

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.मुंबई शहर 2

दस्त क्रमांक : 22115/2023

नोंदणी :

Regn:63m

गावाचे नाव : मांडवी

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	2916104.23
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस न. 22,5 मजला, हुरेश चेंम्बर्स प्रीमायसेस को-ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड, 313/319, समुईल स्ट्रीट, मस्जिद बंदर(पश्चिम), मुंबई 400003 PUI: BX0400250010007 (( C.T.S. Number : 379 ; ))
(5) क्षेत्रफळ	1) 21.19 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या गराचे नाव किंवा दिवाणी न्यायालयाचा हेतुनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-गीतादेवी कैलाशचंद कानोडीया . . वय:-76; पत्ता:-प्लॉट नं: सी विंग 1603, माळा नं: 16 मजला, इमारतीचे नाव: अशोक गडेंस को-ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड , ब्लॉक नं: टी.जे रोड , रोड नं: शिवडी (पश्चिम) मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400015 पॅन नं:-AAQPK6489F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हेतुनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-पवन कैलाशचंद कानोडीया . . वय:-58; पत्ता:-प्लॉट नं: सी विंग 1603, माळा नं: 16 मजला, इमारतीचे नाव: अशोक गडेंस को-ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड , ब्लॉक नं: टी.जे रोड , रोड नं: शिवडी (पश्चिम) मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400015 पॅन नं:-AADPK1814F 2): नाव:-संजय कैलाशचंद कानोडीया . . वय:-55; पत्ता:-प्लॉट नं: सी विंग 1603, माळा नं: 16 मजला, इमारतीचे नाव: अशोक गडेंस को-ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड , ब्लॉक नं: टी.जे रोड , रोड नं: शिवडी (पश्चिम) मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400015 पॅन नं:-AADPK1813C
(9) दस्तऐवज करून दिल्याचा दिनांक	27/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	27/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	22115/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	116700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	29500
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद :- within family

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 28/10/2023 ) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



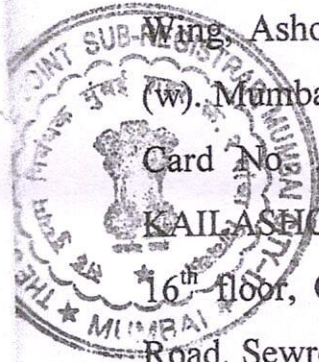
सह. दुय्यम निबंधक  
मुंबई शहर क्र. २



पत्राङ्क - २	
२२९९५	२७ / २५
२०२३	

DEED OF GIFT OF IMMOVABLE PROPERTY.

THIS DEED OF GIFT is made at Mumbai, this 27<sup>th</sup> day of Oct 2023, between SMT. GEETADEVI KAILASHCHAND KANODIA, aged 76 years, an Indian inhabitant of Mumbai, Residing at, Flat No. 1603, 16<sup>th</sup> floor, C Wing, Ashok Gardens Co-op. Housing Society Ltd., T. J. Road, Sewree (W), Mumbai-400 015, holding Aadhar Card No. 7972 6809 7293 & PAN Card No. AAQPK6489F, hereinafter referred to as "the Donor" of the ONE PART and (1) SHRI PAWAN KAILASHCHAND KANODIA, aged about 58 years, Residing at, Flat No. 1603, 16<sup>th</sup> floor, C Wing, Ashok Gardens Co-op. Housing Society Ltd., T. J. Road, Sewree (W), Mumbai-400 015, Holding Aadhar Card No. 2610 1842 4495 & PAN Card No. AADPK1814F, Mumbai-400 015, and (2) SHRI SANJAY KAILASHCHAND KANODIA, aged 55 years, Residing at, Flat No. 1602, 16<sup>th</sup> floor, C Wing, Ashok Gardens Co-op. Housing Society Ltd., T. J. Road, Sewree (W), Mumbai-400 015, holding Aadhar Card No. 6267 6638 2373 & PAN Card No. AADPK1813C, both Indian inhabitants of Mumbai, hereinafter collectively referred to as "the DONEES" of the OTHER PART.



