Managing Committee of

M R Bhimashankar Heights CHS LTD.

Chairman

Secretary

Treasurer



94420		
23	34	
2028		

JAGDISH TRYAMBAKRAO DONG
GOVT. OF
INDIA
Reg. No.
10302
ON



Attention! Are you missing Important Updates?
Register your Phone Number & Email ID to receive updates.

QR code for Kiosk payment



NEERAJ KHANDELWAL

A/801 A WING, BHIMASHANKAR HEIGHTS, KANDERPADA Dahisar (W) NEAR MC DONALD & FLYOVER BRIDGE MUMBAI 400068

Mobile: 93*****88

Email:

PAN:

GST:

BILL DATE
19-09-2024

METER STATUS
Active

CYCLE NUMBER
02

TYPE OF SUPPLY
THREE PHASE

TARIFF
LT I (B)

CONNECTION DATE
19-07-2022

SANCTIONED LOAD (kW)
11.00

BILL NUMBER
101745006152

BILL DISTRIBUTION NO.
Borivali/Shimpoli/02/213/8//

BILLING STATUS
Regular

PRESENT READING DATE
17-09-2024

PREVIOUS READING DATE
17-08-2024

DISCONNECTION NOTICE FOR NON-PAYMENT OF DUES IS DELIVERED WITH THIS BILL



CA NO: 153304754

₹4880.00

Due Date: 10-10-2024

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

Scan code to pay your bill via (Use any UPI app)



Bill Month

September 2024

Units Consumed

174

Current Month Bill

₹1930.66

Previous Outstanding

₹2933.58

Bill Period: 18-08-2024 - 17-09-2024

Previous Units: 162

Round sum payable by discount date : 26-09-2024 Amt ₹4870.00 Discount ₹16.25

Round sum payable after due date : 10-10-2024 Amt ₹4910.00 DPC ₹24.13

Nearest Collection Centre (Cash/Cheque)

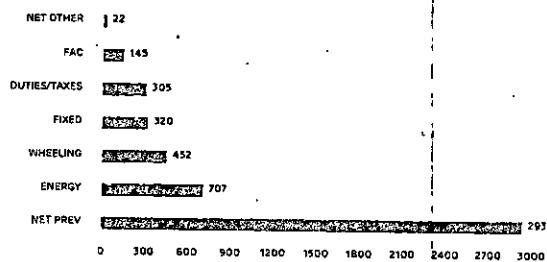
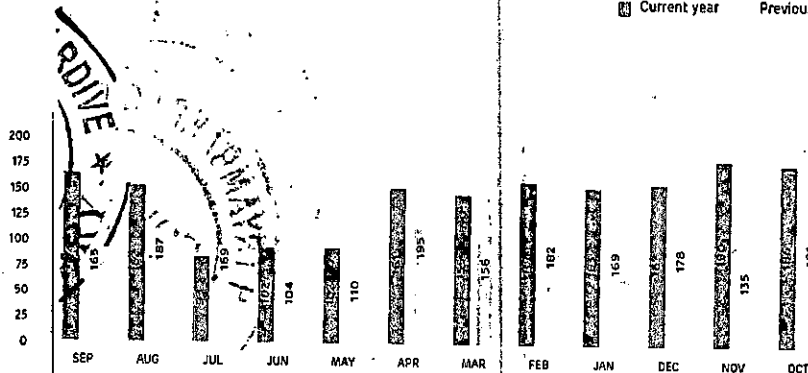
Adani Electricity, Receiving Station, S.V.Road,Shimpoli, Borivali (West) Mumbai-400092

Manoj Chouhan
Division Head - Borivali

CONSUMPTION TREND

Current year Previous year

MAJOR BILL COMPONENTS (Rounded off) (₹)



METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
SM30005618	3992.00	3818.00	1	174

HELP CENTER

19122 Toll Free No. (24x7) www.adanielectricity.com
 helpdesk.mumbaielectricity@adani.com
 Adani Electricity, Swami Vivekananda road, Kandivali west, Mumbai-400067

Whatsapp Us on : 9594519122

For power Interruption complaint or restoration status :

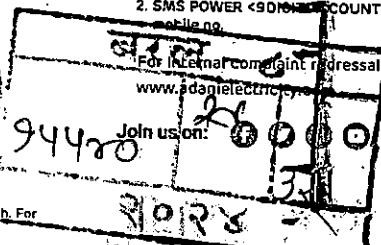
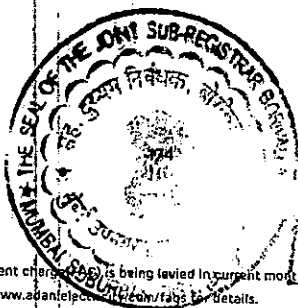
- Missed Call on 9594519122 from your Registered Mobile No
- SMS POWER <90M> ACCOUNT NO> to 9594519122 from your registered mobile no.

