

369/19313

Tuesday, October 08, 2024

5:12 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 21995 दिनांक: 08/10/2024

- गावाचे नाव: चेंबूर
- दस्तऐवजाचा अनुक्रमांक: करल1-19313-2024
- दस्तऐवजाचा प्रकार: करारनामा
- सादर करणाऱ्याचे नाव: शैलेश राजेंद्र घनमोडे

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1100.00

पृष्ठांची संख्या: 55

एकूण: रु. 31100.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
5:31 PM ह्या वेळेस मिळेल.

  
द. निबंधक कुर्ला 1

सह. दुय्यम निबंधक  
कुर्ला-१ (वर्ग-२)

बाजार मूल्य: रु.9911327.47/-

मोबदला रु.15300000/-

भरलेले मुद्रांक शुल्क : रु. 918000/-

1) देयकाचा प्रकार: DHC रकम: रु.1100/-

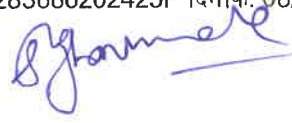
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024085814757 दिनांक: 08/10/2024

बँकेचे नाव व पत्ता:

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

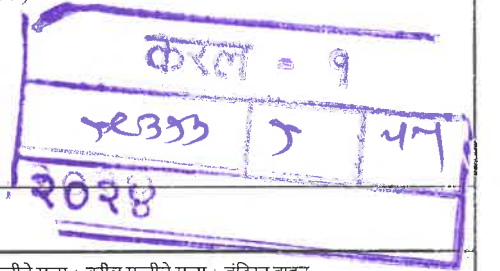
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009283686202425P दिनांक: 08/10/2024

बँकेचे नाव व पत्ता:





मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	202410088362			08 October 2024,05:06:59 PM करल1		
मूल्यांकनाचे वर्ष	2024					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	98-चेबूर - कुर्ला					
उप मूल्य विभाग	भुभाग:वॉर्ड हद्द, द्रुतगती मार्ग व महात्मा गांधी मार्ग व पाईप लाईन यांनी वेढलेला भाग.					
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#58					
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
64130	145070	166830	181330	145070	चौरस मीटर	
<b>बांधीव क्षेत्राची माहिती</b>						
बांधकाम क्षेत्र(Built Up)-	62.11 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-	
उद्दवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor			
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 110% apply to rate= Rs.159577/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (( (159577-64130) * (100 / 100) )+64130) = Rs.159577/-						
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 159577 * 62.11 = Rs.9911327.47/-						
Applicable Rules = ,10,4						
<b>एकत्रित अंतिम मूल्य</b> = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन 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 + मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 9911327.47 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.9911327.47/-						



Home Print



सह. दुय्यम निबंधक  
कुर्ला-१ (वर्ग-२)





CHALLAN  
MTR Form Number-6



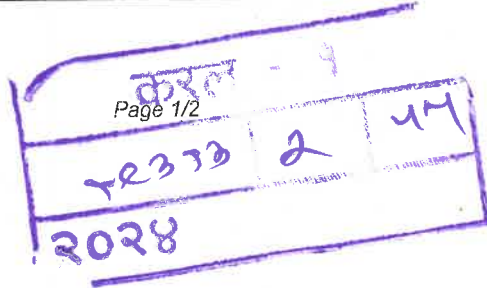
GRN	MH009283686202425P	BARCODE	[Barcode]		Date	04/10/2024-22:39:44	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)								
		PAN No.(If Applicable)	BUDPG9103N							
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2	Full Name	Mr. Shailesh Rajendra Ghanmode							
Location	MUMBAI	Flat/Block No.	Flat no. 1303, 13th Floor, of B-Wing, VEENA							
Year	2024-2025 One Time	Premises/Building	SERENITY A,B,C WING CO-OPERATIVE							
Account Head Details		Amount In Rs.	HOUSING SOCIETY LTD							
0030045501	Stamp Duty	918000.00	Road/Street	SAHAKAR NAGAR ROAD 3, SHELL COLONY, CHEMBUR EAST,						
0030063301	Registration Fee	30000.00	Area/Locality	Mumbai						
			Town/City/District							
			PIN		4	0	0	0	7	1
			Remarks (If Any)	PAN2=AIJPA9839N~SecondPartyName=Mrs. Prachi R Amin~CA=15300000						
			Amount In	Nine Lakh Forty Eight Thousand Rupees Only						
Total		9,48,000.00	Words							
Payment Details			STATE BANK OF INDIA							
Cheque-DD Details			FOR USE IN RECEIVING BANK							
		Bank CIN	Ref. No.	10000502024004104501688474990313						
Cheque/DD No.		Bank Date	RBI Date	04/10/2024-22:41:55 Not Verified with RBI						
Name of Bank		Bank-Branch		STATE BANK OF INDIA						
Name of Branch		Scroll No. , Date		1016426 , 07/10/2024						



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-369-19313	0005209468202425	08/10/2024-17:11:51	IGR197	30000.00



Print Date 08-10-2024 05:13:15





CHALLAN  
MTR Form Number-6



GRN	MH009283686202425P	BARCODE			Date	04/10/2024-22:39:44	Form ID	25.2
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty Registration Fee					
Office Name			KRL2_JT SUB REGISTRAR KURLA NO 2					
Location			MUMBAI					
Year			2024-2025 One Time					
Payer Details			TAX ID / TAN (If Any) PAN No.(If Applicable) BUDPG9103N Full Name Mr. Shailesh Rajendra Ghanmode Flat/Block No. Flat no. 1303, 13th Floor, of B-Wing, VEENA Premises/Building SERENITY A,B,C WING CO-OPERATIVE HOUSING SOCIETY LTD SAHAKAR NAGAR ROAD 3, SHELL COLONY, CHEMBUR EAST, Mumbai PIN 4 0 0 0 7 1					
Account Head Details		Amount In Rs.		Remarks (If Any)				
0030045501 Stamp Duty		918000.00		PAN2=AIJPA9839N~SecondPartyName=Mrs. Prachi R Amin~CA=15300000				
0030063301 Registration Fee		30000.00		Amount In Nine Lakh Forty Eight Thousand Rupees Only				
Total		9,48,000.00		Words				
Payment Details			STATE BANK OF INDIA					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
Cheque/DD No.			Bank CIN		Ref. No.		10000502024100410430168847499	
Name of Bank			Bank Date		RBI Date		04/10/2024-22:41:58 Not Verified with RBI	
Name of Branch			Bank-Branch		STATE BANK OF INDIA			
			Scroll No. , Date		Not Verified with Scroll			



Department ID : Mobile No. : 9028231767  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

*Amin*

करल - १  
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*Ghanmode*

Print Date 04-10-2024 10:52:36







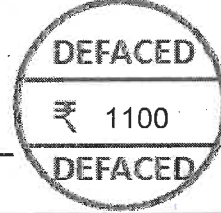
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 1024085814757

Receipt Date 08/10/2024

Received from Shailesh ghanmode , Mobile number 8850975002, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered on Document No. 19313 dated 08/10/2024 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



### Payment Details

Bank Name SBIN

Payment Date 08/10/2024

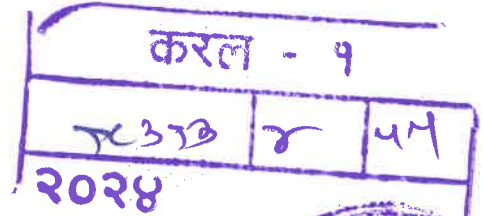
Bank CIN 10004152024100813964

REF No. 428284966368

Deface No .1024085814757D

Deface Date 08/10/2024

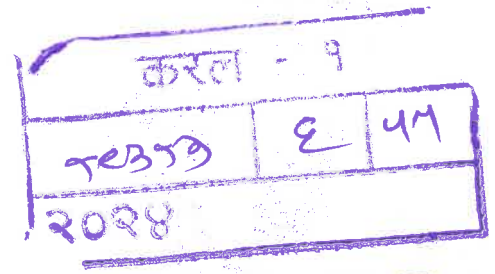
This is computer generated receipt, hence no signature is required.