डा. अ.

*[Handwritten signature]*

*[Handwritten signature]*

२/-



WHEREAS the Donor, is the lawful Owner in respect of an Office Premises No. 22, area admeasuring of 190 Sq. Ft, (Carpet Area), 5<sup>th</sup> floor, Haresh Chambers Premises Co-op. Society Ltd., 313/319, Samuel Street, Masjid Bunder (W), Mumbai-400 003 (hereinafter referred to as the "SAID PREMISES") and on the plot of land bearing Survey No. 379, Mandvi Division, within the Registration and Sub-Registration district of the Mumbai City and Suburban and the year of construction of the Building 1965 thereof.

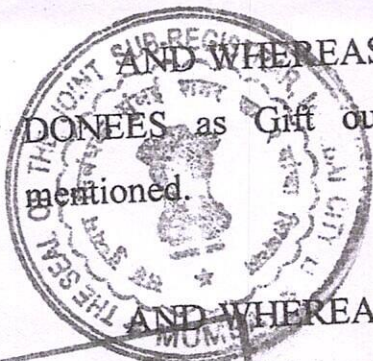
AND WHEREAS the Donor is also the members of the Society of the said Building, viz. Haresh Chambers Premises Co-op. Society Ltd., bearing Registration No. BOM/HSG/2295 OF 1970 and is holding Share Certificate No. 36, having 5 (Five) fully paid up shares for the sum of Rs.50/- each, vide Distinctive Nos. from 196 to 200 (Both inclusive) in her name thereof.

AND WHEREAS the DONEES are related to the Donor as her sons.

AND WHEREAS the Donor desires to grant the said Premises to the DONEES as Gift out of natural love and affection as hereinafter mentioned.

AND WHEREAS the DONEES has jointly agreed to accept equally the Gift as is evidenced by them executing these presents.

NOW THIS DEED WITNESSETH that the Donor without any monetary consideration and in consideration of natural love and affection, which the Donor bears to the DONEES, doth hereby grant and transfer by way of Gift the said Premises and more particularly described in the



22994	4	24
2002		



IN WITNESS WHEREOF the Donor as well as the DONEE ( by Way of acceptance of the said Gift ) have put their respective hands the day and year first hereinabove written.

SIGNED, SEALED and )  
DELIVERED by the within named )  
DONOR SMT. GEETADEVI )  
KAILASHCHAND KANODIA )  
in the presence of.

*Handwritten signature of Smt. Geeta Devi*



SIGNED, SEALED and )  
DELIVERED by the within named )  
DONEES SHRI PAWAN )  
KAILASHCHAND KANODIA & )  
SHRI SANJAY KAILASHCHAND )  
KANODIA, in the presence of

*Handwritten signature of Shri Pawan Kanodia*



Identified, explained & interpreted by me.

*Handwritten signature of Advocate Amin Dhora Jiwala*



WITNESSES:-

**Adv. AMIN DHORAJI WALA, B.A., LL.M.**  
ADVOCATE HIGH COURT, MUMBAI & LEGAL CONSULTANT  
OFFICE No 04 GROUND FLOOR, ASHOKA SHOPPING CENTRE,  
NEXT TO G.T HOSPITAL, OPP. L.T. MARG POLICE STATION,  
L.T. MARG, MUMBAI-400 001.  
E-mail: adv.amindhorajiwala@gmail.com  
Mob: +91-9821341572, Office Desk: +91-9322061232