For internet complaint redressal system(CRS), visit our website: www.adanielectricity.com

Total Consumption

IMPORTANT MESSAGE

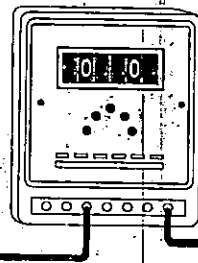
- As per Honorable MERC approval dated 30th August 2024, Fuel adjustment charge (FAC) is being levied in current month. For any query, kindly connect at our Toll free number :19122 or visit <https://www.adanielelectricity.com> for details.
- Please note that all important communication related to your account are being sent on 93*****88 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 OCT-24 bill is 17/10/2024



BEWARE
of broken wires in monsoon.



Ready



Monsoon Safety Tips:

- Replace damaged electrical components like switches, plug-sockets
- Don't touch electrical wires or switches with wet hands

4000A01\4042-213\A4793 D39612\A39612\B9\S9\A4793

This bill for power supply cannot be treated or utilised as proof that the premises for which the power supply has been granted is an authorised structure nor would the issuance of the bill amount to proof of ownership of the premises.

This bill is printed on recycled paper.

HOW YOUR BILL WAS CALCULATED

Heads	Rate	Amount (₹)
Electrical Energy (HSN code 27160000)		
1. Fixed Charge		320.00
2. Wheeling Charges		452.40
3. Green power Tariff	0.00/kWh	0.00
4. Energy charge		707.85
5. Fuel Adjustment Charge (FAC) #	Refer Tariff Structure below	145.05
6. Government electricity duty	16.00%	260.05
7. Maharashtra Govt tax on sale of electricity	26.04p/unit	45.31
(A) Current month's bill amount (Sum of 1 to 7)		1930.66
a. Others/ SD interest/VDS interest		0.00
b. Delayed payment charge on previous month's bill		22.70
c. Digital Payment discount		0.00
d. Paperless E-Bill discount		0.00
e. Interest on arrears		0.00
f. Adjustments		0.00
(B) Net other charges in current bill (Sum of a to f)		22.70
Current Month charges(A+B)		1953.36
Previous month's bill amount		2933.58
Payment received upto 14-09-2024		0.00
Prompt/Advance payment discount		0.00
(C) Net previous balance		2933.58
Total Bill Amount (A+B+C)		4886.94
Amount deferred		0.00
Round Sum Payable with this bill		4880.00

For Bill payment via RTGS/NEFT, log-in to your net banking/c add payee as below

Payee A/C No: EPAEML153304754
 Payee Name: ADANI ELECTRICITY
 Bank Name: MUMBAI LIMITED
 Branch Name: HDFC Bank Ltd.
 Branch Name: Kanjurmarg Branch, MUMBAI
 IFSC: HDFC0004989
 Account type: Current

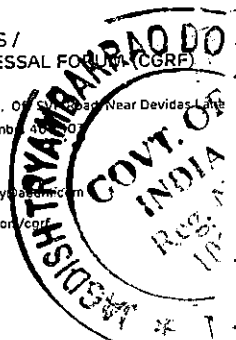


To view supply code SOP, including power quality regulation 2021, Scan the QR code below or visit.