करल - १		
२८३५३	५	५५
२०२४		



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1024085814757	Date 08/10/2024
Received from Shailesh ghanmode , Mobile number 8850975002, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 08/10/2024
Bank CIN 10004152024100813964	REF No. 428284966368
This is computer generated receipt, hence no signature is required.	





**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** is made at **Mumbai** on this **8<sup>th</sup>** Day of **October, 2024**;

**BETWEEN**

[1] **MRS. PRACHI RADHAKRISHNA AMIN**, aged **47** years, an Adult Indian inhabitant, having PAN NO: **AIJPA9839N** and Aadhar Card No. **6088 3987 3245**, and [2] **MR. RADHAKRISHNA CHENNAPPA AMIN**, aged ~~48~~<sup>49</sup> years, an Adult Indian inhabitant, having PAN NO: **AEDPA9868H** and Aadhar card No. **576923384878**, Both residing at - **Flat No. 205, D wing, RNA Continental CHS, Subhash Nagar, Chembur, Mumbai- 400071**, hereinafter called "**the TRANSFERORS**" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include their respective heirs, executors, administrators and assignors) of the **ONE PART**;

*amin*  
*Prachi*  
*Chennappa*

करल		
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२०२४		

**AND**

**MR. SHAILESH RAJENDRA GHANMODE**, aged **31** years, an adult Indian inhabitant, having PAN NO: **BUDPG9103N** and Aadhar card No. **874173503297**, residing at- **At Mandwa, Post Batwadi, Balapur, Mandawa Bk., batwadi, Akola, Dist - Akola, Maharashtra, 444302**, hereinafter called "**the TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include his respective heirs, executors, administrators and assignors) of the **OTHER PART**;



**WHEREAS:**

a) **THE TRANSFERORS** is the absolute owner and is seized and possessed of or otherwise well and sufficiently entitled to the

*Prachi*

*amin*

*Ghanmode*

property being a residential **Flat no. 1303**, on the **13<sup>th</sup> Floor**, of **B-Wing**, admeasuring a carpet area of **557 Sq. Ft.** which is inclusive of the area of balconies, in the **"VEENA SERENITY"** of the society known as **"VEENA SERENITY A,B,C WING CO-OPERATIVE HOUSING SOCIETY LIMITED"**, (hereinafter referred to as the **"said Flat"**), and **Ten (10)** fully paid-up shares of **Rs. 50/-** each having distinctive numbers **931 To 940** (both inclusive) vide share certificate no. **94** dated **27<sup>TH</sup> November, 2020** issued by the **VEENA SERENITY A,B,C WING CO-OPERATIVE HOUSING SOCIETY LIMITED** (hereinafter referred to as the **"said Shares"**), constructed on land bearing **C.T.S. No. 58 (Part)** of Village- Chembur, Taluka- Kurla, District- Mumbai, in the Registration and Sub-Registration District of Mumbai Suburban, lying, situated and being at- **SAHAKAR NAGAR, SHELL COLONY, CHEMBUR, MUMBAI- 400 071**, within the Local Limits of Municipal Corporation of Greater Mumbai. The **said Flat** and the **said Shares** are hereinafter collectively referred to as **"the said Property"** and is more particularly described in the **Schedule** hereunder.

b) All the Purchasers of the Flat in the said Tower/building known as **"VEENA SERENITY A,B,C WING CO-OPERATIVE HOUSING SOCIETY LIMITED"**, under the provisions of The Maharashtra Co-operative Societies Act, 1960 bearing Registration No. **MUM/MHADE/HSG/TC/87/2020-2021** dated **27-11-2020** (hereinafter referred to as the **"said Society"**), constructed on land bearing **C.T.S. No. 58 (Part)** of Village- Chembur, Taluka- Kurla, District- Mumbai, in the Registration and Sub-Registration District of Mumbai Suburban, lying, situated and being at-

*Admin*

*am*

*Pranav*

**SAHAKAR NAGAR, SHELL COLONY, CHEMBUR, MUMBAI- 400 071**, within the Local Limits of Municipal Corporation of Greater Mumbai, more particularly described in the **Schedule** annexed hereto.

c) By an Agreement for Sale, dated **14<sup>th</sup> December, 2015**, "**M/s. VEENA REALCON PRIVATE LIMITED**" Formerly known as "**M/S. ACME PROPERTY DEVELOPERS PRIVATE LIMITED**", a company registered under the provisions of Companies Act, 1956, referred to as "**the PROMOTERS**" of the One Part therein), allotted, sold, conveyed and transferred the said Flat on the terms and conditions recorded therein, to **[1] Mrs. Prachi Radhakrishna Amin and [2] Mr. Radhakrishna Chennappa Amin, referred to as "the Purchasers"** of the Other Part therein and "**the TRANSFERORS**" herein) and the same was duly registered with the Sub Registrar of Assurances **Kurla-2** serial No. **KRL-2/11081/2015 DATED 14-12-2015**

d) By an **Development Agreement dated 24/03/2014**, registered on 26/09/2014 under Serial No. **KRL-1/8685/2014** at the office of Sub Registrar **Kurla-1** regarding the Building No. 3, Sahakar Nagar Cool Breeze Co-Op. Housing Society Ltd., Building No. 1 Sahakar Nagar Happy Home Co-Op. Housing Society Ltd., Building-No. 2 Dolly Friends Co-Op. Housing Society Ltd., C.T.S. No. 58 Part, Survey No. 14 Part, adm. 3067.29 Sq. meters situated at Village Chembur, Taluka Kurla & District Mumbai, by and between **M/s Dolly Friends Co-Op. Housing Society Ltd through Secretary Vikas Ankerkar & others** referred to as the party of the **FIRST PART** and **M/s. Acme Property Developers**

*Amin*  
*Chennappa*

*Prachi Amin*

through Pvt. Ltd. through Director Dinesh Bansal referred to as the party of the **SECOND PART**.

e) **"M/s. VEENA REALCON PRIVATE LIMITED"** Formerly known as **"M/S. ACME PROPERTY DEVELOPERS PRIVATE LIMITED"**, a company registered under the provisions of Companies Act, 1956, was formed executing a vide agreement dated **14<sup>th</sup> December 2015**, for developing the Town/Building,

having its corporate office address at- Veena Sarang, Opp. Sachin Tendulkar Gymkhana, Saibaba Nagar Extn. Road, Borivali (West), Mumbai-400 092 (the said **"Promoters"**) had constructed

on land bearing **C.T.S. No. 58 (Part)** of Village- Chembur, Taluka- Kurla, District- Mumbai, in the Registration and Sub-Registration District of Mumbai Suburban, lying, situated and being at **SAHAKAR NAGAR, SHELL COLONY, CHEMBUR, MUMBAI- 400**

**071** and has obtained a **full Occupation Certificate from Maharashtra Housing and Area Development Authority** bearing Occupation Certificate No. **MH/EE/(B.P.)/GM/MHADA-27/107/2021** Dated **05<sup>th</sup> April, 2021**.

f) The **TRANSFEROR** has paid the full and final consideration as per the **said Agreement** and all other amount due and payable to the said **Vendor/Transferor** and took the peaceful and vacant possession of the **said Flat** by executing an Agreement for Sale dated **14<sup>th</sup> December 2015**. The said Agreement is duly stamped and registered with the Sub Registrar of Assurances Kurla-2, under the Serial No. **KRL-2/11081/2015** Dated **14<sup>th</sup> December, 2015** before the Seal of Sub-Registrar, as required in law and the same is duly indexed on same date. The copy of the Index-II is annexed herewith as **"Annexure-A"**.