1. *Handwritten signature of witness*



2. *Handwritten signature of witness*

बखर्ची - २	
22994	C/24
२०२३	



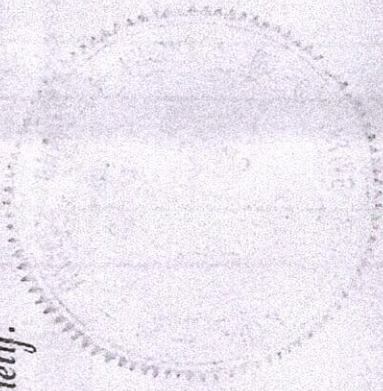
Issued as per resolution of managing committee meeting dt. 14.12.2000 Unit No. PR-22

Share Certificate No. 36 Member's Register No. 50 No. of Shares 5

**SHARE CERTIFICATE**  
**HARESH CHAMBERS PREMISES CO-OPERATIVE SOCIETY LIMITED**

313/319, Samuel Street, Vadgadi BOMBAY-3  
Registered under the Maharashtra Co-operative Societies' Act, 1960 ( Maharashtra Act XXIV of 1961 )  
Regn. No. BOM / HSG / 2295 of 1970

This is to Certify that Nityemond Enterprises Private Limited of Bombay, is / are the Registered Holder / s of 5 fully paid-up Shares of Rupees **FIFTY** each numbered from 196 to 200 inclusive in Hareh Chambers Premises Co-operative Society Ltd. subject to the Bye-laws of the said Society.



Given under the Common Seal of the said Society at Bombay, this 14<sup>th</sup> day of January 2001.

*[Signature]*  
Secretary

*[Signature]*  
Chairman

Mg. C. Member



Memorandum of Transfers of the within mentioned Shares

Date of transfer	Transfer No.	Members' Reg. No. of Transferor	To whom Transferred	Reg. No. of Transferee	Signature of Chairman, Secretary, Mg. C. Member / Treasurer
24-01-2024	95	56	Pawan Kailashchandra Kamodhia and Sanjay Kailashchandra Kamodhia 91 For Harsh Chambers Premises Co-op. Soc. Ltd. M. S. Mehra Secretary Harsh Chambers Treasurer Chairman	56	Signature of Chairman, Secretary, Mg. C. Member / Treasurer

Harsh Chambers Premises Co-op. Soc. Ltd.  
 Chairman / Secretary / Jt. Secretary



**HARESH CHAMBERS PREMISES CO OP SOCIETY LTD**  
 Registration No BOM/2295 Of 1970 & Citisurvey No 379 Mumbai  
 Address: 313/319 Samual street masjid (west) Mumbai -400003

BILL NO 31/2024-25 AREA : 190 Sq Ft Carpet DATED 01.04.2024

TO PAWAN KAILASHCHAND KANODIA AND SANJAY KAILASHCHAND KANODIA

PR NO - 22 Due Date 30.06.2024  
 Intercom> 522  
 e mail >

BILL FOR THE PERIOD : 1ST April, 2024 to 31st March, 2025

PARTICULARS	Rs .P.
1 PROPERTY TAX	17718.00
2 MAINTENANCE AND SERVICE CHARGES Rs 5.00 P.Sq Ft P.M	11400.00
3 SINKING FUND	190.00
4 OTHER CHARGES	0.00
5 INTEREST ON ARREARS	0.00

<b>BILL TOTAL</b>	29,308.00
NET AMOUNT	29308.00
ADD: ARREARS	0.00
<b>TOTAL AMOUNT</b>	29308.00

(Rupees Twenty Nine Thousand Three Hundred Eight Only)

**NOTES**  
 Payment to be made before due date i.e 30.06.2024  
 If payment made before 30.06.2024, please make payment of Rs 28,738/-  
 Interest will be charged @ 21% p.a if payment is not received within due date.  
 Rebate @ 5% is only allowed if payment of bill will be done within DUE DATE

**FOR ON LINE PAYMENT BANK DETAILS**  
 Name: Hareesh Chambers Prem Co Op Soc Ltd  
 A/c No 315902010052718  
 Bank: Union Bank Of India /Branch: Bhat Bazar Mumbai  
 IFSC Code: UBIN0531596