<https://www.adanielectricity.com/corporate/regulatory>

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

Address: Adani Electricity, Devidas Lane, Off. Sion Road, Near Devidas Lane Telephone Exchange, Borivali West, Mumbai - 400070
 Phone: 022-50745004
 Email: consumerforum.mumbai@adanielectricity.com
 Website: <https://www.adanielectricity.com/cgrf>



ELECTRICITY OMBUDSMAN

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

REGISTERED OFFICE AEML

Address: Adani Corporate House, Shantigram, Near Vaishno Devi Circle, S. G. Highway, Khodiyar Ahmedabad, Gujarat, India - 382421
 CIN: U74999GJ2008PLC107256
 PAN: AADCCD086F
 GSTIN: 27AADCCD086F1ZW

As per Electricity Supply Code, you can also opt for your own meter (adhering to BIS standards)

YOUR TARIFF STRUCTURE (EFFECTIVE FROM 01.04.2024) (₹)

LT I (B) RESIDENTIAL Units/Month	Fixed Charge Per month	Energy Charge Per Unit	Wheeling Charge Per Unit	FAC Rate Sep-24
0 - 100	90.00	3.15	2.60	0.65
101 - 300	135.00	5.40	2.60	1.10
301 - 500	135.00	7.10	2.60	1.40
> 500	160.00	8.15	2.60	1.65

Above fixed charges are for single phase connections. Fixed charge of Rs.160 per month will be levied on residential consumers availing 3 phase supply. Additional Fixed Charge of Rs. 160 per 10 kW load or part thereof above 10kW load shall be payable. Temporary supply consumers shall pay 1.5 times the Fixed Charges applicable for this category.

Bill Days	Base Days	Total Units	1st Slab	2nd Slab	3rd Slab	4th slab
31	30	174	103	71	0	0

ADVANCE PAYMENT DETAILS (₹)

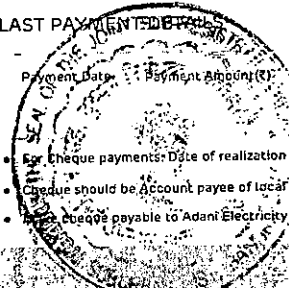
ADJUSTMENT /TCS DETAILS (₹)

Opening Balance Adjustment Closing Balance Discount

LAST PAYMENT DETAILS

Payment Date: Payment Amount (₹): Payment Mode:

- For cheque payments: Date of realization of cheque or 3 days from submission of cheque (whichever is earlier) shall be deemed to be the date of receipt of payment (subject to realization)
- Cheque should be account payee of local clearing and not post-dated.
- Cheque payable to Adani Electricity Mumbai Ltd. A/C No.:153304754
- Mention A/C No. and respective amount on back of the cheque, when making multiple bill payments by single cheque



For energy saving tips please visit: www.adanielectricity.com

94470 24 32



Scan this QR code for Genius Pay Centre (kiosk for bill payments)

LOCATION DETAILS OF GENIUS PAY CENTRE FOR BILL PAYMENTS

NOTE

- To pay online - visit www.adanielectricity.com
- For digital mode of payment, get discount of 0.25% of the monthly bill (excluding taxes and duties), subject to a cap of Rs. 500
- Power thefts are not just a loss to us but a loss to the society". "Be a responsible citizen, to report theft, call on 19122". Kindly note that theft of electricity in any manner attracts penal action under the Electricity Act, 2003
- As per MERC, Interest on Security Deposit is at the bank rate, declared by RBI as on 1st April of the financial year. For FY 2023-24, it is 6.75%.
- Electricity Duty as per Govt. of Maharashtra Notification no ELD-2016/CR 252/Energy-1 of 21.10.2016 and ELD-2020/CR-34/Energy-1 of 14.08.2020. Tax on sale of Electricity as per Govt. of Maharashtra Notification No. VVK- 2018/CR 161/Energy-1 of 26-12-2018



Celebrate #DaanUtsav - India's festival of giving. Visit www.daanutsav.org for more information.

47931507875009

M R BHIMASHANKAR HEIGHTS CO-OP.HSG. SOC. LTD.

(Regd. No. MUM/WR-N/HSG/TC/16079/2021-22/2022-Dt-13-01-2022)

CTS No. 115/1, Bhimashankar Heights, New Link Road, Besides Kandarpada Fire Station,
Kandarpada, Dahisar (West), Mumbai - 400 068

Share Certificate

AUTHORISED SHARE CAPITAL OF RS. 1,00,000 DIVIDED INTO 2000 SHARES OF RS.50/- EACH

Mem. Register No. 020

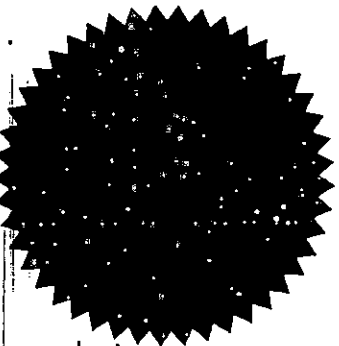
Certificate No. 020

This is to certify that Mr. Neeraj Mandelwal

of Flat No. A/801 is/are the Registered Holder/s of 10 (Ten) fully paid
up Share of Rs. 50/- (Fifty) each number from 0191 to 0200

(Both inclusive), in M R BHIMASHANKAR HEIGHTS CO-OP.HSG. SOC. LTD.