*Dinesh*

*anish*

*P. G. G. G. G.*



g) In the circumstances above AND SUBJECT TO WHAT has been stated herein above the **TRANSFEROR'S** are seized and possessed of and well and sufficiently entitled to the **said Property** together with all the rights, benefits and privileges attached and appurtenant to the **said Property**.

h) The **TRANSFEROR'S** have agreed to sell, transfer and assign unto the **TRANSFEEE** and the **TRANSFEEE** has agreed to purchase and acquire from **TRANSFEROR'S**, the **said Property** along with all their right, title and interest therein, and reasonable doubts of whatsoever nature, at or for the total consideration of **Rs.1,53,00,000/- (Rupees One Crore Fifty Three Lakh Only)**.

i) The **TRANSFEROR'S** herein with the consent of the **TRANSFEEE** has given an intimation of sale of the **said Flat** and transfer of the **said Shares** to the **said Society** i.e. **VEENA SERENITY A,B,C WING CO-OPERATIVE HOUSING SOCIETY LIMITED**. The parties are desirous of reducing to writing the said terms and conditions and hence these presents.



**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties hereto, in consideration of the foregoing and the mutual covenants and promises contained herein, the receipt and adequacy of which is hereby acknowledged, the parties intending to be bound legally, agree as follows:

1. Agreed, recorded and declared that the recitals contained hereinabove shall form internal part of this Agreement as if the same are set out and / or reproduced and incorporated herein.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

2. The **TRANSFEROR'S** hereby have agreed to sell, transfer, and convey to the **TRANSFEE** and the **TRANSFEE** hereby agreed to purchase and acquire from the **TRANSFERORS**, free from all encumbrances, the said premises being, and assign all and singular their ownership right, title and interest in the

residential **Flat no. 1303**, on the **13<sup>th</sup> Floor, of B-Wing**,

admeasuring a carpet area of **557 Sq. Ft.** which is inclusive

of the area of balconies, in the "**VEENA SERENITY**" of the

society known as "**VEENA SERENITY A,B,C WING CO-**

**OPERATIVE HOUSING SOCIETY LIMITED**", (hereinafter

referred to as the "**said Flat**"), and **Ten (10)** fully paid-up

shares of **Rs. 50/-** each having distinctive numbers **931 To**

**940** (both inclusive) vide share certificate no. **94** dated **27<sup>TH</sup>**

**November, 2020** issued by the **VEENA SERENITY A,B,C**

**WING CO-OPERATIVE HOUSING SOCIETY LIMITED**

(hereinafter referred to as the "**said Shares**"), constructed on

land bearing **C.T.S. No. 58 (Part)** of Village- Chembur, Taluka-

Kurla, District- Mumbai, in the Registration and Sub-

Registration District of Mumbai Suburban, lying, situated and

being at- **SAHAKAR NAGAR, SHELL COLONY, CHEMBUR,**

**MUMBAI- 400 071**, within the Local Limits of Municipal

Corporation of Greater Mumbai and more particularly

described in the **Schedule** hereunder written together with all

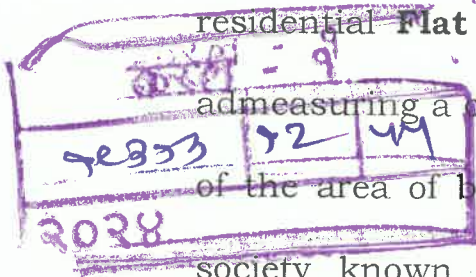
their rights and benefits under the said Agreement for Sale

dated **14<sup>th</sup> December, 2015** along with the right to use,

possess, occupy and enjoy the said premises along with all the

rights and benefits of the **TRANSFERORS** in the said premises

including floor area of all rooms, wc/s, bathrooms, kitchen

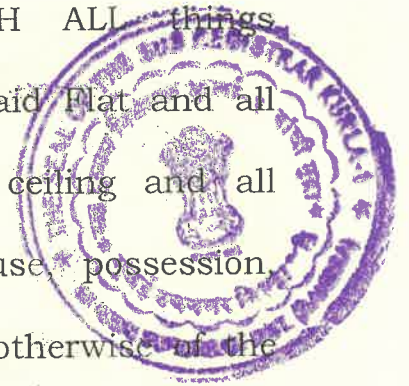


*Amir*  
*amir*

*Amir*

area, door jams, enclosed balcony, terraces and recessed space below window sills within the said flat. The carpet area mentioned above also includes areas of columns / pillars which protrude inside the Flats [the tolerance of 1% to 2% should be considered for finishing items attached to the **said Property** at or for the lumpsum price of **Rs. 1,53,00,000/- (Rupees One Crore Fifty Three Lakh Only)** which shall be paid by the **TRANSFEEEE** as mentioned in the point 3 below (the payment and receipt whereof the **TRANSFERORS** both hereby admits, confirms and acknowledges and from same and every part thereof do hereby acquits, releases and discharges the rights of the **said property** to the **TRANSFEEEE** on completion of the total consideration amount mentioned and simultaneously forever) TOGETHER WITH ALL things permanently attached, outer walls of the said Flat and all internal construction, flooring and upper ceiling and all privileges, easements, title and interest, use, possession, benefit and demand whatsoever at law or otherwise of the **TRANSFERORS** of the said Property hereby will be transferred and every part thereto TO HAVE AND TO HOLD the name unto and to the use of the **TRANSFEEEE** absolutely subject however to the payment of all consideration amount, taxes, rates, assessment, dues and duties now charged and payable and that may become chargeable and payable from time to time hereafter in respect of the said Property to the Owner, Government or Municipal Corporation or any other public body or local authority in respect thereof, **AND ALL** the estate, right, title, claim and demand whatsoever of the **TRANSFERORS** into

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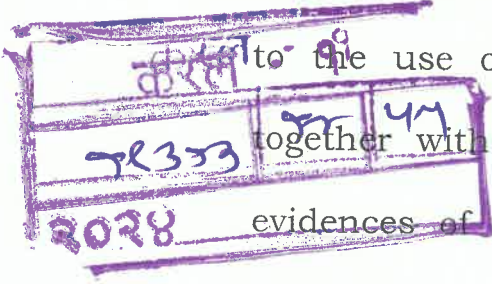


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or upon the same thereof in law and equity **TO ENTER UPON AND TO HAVE HOLD, OWN** and possess the same unto and



to the use of the **TRANSFEEEE**, absolutely and forever together with title deeds, writings, monuments and other evidences of title on receipt of total consideration by the **TRANSFERORS**, AND the **TRANSFERORS** doth hereby covenant with the **TRANSFEEEE**, that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary the **TRANSFERORS** are now lawfully seized the **said Property** which is free from any encumbrances, attachments or defect in title whatsoever and that the **TRANSFERORS** have the full power and absolute authority to sell the **said Property** in the manner aforesaid.