*Paid*  
 NEPL - URI 646728 of 28.738/- 3-5-24  
 For Hareesh Chambers Prem Co Op Soc Ltd.  
*Sulhash Chandra*  
 Treasurer / Secretary

For Hareesh Chambers Premises Co-op. Soc. Ltd.  
*Sulhash Chandra*  
 Chairman  
 Treasurer  
 Secretary





# बृहमुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहमुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ.नं. १९२, बेस्ट मार्ग, कुलाबा, मुंबई - ४०० ००१

Ward Office Address:

Customer Care 'B' Ward,  
B.E.S.T. Undertaking, Gr. Floor, Best  
Bhavan, Best Marg, Colaba, Mumbai -  
400001. Tel. No-22799543

Name : PAWAN K. KANODIA AND SANJAY K KANODIA Mobile No:93XXXXX180 Email ID:XXXI91@gmail.com	Bill For : <b>Sep-2024</b> Date of Bill : <b>03/09/2024</b> Invoice No. : <b>409410369022</b>
Billing Address : 22,FLOOR-5,PLOT-313/319,HARESH CHAMBER,SAMUEL STREET,VADGADI MASJID,MANDVI,MUMBAI-400003	Book Folio No. : 410369 Cycle : 02 Type of Supply : 1P Service No : 425134-X-X Installation No. : 0203794 Sanctioned Load : 4.480 KW Security Deposit : 2082.00
Power Supply Address : 22,FLOOR-5,PLOT-313/319,HARESH CHAMBER,SAMUEL STREET,VADGADI MASJID,MANDVI,MUMBAI-400003	Consumer No. : 410-369-022*, C.A.No. : 200027676 Bill Period : 26/07/2024 - 28/08/2024 Tariff : LT II A Category : COMMERCIAL Ward : B
	Last Payment Received ₹ 5000.00
	Last Payment Received Date 22/08/2024

Current Bill Amount ₹	Past Dues ₹	Due Date *	Bill Amount Before Due Date ₹	Bill Amount After Due Date ₹ **
1376.81	-3868.26	23/09/2024	-2490.00	0

\* Due date valid only for current bill amount \*\* Interest will be levied on arrears as applicable

<b>Important Contact Details</b> Fuse Control/Off Supply 23474242/23454297/90 29184242/9920144242 8828871650	Billing Complaints 22799546/22799543	Electricity Theft/ Unauthorised use South-22814996	Fault Control 22066661/22066611/90 29156611/9920196611	For Street Lighting Complaints 8097584815 / 7208836089
--	---	--	--	---

<b>Internal Complaint Redressal Cell</b> Assistant Admin. Manager, Customer Care 'B' Ward, Ground Floor, Best Bhavan, Best Marg, Colaba, Mumbai - 400001. Tel No -22799522. Email : igrcccbward@bestundertaking.com	<b>Consumer Grievances Redressal Forum</b> Ground Floor, Multistoried Annex Bldg, Accommodation Road, Colaba, Mumbai - 400001 Visit : www.cgrfbest.org.in Email : decgrf@bestundertaking.com	<b>"IMPORTANT MESSAGE"</b> <b>NEFT / RTGS Electricity Bill Payment (IDFC First Bank)</b> Name of Beneficiary : BEST Undertaking Beneficiary Account Number : BESTXXXXXXXXXX(9 digit Consumer No.) Bank Name and Branch : IDFC First Bank Ltd, Chennai, R.K.Sairal. IFSC Code : IDFB000101 <b>NEFT / RTGS Additional Security Deposit Payment (IDFC First Bank)</b> Name of Beneficiary : Best Undertaking Beneficiary Account Number : BESTXXXXXXXXXX(9 digit Consumer No.) Bank Name and Branch : IDFC First Bank Ltd, Chennai, R.K.Sairal. IFSC Code : IDFB000101 <b>NEFT / RTGS Electricity Bill Payment (SBI)</b> Name of Beneficiary : Best Undertaking Beneficiary Account Number : BESTXXXXXXXXXX(9 digit Consumer No.) Bank Name and Branch : STATE BANK OF INDIA, MAIN BRANCH IFSC Code : SBIN0003000	<b>Past Consumption</b> Bar Graph Unit kWh Month Meter No - I218530 51 Aug-24 91 Jul-24 97 Jun-24 53 May-24 40 Apr-24 Feb-24 Jan-24 Dec-23 Nov-23 Oct-23 <b>Units Consumed kWh</b> Sep-24 70 Sep-23
---	---	---	--