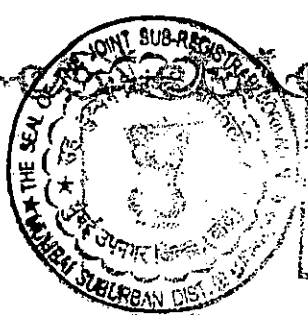
subject to the Bye-Laws of the said society. Given under the Common Seal of the said
society in Mumbai on this 21st day of May 2023



[Signature]
Chairman

[Signature]
Hon. Secretary

M. C. Member



22/30
22/30
0246

Memorandum of Transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Reg. No. Transferor	To Whom transferred	Regn. No. of Transferee
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary



94420 2U 32
 2028



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रम / Enrollment No 1081/31201/00852

To,
 नीरज खंडेलवाल
 Neeraj Khandelwal
 S/O Nanag Ram Gupta
 1 M 6
 Mahaveer Nagar Third
 I L Township
 Kota
 Rajasthan 324005
 9987522128

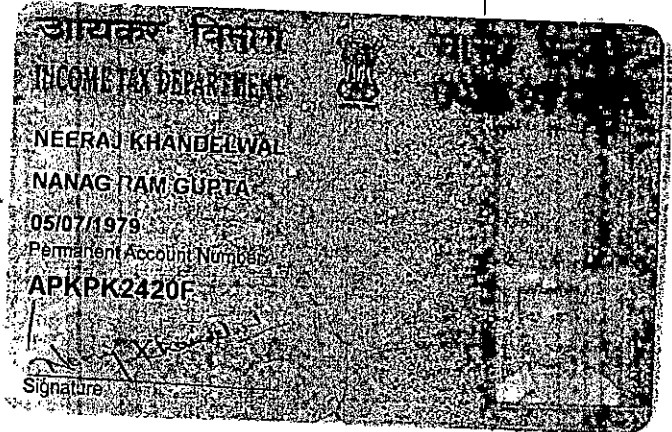
Ref: 504 / 06A / 912702 / 9136267 P



SH003125367DF



Neeraj Khandelwal



आपका आधार क्रमांक / Your Aadhaar No. :

2015 6088 9799

आधार — आम आदमी का अधिकार

भारत सरकार
 GOVERNMENT OF INDIA

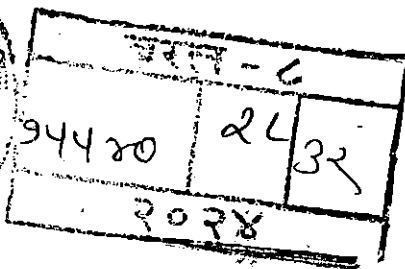


नीरज खंडेलवाल
 Neeraj Khandelwal
 जन्म वर्ष / Year of Birth : 1979
 पुरुष / Male



2015 6088 9799

आधार — आम आदमी का अधिकार





सूचना

- सूचना पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाईन ऑथेंटिकेशन द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

06A/912702

- Aadhaar देश भर में मान्य है।
- Aadhaar भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