3. I) The part consideration amount to be paid to the **TRANSFERORS** in their Bank Account by the **TRANSFEEEE** are as follows:

Date	Name	Cheque No/NEFT/RTGS/IMPS Ref No	Total Amount (Rs.)
29/8/2024	Prachi R Amin & Radhakrishna C Amin	ICICI IMPS-424214884434	RS.2,00,000/-
02/09/2024	Prachi R Amin & Radhakrishna C Amin	ICICI IMPS 424612178463	Rs.1,50,000/-
03/10/2024	Prachi R Amin	India Post - Cheque-434492	RS.3,90,000/-
03/10/2024	Prachi R Amin	India Post - Cheque-434418	RS.8,10,000/-
03/10/2024	Radhakrishna C Amin	India Post - Cheque-832591	RS.5,70,000/-

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07/10/2024	Prachi R Amin & Radhakrishna C Amin	Central Bank - NEFT - 24281647317	RS.9,00,000/-
07/10/2024	Prachi R Amin & Radhakrishna C Amin	Vidarbha Konkan Grameen Bank NEFT- 24281768853	RS.11,30,000/-
07/10/2024	Prachi R Amin & Radhakrishna C Amin	Axis Bank- IMPS- 428113370165	Rs. 97,000/-
		<b>TOTAL</b>	<b>RS.42,47,000/-</b>
<b>Amount: Rupees Forty Two Lakh Forty Seven Thousand Only.</b>			

II) The **TRANSFEEE** has paid an amount of **RS.42,47,000/- (Rupees Forty-Two Lakh Forty-Seven Thousand Only)** to the **TRANSFERORS** before the execution of these presents.

III) The **TRANSFEEE** will deduct an amount of **Rs.1,53,000/- (Rupees One Lakh Fifty Three Thousand Only)** as Tax Deducted at Source (TDS) on the total consideration amount payable to The **TRANSFERORS** as per the prevailing provisions of Income Tax Act, 1961. Upon such deduction, the **TRANSFEEE** shall forthwith deposit the said amount of TDS with the Government Treasury and shall furnish the requisite TDS Tax paid challan, TDS Certificate in Form 16B to the **TRANSFERORS** within 30 days of the execution and registration of this agreement for sale.

II) Further, the balance amount of **Rs.1,09,00,000/- (Rupees One Crore and Nine Lakh Only)** shall be paid

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by the **TRANSFEEE** to the **TRANSFERORS** through their Financial Institutions **SEBI & HDFC Bank** within **30** calendar days of the execution and Registration of the Agreement for sale.

4. The transfer formalities of **“the said Property”** shall be completed on receipt and realization of the total consideration by the **TRANSFERORS**, which shall be completed by the **TRANSFEEE** within **30** days from the date of execution of these presents and receipt of total consideration.

5. The **TRANSFERORS** will hand over the possession of the **said Flat**, and the **said Shares** to the **TRANSFEEE** immediately on receipt and realization of full and final payment, of the above-mentioned total consideration amount.

6. The **TRANSFERORS** assures the **TRANSFEEE** that the **said Property** is free from all sorts of encumbrances such as prior sale, gift, litigation and dispute, power of attorney, will etc. and if this fact is found otherwise, then the **TRANSFERORS** will be liable and responsible to indemnify the losses thus suffered by the **TRANSFEEE** & will make good the same to the **TRANSFEEE**.

7. The **TRANSFEEE** assures the **TRANSFERORS** that the aforesaid payments shall be completed within **30** days from the execution of these presents and in case of any delay, the **TRANSFEEE** shall be liable and responsible to indemnify the losses thus suffered by the **TRANSFERORS** and will make good the same to the **TRANSFERORS**.

8. The **TRANSFEEE** shall become the member of the **said Society**, after the receipt and realization of the total

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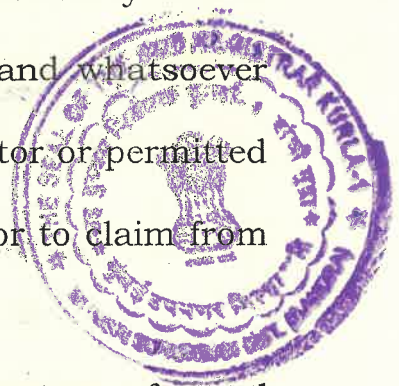
करल - १		
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consideration as mentioned herein and receiving vacant and peaceful possession of **'the said Flat'** and **'the said Shares'** and shall abide by its Rules, Regulations, Bye-laws.

9. The Society transfer charges shall be borne and paid by the **TRANSFEEE** and the **TRANSFERORS** in an equal proportion.

**AND THE TRANSFERORS HEREBY CONVENANTS WITH THE TRANSFEEE AS FOLLOWS: -**

10. The **TRANSFEEE**, after the payment of total consideration, and at all the times hereafter peacefully and exclusively occupy or possess and enjoy the **said Property** sold to him as aforesaid with the appurtenances, income and profits thereof if any for his own use and benefit without any suit or lawful eviction or interruption, claim or demand whatsoever from or by the **TRANSFERORS** or their executor or permitted assign or by any person or persons claiming or to claim from in trust for or any of them.



11. The **TRANSFEEE**, after the payment of total consideration amount, shall hold the said property hereby sold freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the **TRANSFERORS** and well and sufficiently saved, defended kept harmless and indemnified of, from or against all former and other estates, title, charges or encumbrances whatsoever made occasioned or suffered by the **TRANSFEEE** or by any other person or persons by, from, under, or in trust for him.

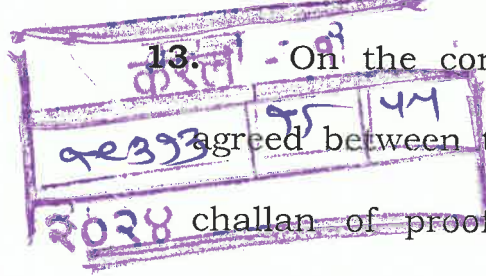
12. It is further agreed and confirmed by the **TRANSFERORS** that the shares issued by the **said Society**, shall be transferred

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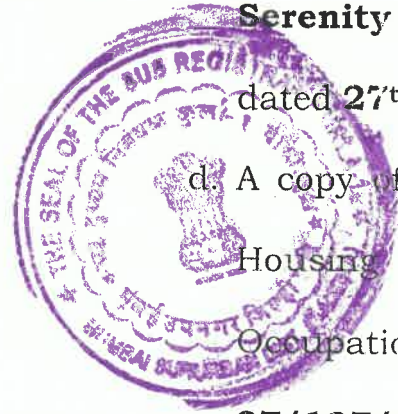
in favour of the **TRANSFEEEE**. The **TRANSFERORS** further specifically agrees that they shall co-operate to get the name of the **TRANSFEEEE** on the share certificate.