### Bill Collection Centers in your area

Dongri Market : Municipality Market Premises,  
J.J.Hospital : J.J.Hospital, Near Municipality B ward , R.Bhatt Rd,Mumbai  
Chinchbunder : 110, Keshavji Naik Marg, Near Masjid Railway Station  
Don Taki : Don Taki Best officers Qtrs, Maulana Azad Marg,

This Electric Bill is issued for electricity used and may not be treated as proof for other

**Pay Bills on miBEST** app  
Now pay bill without que  
Click here to download  
<https://play.google.com/store/apps/details?id=com.best.miBEST.Droid&hl=en>  
for details & more information - [www.bestundertaking.com](http://www.bestundertaking.com)

Best Undertaking official app  
miBEST  
Available on the App Store GET IT ON Google Play

(Girish G. Chandankar)  
Chief Engineer Customer Care

"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."

Crossed Cheque \*\* / D.D. Should be in Favour of " BEST Consumer 410369022\*, "

D / W / CY	CONSUMER NUMBER	BILL DATE	DUE DATE	BILL AMOUNT ₹
S/B/02	410-369-022*,	03/09/2024	23/09/2024	-2490.00

If you have paid Arrears of , Please bring the paid bill and Pay

\*\* Payment by made cheque is subject to realization.

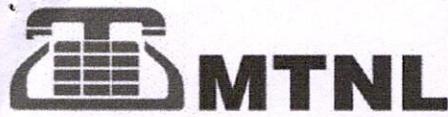


2409000410369022,00000-249000NN23092024M000200027676

Printed On: 04-09-2024 18:44:00

BEST Undertaking Payment Slip





महानगर टेलीफोन निगम लिमिटेड, मुंबई  
MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI

टेलीफोन बिल सह कर चालान / Telephone Bill cum Tax Invoice  
4 वी मंजिल, महानगर दूरसंचार सदन, चि. एस्. मार्ग, दादर (प.) मुंबई 400026, जीएस्टीन नं: 27AAACM0828R1Z3  
4th Floor, Telephone House, V S Marg, Dadar(west), Mumbai 400 028. GSTN No. 27AAACM0828R1Z3

<b>Name:</b> NAGAR EXPORTS PVT LTD <b>Address:</b> ROOM NO 22 5TH FLR HARESH CHAMBERS BLDG 319 SAMUEL STREET MUMBAI 400003	<b>Installation Address:</b> ROOM NO 22 5TH FLR HARESH CHAMBERS BLDG 319 SAMUEL STREET MUMBAI 400003 MAHARASHTRA	<b>बिल की अवधि:</b> <b>Billing Period:</b>	01/07/2024 से / TO 31/07/2024
---	--	---	-------------------------------------

<b>Customer GSTN/UIN:</b> 27AABCN5942L1Z4	<b>अंतिम तारीख:</b> <b>Due Date:</b>	10/09/2024
---	---	------------

IRN: d40221dbe4edcb9cca6d66e03f3fa88da05d7702c5d001c35c06c05ac8b58e62

	<b>देय राशि:</b> <b>Amount Payable:</b>	237.00
--	--	--------

टेलीफोन न. Telephone No.	ग्राहक खाता क्रमांक CA No.	बिल नंबर Bill No.	बिल की तारीख Bill Date	श्रेणी कोड Category Code	शुल्क योजना Tariff Plan	ग्रुप कोड Group Code	ब्रॉडबैंड शुल्क योजना Broadband Tariff Plan
23433555	2033127641	MLCB2035219721	07/08/2024	NON-OYT GENERAL	Plan 180		