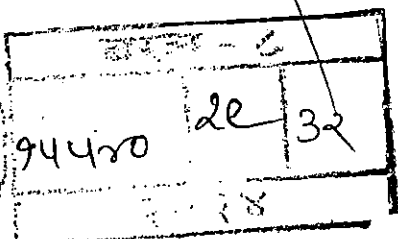
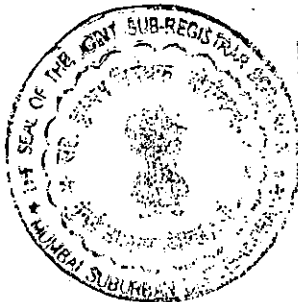
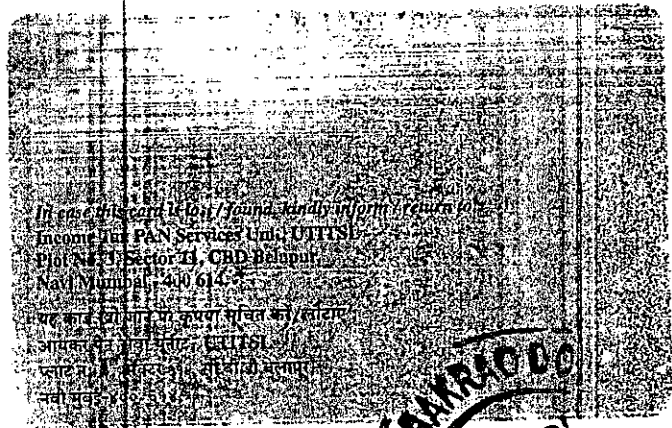
पता: S/O नानग राम गुप्ता, 2 प्लॉट 6, महावीर नगर तृतीय, आई एल टाउनशिप, कोटा, राजस्थान, 324005
Address: S/O Nanag Ram Gupta, 1 M 6 Mahaveer Nagar Third, I L Township, Kota, Rajasthan, 324005

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947
Bengaluru-560 001





भारत सरकार

Government of India



किशन सदाशिव जाधव

Kishan Sadashiv Jadhav

प्रा. तिथि/DOB: 10/08/1995

पुरुष/ MALE

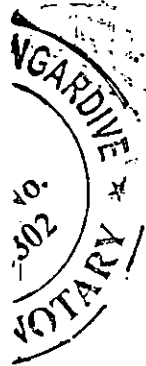
Mobile No: 9768220657

7517 9542 5501



VID : 9150 5973 2932 6693

मेरा आधार, मेरी पहचान



बाल - ८		
१५५४०	२९	३२
२०२४		

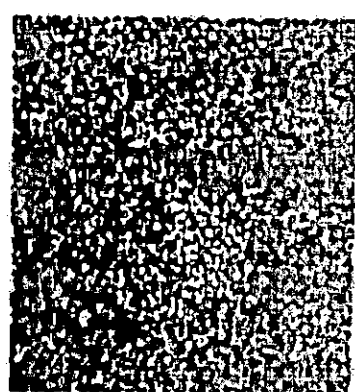


भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:
गणपत पाटील नगर, गल्ली नं. १४, न्यू लिंक रोड, आय सी कॉलोनी, बोरिवली पश्चिम, मुंबई, महाराष्ट्र - ४००१०३

Address:
Ganpat Patil Nagar, Galli No. 14, New Link Road, I C Colony, Borival West, Mumbai, Maharashtra - 400103



7517 9542 5501

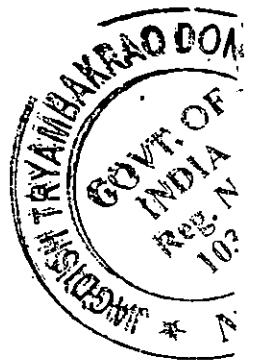
VID : 9150 5973 2932 6693



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आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT OF INDIA

स्थायी लेखा संख्या कार्ड Permanent Account Number Card

AKEP T3512E

SHWETA CHIRAG AMESSAR

पिता का नाम / Father's Name: MURLIDHAR PARSHURAM TENDULKAR

जन्म तिथि / Date of Birth: 04/10/1991

हस्ताक्षर / Signature

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT OF INDIA

CHIRAG RAMESH AMESSAR

RAMESH NARAYANDAS AMESSAR

15/04/1991

Permanent Account Number: APJPA5165Q

हस्ताक्षर / Signature

GARDIVE
NOTARY

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No: MH02-20100167291 DOJ: 11-11-2010

Valid Till: 10-11-2030 (NT)

14-09-2018

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV DOJ
LMV 14-09-2018
MCWG 11-11-2010

FORM 16 (2)

DOB: 15-09-1990 BG:

Name: SOHAN GUPTA
SD/W of: BHOLAPRASAD GUPTA
Add: D/302, AVIRAHU HOMES BLDG N. 2 NEAR V PATIL POLY COLLEGE NEW LINK ROAD 1 C COLONY, BORIVALI W GREATER MUMBAI, MUMBAI SUBURBAN
PIN: 400103

Signature & ID of Issuing Authority: MH02

Signature/Thumb Impression of Holder



वर्क - 6		
94400	30	33
2024		

* JAGDISH TRYAMBAKRAO D
GOVT. O
INDI
Reg

516/15540

सोमवार, 07 ऑक्टोबर 2024 12:00 म.नं.