13. On the completion of payment of total consideration agreed between the parties in this presents, along with the challan of proof of deposit of the TDS amount by the

**TRANSFEEEE**, the **TRANSFERORS** shall handover the original documents/title Deeds pertaining to the said Property to the **TRANSFEEEE** which are as follows:

- a. Original Agreement for Sale dated **14<sup>th</sup> December, 2015**.
- b. Index II of the Agreement for Sale dated **14<sup>th</sup> December, 2015**.
- c. Original Share Certificate No. **94** issued by the **Veena Serenity A,B,C Wing Co-Operative Housing Society Ltd.** dated **27<sup>th</sup> November, 2020**.



- d. A copy of the **Occupation Certificate** from Maharashtra Housing and Area Development Authority bearing Occupation Certificate No. **MH/EE/(B.P.)/GM/MHADA-27/107/2021** Dated **05<sup>TH</sup> April, 2021**.

- e. A copy of the **Commencement Certificate** from Municipal Corporation of Greater Mumbai bearing No. **CE/6735/BPES/AM** Dated **27<sup>th</sup> October, 2014**.
- f. Car Parking Allotment Letter ref.no. SALES/57/09/2016 dated 09<sup>th</sup> September, 2016 issued by Veena Realcon Pvt. Ltd.

14. It is agreed and recorded that upon the execution hereof, the Sale of the **said Property** by the **TRANSFERORS** in favour of the **TRANSFEEEE** will be completed within **30** days from

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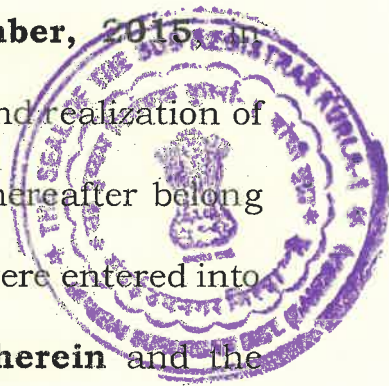
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the execution of these presents and on receipt and realization of the total consideration amount, the **TRANSFERORS** shall hand over the vacant and peaceful Possession of the **said Property** to the **TRANSFEEE** together with all the payments and charges made by the **TRANSFERORS** to the **Vendor/Transferor** therein against the **said Property** together with all the benefits of the said Agreement for Sale **14<sup>th</sup> December, 2015**.

**15.** The **TRANSFERORS** is the absolute owner of the **said Property** and has an absolute right to hold, use, occupy and possess the same as owner.

**16.** The **TRANSFEROR's** all rights and benefits under the said Agreement for Sale dated **14<sup>th</sup> December, 2015**, in respect of the **said Property**, after the receipt and realization of payment of total consideration amount shall hereafter belong to the **TRANSFEEE** as if the said agreement were entered into by and between **the Vendors/Transferors therein** and the **TRANSFEEE**, in place of the **TRANSFERORS** as **Purchaser** therein. The said Agreement for Sale dated **14<sup>th</sup> December, 2015**, is valid and subsisting and **TRANSFERORS** has not assigned the benefit of the said agreement for sale to anybody else by way of security or otherwise.

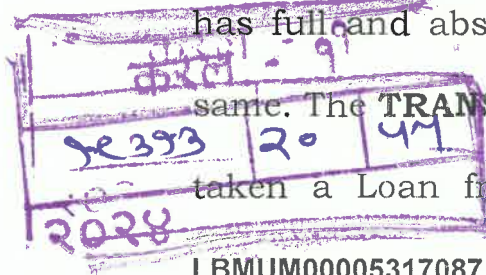
**17.** The **TRANSFERORS** declares that the **said property** is free from all claims, encumbrances, and reasonable doubts of any nature whatsoever and the same is not attached either before or after judgement or at the instance of any taxation authority or any other authorities and the **TRANSFERORS** has not given any undertakings to the taxation authorities or any



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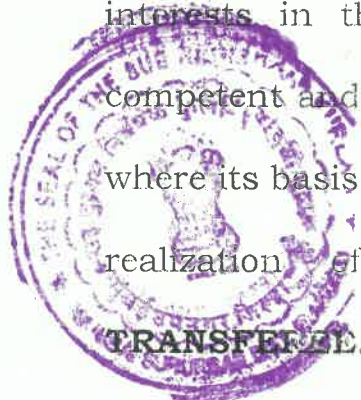
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authorities so as not to deal with or dispose of the rights, title and interests in the said property and that the **TRANSFERORS**



has full and absolute power and authority to deal with the same. The **TRANSFERORS** further represented that they have taken a Loan from ICICI BANK under Loan Account No. LBMUM00005317087, and the **TRANSFERORS** have agreed to clear the said loan by adjustment against the sale proceeds of this Agreement for Sale and clear the Mortgage / Lien against the said property.

18. The **TRANSFERORS** further represented that the **said property** is their self-acquired property and that except them no other person has or had any claim, shares, rights, title, interests in the same and that the **TRANSFERORS** are competent and entitled to sell and transfer the same on as is where its basis, as provided in these presents after receipt and realization of total consideration amount from the **TRANSFEEE**.



19. The **TRANSFEEE** shall, after the payment of full and final payment of the total consideration, be entitled to quietly and peacefully possess, occupy and enjoy the **said property** without any hindrance, denial, interruption or eviction or claim by the **TRANSFERORS** and/or through under or in trust for her. Henceforth, the **TRANSFERORS** shall have no rights, title, claim or interests of whatsoever nature in the **said property** as the same is sold to the **TRANSFEEE**.

20. The **TRANSFERORS** has also represented that there is no material defect in the title pertaining to the **said property** to the best knowledge of the **TRANSFERORS**. The

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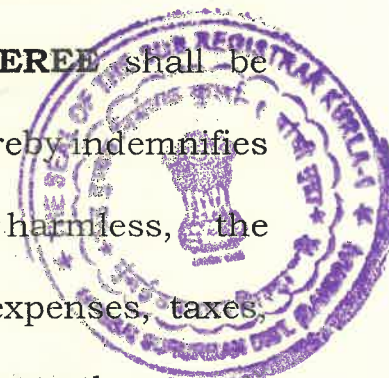
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**TRANSFERORS** hereby agrees to indemnify the **TRANSFEEE** against any defect in the title.

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21. The **TRANSFEEE** confirms that before the execution of this Agreement, he has personally inspected **the said Flat** and has satisfied himself regarding the area, quality of construction and condition thereof. In future, the **TRANSFEEE** shall not raise any objection or dispute regarding the said issues. Any further costs towards repairs, improvement etc. of the **said Property** shall be borne by the **TRANSFEEE**.

22. The **TRANSFERORS** has paid all the dues and outgoings in respect of the **said property** till the date of handing over the vacant and peaceful possession of the **said property** to the **TRANSFEEE**, and thereafter the **TRANSFEEE** shall be liable to pay the same. The **TRANSFERORS** hereby indemnifies and agrees to keep indemnified and harmless, the **TRANSFEEE**, against any costs, charges, expenses, taxes, dues and arrears, stamp duty (if any) etc. prior to the vacant, peaceful, actual, judicial, legal and physical possession of the **said Property** being given to the **TRANSFEEE**.