प्रारंभिक मीटर रीडिंग Opening Meter Reading	अंतिम मीटर रीडिंग Closing Meter Reading	मीटर कॉल Metered Calls	डेबिट कॉल Debit Calls	क्रेडिट कॉल Credit Calls	मुफ्त कॉल Free Calls	नेट कॉल चार्जबल Net Calls Chargeable
0	1	1	0	0	0	1

Other Debit Details:		वर्तमान शुल्क { विवरण } Current Charge Details		राशि { रुपये } Amount (In Rs.)
Charge Description	From Date Amount			
<b>Other Credit Details:</b>		मासिक सेवा शुल्क		Monthly Service Charges
Charge Description	From Date Amount	कॉल शुल्क		Call Charges
<b>Outstanding Bills:</b>		ब्रॉडबैंड मासिक सेवा शुल्क		Broadband Monthly Service Charges
Bill No	Bill Date Amount	ब्रॉडबैंड उपयोग शुल्क		Broadband Usage Charges
<b>Details of payments received after last bill:</b>		मासिक सी पी ई सेवा शुल्क		Monthly CPE Service Charges
Bill Date	Bill Amount Due Date Paid Date Paid Amount	अन्य टैक्सबल डेबिट		Other Taxable Debits
		अन्य टैक्सबल क्रेडिट		Other Taxable Credits
		कुल कर योग्य मूल्य		Total Taxable Value
		सी जी एस टी @ 9%		CGST @ 9%
		एस जी एस टी @ 9%		SGST @ 9%
		कुल राशि		Gross Amount
		अन्य नॉन टैक्सबल डेबिट		Other Non Taxable Debit
		अन्य नॉन टैक्सबल क्रेडिट		Other Non Taxable Credit
		कुल देयक रकम अंतिम दिनांक तक		Total Payable By Due Date For This Bill
		Surcharge of Rs. 10.00/- will be charged in the next bill, if paid after due date.		
		• E & O.E.		
		• Consolidated stamp duty paid by Mundrak order No. CSD/272/2019/6328 Dt. 27/12/2019.		
		• Cheque / DD Should be drawn in favour of "MTNL MUMBAI" 2033127641		
		• Broadband customers are requested to visit <a href="http://www.mtnlmumbai.in">www.mtnlmumbai.in</a> for revised tariff details.		
		• Update your GST Regn. No. if any, eBill Registration and contacts details through <a href="https://selfcare.mtnl.net.in">https://selfcare.mtnl.net.in</a>		



We are working  
Tirelessly to help  
YOU WORK  
uninterruptedly

**STAY HOME**  
**STAY SAFE**

Use  
**MTNL Online**

for  
• New Services  
• Recharge  
• payment  
• Complaints

VISIT  
[www.mtnlmumbai.in](http://www.mtnlmumbai.in)

610 GB Data @ 6Mbps  
Unlimited thereafter @ 1Mbps  
&  
500 Free Calls

Broadband  
Plan  
Rs 1200



Visit  
[www.mtnlmumbai.in](http://www.mtnlmumbai.in)

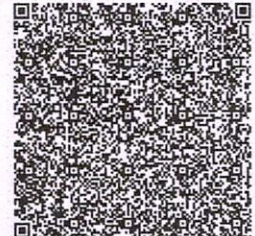
Mahanagar Telephone Nigam Limited



CA No	Bill No	Due Date	Amount Payable
2033127641	MLCB2035219721	10/09/2024	237.00
Telephone No	Bill Period	Bill Date	
23433555	01/07/2024 TO 31/07/2024	07/08/2024	



DYNAMIC QR



IRN