दस्त गोषवारा भाग-1

वरल8

दस्त क्रमांक: 15540/2024

दस्त क्रमांक: वरल8 /15540/2024

वाजार मुल्य: रु. 1,20,12,458/-

मोबदला: रु. 1,50,00,000/-

भरलेले मुद्रांक शुल्क: रु.9,00,000/-

दु. नि. सह. दु. नि. वरल8 यांचे कार्यालयात

पावती:16276

पावती दिनांक: 07/10/2024

अ. क्र. 15540 वर दि.07-10-2024

सादरकरणाराचे नाव: चिराग रमेश आमेशर

रोजी 11:58 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

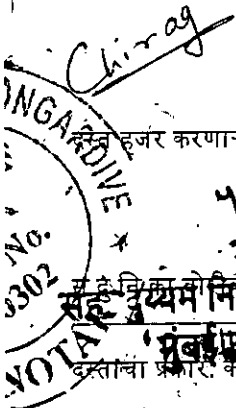
दस्त हाताळणी फी

रु. 640.00

पृथांची संख्या: 32

एकुण: 30640.00

हजर करणाऱ्याची सही:



Mura

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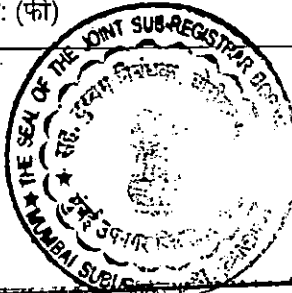
सह. दु. नि. का बोरीवली-8
सह. दु. नि. का बोरीवली-8
सह. दु. नि. का बोरीवली-8
दस्ताचा प्रकार: करारनामा

सह. दु. नि. का बोरीवली-8
सह. दु. नि. का बोरीवली-8
सह. दु. नि. का बोरीवली-8

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही त्रागरी क्षेत्रात

शिक्षा क्र. 1 07 / 10 / 2024 11 : 58 : 30 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 07 / 10 / 2024 11 : 59 : 42 AM ची वेळ: (फी)



वरल - 6		
94400	39	82
2024		

सह. दु. नि. का बोरीवली-8

सादर करणाराचे नाव: चिराग रमेश आमेशर
 सादर करणाराचे पत्ता: ...
 सादर करणाराचे पत्ता: ...
 सादर करणाराचे पत्ता: ...

Chirag
 लिहून घेणारे:

Shubhada



07/10/2024 12 03:11 PM

दस्त क्रमांक :बरल8/15540/2024
दस्ताचा प्रकार :-काररनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:नीरज . खडेलवाल पत्ता:प्लॉट नं: ए/801, माळा नं: 8, इमारतीचे नाव: एम आर मीमाशंकर हाइट्स सीएचएस लिमिटेड, ब्लॉक नं: कांदरपडा/दहिसर पश्चिम , रोड नं: लिंक रोड , महाराष्ट्र, MUMBAI. पॅन नंबर:APKPK2420F	लिहून देणार वय :-45 स्वाक्षरी:-		
2	नाव:चिराग रमेश अमेसर पत्ता:प्लॉट नं: ए2/501, माळा नं: 5, इमारतीचे नाव: ऑर्बिद प्लाझा,, ब्लॉक नं: दहिसर पूर्व , रोड नं: आर टी रोड , महाराष्ट्र, MUMBAI. पॅन नंबर:APJPA5165Q	लिहून घेणार वय :-33 स्वाक्षरी:-		
3	नाव:श्वेता चिराग अमेसर पत्ता:प्लॉट नं: ए2/501, माळा नं: 5, इमारतीचे नाव: ऑर्बिद प्लाझा,, ब्लॉक नं: दहिसर पूर्व , रोड नं: आर टी रोड , महाराष्ट्र, MUMBAI. पॅन नंबर:AKEPT3512E	लिहून घेणार वय :-33 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत काररनामा चा दस्त एवज करून दिल्याचे कवुल करतात.
शिका क्र.3 ची वेळ:07 / 10 / 2024 12 : 02 : 09 PM

ओळख:-
खालील काम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:सोहन . गुप्ता वय:34 पत्ता:लिन्क रोड बोरिवली पश्चिम पिन कोड:400068		