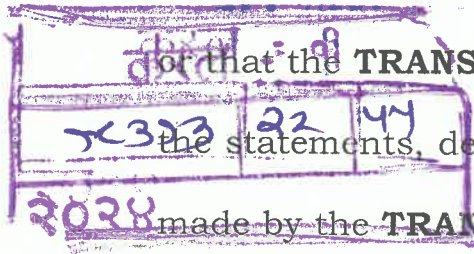
23. The **TRANSFERORS** shall hereinafter as and when required by the **TRANSFEEE**, at the cost of the **TRANSFEEE** sign and execute in favour of the **TRANSFEEE** all such further and other documents as may be required for effective and complete transfer of **'the said Property'** in favour of the **TRANSFEEE**.

24. The **TRANSFERORS** has represented and assured to the **TRANSFEEE** that their title to **'the said property'** is free from all encumbrances and claims of whatsoever nature. In the

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event, if it is found that **TRANSFEROR's** title to the said property is defective or any claim is made on the **said property**



or that the **TRANSFEEE** has suffered any loss or damage by the statements, declarations, representations and assurances

made by the **TRANSFERORS** or any claim whether directly or indirectly is made on 'the **said property**', then in that case the

**TRANSFERORS** agrees to indemnify the **TRANSFEEE**, his nominees and his successors in title to the said property

against all losses, damages, cost and expenses which may be suffered by the **TRANSFEEE**/his nominees/his successors in

title on account of above and the **TRANSFERORS** shall reimburse to the **TRANSFEEE** and/or his nominees and/or

his successors in title for the same on their making demand to that effect.



25. The **TRANSFERORS** and **TRANSFEEE** agree to abide by the terms and conditions mentioned in this Agreement for Sale which are subject to the provision of the Maharashtra Ownership Flats (Regulation of the promotion of Construction, Sale Management and transfer) Act, 1963 and rules made thereunder.

26. The Stamp duty, the Registration charges, transfer charges, any legal charges, out of pocket expenses, etc. on these presents hereto shall be borne and paid by the **TRANSFEEE** alone.

27. In the event of any dispute pertaining to any matter relating to the transaction or any matter arising out of the interpretation of this Agreement shall be referred to court of MUMBAI Jurisdiction.

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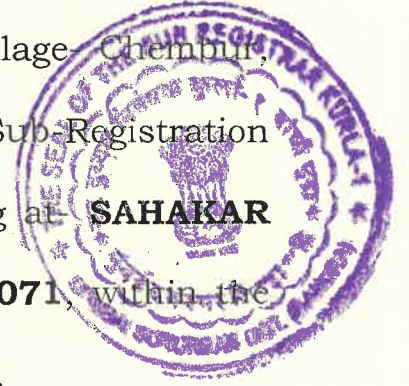
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करल - १

THE SCHEDULE ABOVE REFERRED TO

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**IN AND ABOUT ALL THAT** self-contained residential Flat on absolute ownership basis being a residential **Flat no. 1303**, on the **13<sup>th</sup> Floor**, of **B-Wing**, admeasuring a carpet area of **557 Sq. Ft.** which is inclusive of the area of balconies, in the **“VEENA SERENITY”** of the society known as **“VEENA SERENITY A,B,C WING CO-OPERATIVE HOUSING SOCIETY LIMITED”**, (hereinafter referred to as the **“said Flat”**), and **Ten (10)** fully paid-up shares of **Rs. 50/-** each having distinctive numbers **931 To 940** (both inclusive) vide share certificate no. **94** dated **27<sup>TH</sup> November, 2020** issued by the **VEENA SERENITY A,B,C WING CO-OPERATIVE HOUSING SOCIETY LIMITED** (hereinafter referred to as the **“said Shares”**), constructed on land bearing **C.T.S. No. 58 (Part)** of Village- Chembur, Taluka- Kurla, District- Mumbai, in the Registration and Sub-Registration District of Mumbai Suburban, lying, situated and being at **SAHAKAR NAGAR, SHELL COLONY, CHEMBUR, MUMBAI- 400 071**, within the Local Limits of Municipal Corporation of Greater Mumbai.



TOWARDS NORTH : SAMAJ MANDIR HALL

TOWARDS SOUTH : 7.0 MTR D.P.ROAD

TOWARDS EAST : MHADA STRUCTURE & HIGHTENSION LINE

TOWARDS WEST : 12.00 MTR D.P.ROAD

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE SUBSCRIBED**  
**THEIR SIGNATURE, AFFIXED THEIR MOST RECENT PHOTOGRAPHS,**  
**AND IMPRINTED THEIR LEFT-HAND THUMB AT MUMBAI ON THE DAY**  
**AND THE YEAR FIRST HEREIN ABOVE WRITTEN.**

*Amir*  
*amir*

*Pyhamor*

SIGNED, SEALED AND DELIVERED by )

The "TRANSFERORS" within named )



Mrs. Prachi Radhakrishna Amin )

PAN NO: AIJPA9839N )

Mr. Radhakrishna Chennappa Amin )

PAN NO. AEDPA9868H )

Witness: )

- 1. Dilip Jadhav 
- 2. Shashank Gangwar 



SIGNED, SEALED AND DELIVERED by )

The "TRANSFeree" within named )

Mr. Shailesh Rajendra Ghanmode )

Pan No. BUDPG9103N )

Witness: )

- 1. Dilip Jadhav 
- 2. Shashank Gangwar 







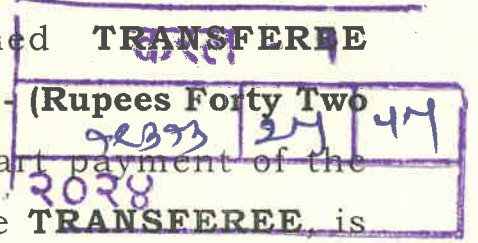

  






**RECEIPT**

RECEIVED of and from the within-named **TRANSFEREE**  
**Mr. Shailesh Rajendra Ghanmode, RS.42,47,000/- (Rupees Forty Two Lakh Forty Seven Thousand Only)** being the part payment of the total consideration amount to be paid by the **TRANSFEREE**, is paid to the **TRANSFEROR** as within-mentioned.



Date	Name	Cheque No/NEFT/RTGS/IMPS Ref No	Total Amount (Rs.)
29/8/2024	Prachi R Amin & Radhakrishna C Amin	ICICI IMPS-424214884434	RS.2,00,000/-
02/09/2024	Prachi R Amin & Radhakrishna C Amin	ICICI IMPS 424612178463	Rs.1,50,000/-
03/10/2024	Prachi R Amin	India Post - Cheque-434492	RS.3,90,000/-
03/10/2024	Prachi R Amin	India Post - Cheque-434418	RS.8,10,000/-
03/10/2024	Radhakrishna C Amin	India Post - Cheque-832591	RS.5,70,000/-
07/10/2024	Prachi R Amin & Radhakrishna C Amin	Central Bank - NEFT - 24281647317	RS.9,00,000/-
07/10/2024	Prachi R Amin & Radhakrishna C Amin	Vidarbha Konkan Grameen Bank NEFT- 24281768853	RS.11,30,000/-
07/10/2024	Prachi R Amin & Radhakrishna C Amin	Axis Bank- IMPS- 428113370165	Rs. 97,000/-
		<b>TOTAL</b>	<b>RS.42,47,000/-</b>



**Amount: Rupees Forty Two Lakh Forty Seven Thousand Only.**

*Prachi Amin*  
*auth*

WE SAY RECEIVED.

RS.42,47,000/- (Rupees Forty-Two Lakh Forty-Seven Thousand Only).

The TRANSFERORS,

Mrs. Prachi Radhakrishna Amin

*Amin*

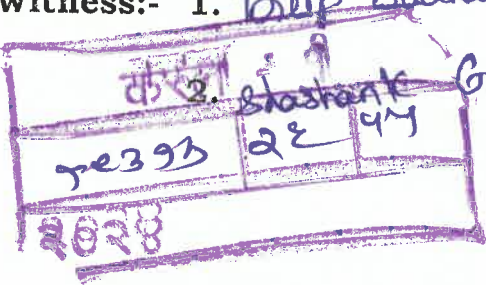
Mr. Radhakrishna Chennappa Amin

*Radhakrishna*

Witness:-

1. Dilip Jadhav

*Dilip Jadhav*



Gangwar

*Gangwar*





11081370	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 2
26-09-2024		दस्त क्रमांक : 11081/2015
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
<b>गावाचे नाव : 1) चेंबूर</b>		<b>करल - 9</b>
(1)विलेखाचा प्रकार	करारनामा	१८३३३ २२ ५५
(2)मोबदला	12089070	२०२४
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6806000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1303, माळा नं: 13,बी विंग, इमारतीचे नाव: वीणा सेरेनिटी, ब्लॉक नं: चेंबूर,मुंबई 400071, रोड नं: सहकार नगर रोड नं 3( ( C.T.S. Number : 58PT. ; ) )	
(5) क्षेत्रफळ	1) 62.11 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. वीणा रियलकॉन प्राईवेट लीमीटेड चे संचालक निकुंज एच संघवी तर्फे मुखत्यार कोमलकांत नाईक वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वीणा सारंग, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: साईबाबा नगर एक्स. रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AALCA4439K	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्राची - आमीन वय:-38; पत्ता:-1303, बी विंग, श्रद्धा सी एच एस, बील्डींग नं 68, टिळक नगर, चेंबूर, चेंबुर न्स , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400089 पॅन नं:-AIJPA9839N 2): नाव:-राधाकृष्ण - आमीन वय:-40; पत्ता:-1303, बी विंग, श्रद्धा सी एच एस, बील्डींग नं 68, टिळक नगर, चेंबूर, चेंबुर न्स , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400089 पॅन नं:-AEDPA9868H	
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/12/2015	
(10)दस्त नोदणी केल्याचा दिनांक	14/12/2015	
(11)अनुक्रमांक,खंड व पृष्ठ	11081/2015	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	604500	
(13)बाजारभावाप्रमाणे नोदणी 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.	





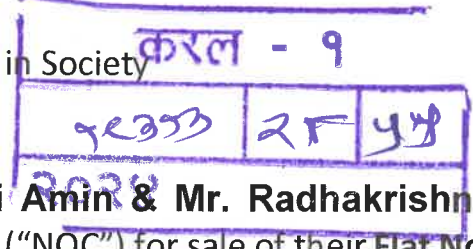


**VEENA SERENITY ABC WING CHS LTD, CHEMBUR**

Registration No: MUM / MHADB / TC / 87 / 2020-2021.

Date: 07 Oct 2024.

Sub: No Objection for sale of flat in Society



We are in receipt of an application from **Mrs. Prachi Amin & Mr. Radhakrishna Amin ("Owners")** requesting a No Objection Certificate ("NOC") for sale of their Flat No. **1303, B wing** of Veena Serenity, located at Sahakar Nagar Road no.3, Shell Colony Road, Chembur, Mumbai-400071.

We confirm that there are no maintenance outstanding dues/charges payable by the owner in respect of the said flat, and they have paid all dues in respect of the same up to date.

We also confirm that, we have no objection towards the above sale, subject to closure of loan provided by ICICI Bank to **Mrs. Prachi Amin & Mr. Radhakrishna Amin** in lieu of the said flat, and purchaser completing the required formalities towards the sale as per the laws and bye laws.

We further state that, as of the date mentioned here in above, share certificate has been issued by Society.

We shall not be responsible for any liabilities or encumbrances, if any, arising out of this NOC.



For Veena Serenity ABC Wing CHS Ltd., Chembur  
(Regn. No. MUM/MHADB/HSG/TC/87/2020-21)  
*Prachi*  
Chairman / Secretary / Treasurer  
*Rajashree*



करल - १

२३१३ २६ ५५

Share Certificate No. 94 Member's Regn. No. 94 No. of Shares 10

## \* Share Certificate \*

Authorised Share Capital of Rs. 85000 /- Divided into 1700/- Shares of Rs. 50/- each

**VEENA SERENITY A, B, C WING CO-OPERATIVE HOUSING SOCIETY LTD.**

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Registration No. MUM/MHADB/HSG/TC/87/2020-2021

Date: 27 - 11 - 2020

This is to certify that Shri / Smt. / M/s. PRACHI AMIN & RADHAKRISHNA AMIN

(FLAT NO. B WING-1303)

is the Registered Holder of 10 full paid up shares of Rs. FIFTY each numbered from 931 to 940 both inclusive, in **VEENA SERENITY A, B, C WING CO-OPERATIVE HOUSING SOCIETY LTD.** CTS No.58 (TP), VILLAGE CHEMBUR, SAHAKAR NAGAR, SHELL COLONY, CHEMBUR, MUMBAI - 400071 Subject to the Bye-laws of the said Society.

Given Under the Common Seal of the said Society on Chembur, Mumbai - 400071

this 27<sup>th</sup> day of November



Rs 500/-

*Rajadhyax*  
Authorised  
M. C. Member

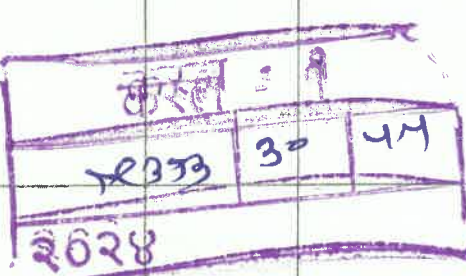

*[Signature]*  
Secretary



Chairman

P.T.O

**MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES**

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
	2028	30 44	Authorised M. C. Member  Chairman	Secretary
			Authorised M. C. Member  Chairman	Secretary
			Authorised M. C. Member  Chairman	Secretary
			Authorised M. C. Member  Chairman	Secretary
			Authorised M. C. Member  Chairman	Secretary

VEENA SERENITY A B C WING CO OPERATIVE HOUSING SOCIETY LTD  
 Registration No. MUM/MHADB/HSG/TC/87/2020-2021 Dated: 27/11/2020

BILL OF SUPPLY

Unit Number B-1303

Invoice No.