CERTIFIED TRUE COPY

JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT OF INDIA)
Ganesh Chaudi Committee, Kranti Nagar,
7opadpati, Akurli Road, K.,divali (East)
Mumbai - 400 11



शिका क्र.4 ची वेळ:07 / 10 / 2024 12 : 02 : 44 PM

सह दुय्यम निबंधक, बोरीवली - 6,
मुंबई उपनगर जिल्हा.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	CHIRAG RAMESH AMESSAR AND SHWETA CHIRAG AMESSAR,	eChallan	69103332024100510164	MH009281891202425E	900000.00	SD	0005147709202425	07/10/2024
2		DHC		1024040820780	640	RF	1024040820780D	07/10/2024
	CHIRAG RAMESH AMESSAR AND SHWETA CHIRAG AMESSAR,	eChallan		प्रमाणित करणेत येते की, या दस्तामध्ये एकूण 02 प्रतिकांक 9/बरल-1/2024-25 94400 30000 बर नोंदला, दिनांक 07/10/2024		RF	0005147709202425	07/10/2024

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

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संजय पी. कातोरे

15540 /2024

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2. Get print immediately after registration. मुंबई उपनगर जिल्हा.
For feedback, please write to us at feedback.isaria@gmail.com

JAGDISH TRYAMBAKRAO DON
GOVT. OF
INDIA
Reg. No.
1037
N



07/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 8

दस्त क्रमांक : 15540/2024

नोदणी :

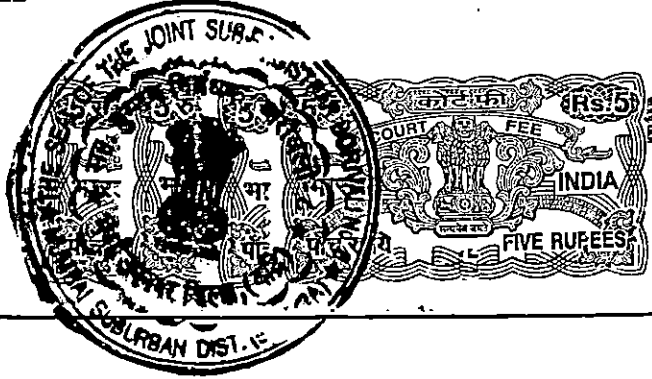
Regn:63m

गावाचे नाव : दहिसर

(1) विलेखाचा प्रकार	कारणनामा
(2) मोबदला	15000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12012458.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) मालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 801 ए विंग, माळा नं: आठवा मजला, इमारतीचे नाव: एम आर भीमाशंकर हाइट्स सीएचएस लिमिटेड, ब्लॉक नं: कांदरपाडा दहिसर पश्चिम मुम्बई 400068, रोड : न्यू लिंक रोड बिसाइड्स कांदरपाडा फायर स्टेशन, इतर माहिती: सोबत एक कार पार्किंग न जी-44 PUJ: RN1006514320020 ((C.T.S. Number : 108/B, 108/C, 115(pt), 127, 128, 131, 159/A, 160, 162, 163 ;))
(5) क्षेत्रफळ	1) 80.74 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-नीरज . खंडेलवाल वय:-45; पत्ता:-प्लॉट नं: ए/801, माळा नं: 8, इमारतीचे नाव: एम आर भीमाशंकर हाइट्स सीएचएस लिमिटेड, ब्लॉक नं: कांदरपाडा दहिसर पश्चिम , रोड नं: लिंक रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-APKPK2420F
(7) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चिराग रमेश आमेसर वय:-33; पत्ता:-प्लॉट नं: ए2/501, माळा नं: 5, इमारतीचे नाव: ऑर्चिड प्लाझा,, ब्लॉक नं: दहिसर पूर्व , रोड नं: आर टी रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-APJPA5165Q 2): नाव:-श्वेता चिराग आमेसर वय:-33; पत्ता:-प्लॉट नं: ए2/501, माळा नं: 5, इमारतीचे नाव: ऑर्चिड प्लाझा,, ब्लॉक नं: दहिसर पूर्व , रोड नं: आर टी रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AKEPT3512E
(9) दस्तावेज करून दिल्याचा दिनांक	07/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	07/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	15540/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	900000
(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.

दस्तासोबत सूची क्र. II
खरी प्रतसह दुय्यम निबंधक बोरीवली क्र. ८
मुंबई उपनगर जिल्हा