Name Prachi Amin & Radhakrishna Amin

2024-25/Q2 107

Bill for July 24 to Sept 24

Date: 26-Jul-24

S.No.	Particulars	Amount
1	General Maintenance	3,462
2	Waste Management Charges	222
3	House keeping Charges	2,520
4	Repairs and Maintenance	681
5	Security Charges	2,520
6	Water Charges	1,158
7	Repair Fund	2,181
8	Sinking Fund	729
9	Common Area Property Tax Collection	235
10	Common Electricity Charges Collection	1,941
11	Insurance Charges Collection	354
12	Common Repair Charges	750
13	Non Occupancy Charges	1,046
14	Education and Training Fund	30
SUB TOTAL		17,829
Interest		-
Previous Arrears		-
Penalty		-
GRAND TOTAL		

कस्ता - 9  
 2024 39 47

Rupees Seventeen Thousand Eight Hundred TwentyNine Only

Note:

- 1) This bill should be treated as demand notice under Bye-laws.
- 2) Due Date for Payment of Current Month Bill (i.e. Subtotal + Interest) 25-Aug-24
- 3) Mode of Payment:
  - a) Crossed cheque in favour of Veena Serenity ABC Wing CHS Ltd,
  - b) NEFT payment Bank: Mumbai District Central Co-op Bank Ltd. Chembur Branch, SB A/C: 00091006000614, IFSC: MDCB0680009 MICR No.: 400068009
  - 4) Payments made after due date will be charged @ 21% p.a on the entire amount.
  - 5) Any queries regarding the bill should be emailed to: veenaabcchs@gmail.com.
  - 6) Interest is charged for the period 1st April 2024 to 30th June 2024 in this Bill.
  - 7) In case of Any Dispute with Builder for earlier outstanding, Kindly inform the Society Office with Relavent Case details.
  - 8) The payment is Subject to Realisation of Cheque
  - 9) The Due date mentioned is applicable only for Current Month dues (i.e. Subtotal + Interest) and not for previous Arrears.

For VEENA SERENITY A B C WING CO OPERATIVE HOUSING SOCIETY LTD

Bill is produced electronically and therefore does not require a signature

Payment of total Rs.17658/- received during the Previous Quarter







Consumer Number (CA no.): 9000 0086 9076

Name: M/S VEENA REALCON PVT LTD

Address : B 1303, VEENA SERENITY, SAHAKAR NAGAR ROAD NO 3, THAKKAR BAPPA COLONY ROAD, CHEMBUR (E), MUMBAI, 400071

YOU CAN REACH OUT TO US AT:

TOLL FREE NO.: 18002095161

WHATSAPP: 7045116237

IN CASE OF FIRE/ ACCIDENT: 022 2577 4399

EMAIL: customercare@tatapower.com

WEBSITE: customerportal.tatapower.com



Mobile No. : 9\*\*\*\*\*86

Email Id : am\*\*\*\*\*na@g\*\*il.com

PAN No : AA\*\*\*\*\*9K

The Tata Power Company Ltd., Commercial Department, Senapati Bapat Marg, Lower Parel, Mumbai 400 013

Regular Bill	Bill Month: OCT-2023	Bill Period: 12.09.2023 to 12.10.2023	Bill Date: 14.10.2023
EBILL : EBPP	Metered Units : 278	Discount Date : 21.10.2023	Tari Category : LT I (B)
Bill No. : 92502017190	Billed Units : 278	Due Date : 04.11.2023	LT-RESIDENTIAL
Meter No. : LSW033959	Supply Zone : East EZ01	Supply Date : 01.03.2018	MRU : D1712311
Meter status : OK	Dispatch Zone : East EZ01		Consumer : Direct
	Nxt. Mtr. Rdg. Dt. : 11.11.2023 (Tent.)		Type Of Supply : 3 PHASE LT

Current Bill Amount Rs. 2,036.00	+	Net Other Charges Rs. -2.00	+	Past Dues Rs. 0.00	=	Total Amount Before Due Date* Rs. 2,034.00*
Amount By Discount Date Rs. 2,017.00		Amount After Due Date Rs. 2,059.00		Security Deposit Available Rs. 1,540.00		Security Deposit Due Rs. 2,100.00

*करल - 9*

*2028*

\*Due date is applicable for current bill only.

For Advertisement enquiries please contact M/S. "GAJANAN IMAGING PRINT SOLUTIONS" email: gajananimagingprints@gmail.com

विकेट बोल नाही भरले तर काय होत  
हे आपल्या प्रत्येकाला ठाऊकच आहे.

तुम्हाला मतदार यादीत नाव तपासले नाही तर,  
तेव्हा मतदार यादीत उच्चवर्ण येऊ शकते.

**विशेष संक्षिप्त पुनरीक्षण कार्यक्रम २०२४**

कालावधी : २७ ऑक्टोबर ते ९ डिसेंबर २०२३

आजच आपल्या जवळच्या मतदार नोंदणी अधिकारी कार्यालयात जाऊन, किंवा [voters.eci.gov.in](http://voters.eci.gov.in) हे संकेतस्थळ, तसेच Voter Helpline या मोबाईल ॲपचा मदतदार यादीतले आपले नाव तपासण्या आणि नाव नसेल तर त्वरीत नोंदणीही करू शकता.

Your nearest offline payment centres: Customer Relations Centre (MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY 9:00 TO 13:00 HRS)

Shop No. 4, Sunny CHS, LBS Road Next To SBI Bank Kurla (W) Mumbai 400070.

MESSAGE TO CONSUMER

View your bill details, bill pay, outages & many more features on the New & upgraded My Tata Power App & enjoy super easy experience while managing your power account. To register download "My Tata Power Consumer App" from App Store/Google Play or visit the portal: <https://customerportal.tatapower.com>

P1,16:54,09.11.2023

RTGS/NEFT Details: Bank Name : Kotak Mahindra Bank Limited,  
Account No: TPCLEXXXXXXXXXX (here xxxxxxxxxx denotes 12 digit consumer no),  
IFSC Code: KKRK000955, Account Type: Current Account

EZ/D1712311/164/0000



THE TATA POWER COMPANY LIMITED			
Consumer Name: M/S VEENA REALCON PVT LTD		Consumer No: 9000 0086 9076	
Bill No. : 92502017190	Bill Date : 14.10.2023	Bill Amount : Rs.2,034.00	
Cheque No. :	Discount Date : 21.10.2023	Amt by Disc Dt. : Rs.2,017.00	
Cheque Date :	Due Date : 04.11.2023	Amt After Due Dt. : Rs.2,059.00	

Payment should be made by crossed cheque/DD in favour of "Tata Power CA.NO. 9000 0086 9076"  
For multiple payments, write CA no & break-up of amount on back side of cheque.  
Please dont issue postdated or outstation cheques. Pls attach payment slip(s).



This Bill is printed on 100% recycled paper. This paper is made from 100% recycled material and is 100% recyclable.

This Bill is printed on 100% recycled paper. This paper is made from 100% recycled material and is 100% recyclable.





नोंदणी क्रमांक : एमयुएम/विश्वर/एमएचएडीबी/एचएसजी/(टिओ)/(टिसी)/  
/ ८७ / सन २०२० - २०२१

**नोंदणीचे प्रमाणपत्र**

करल - १

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

५८३३३	३३	५५
२०२४		

विणा सेरीनिटी ए बी सी विंग सहकारी गृहनिर्माण संस्था मर्यादित.,

सीटीएस नं. ५८(पी.टी.), व्हिलेज चेंबुर, सहकार नगर,

चेंबुर, मुंबई - ४०० ०७१.

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थाचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरू मालकी/भाडेकरू सहभागीदारी गृहनिर्माण/इतर संस्था असे आहे.



मुंबई :

दिनांक : २७/११/२०२०

डॉ. प्रशांत सोनवणे

उपनिबंधक सहकारी संस्था  
(मुंबई शहर व कोकण मंडळ)

कोकण गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई



करल - १  
 १८३३३ अ ५५  
 २०२४

BRIHANMUMBAI MUNICIPAL CORPORATION  
 ASSESSMENT & COLLECTION DEPARTMENT  
 PROPERTY LEDGER REPORT For Type of Revenue : Property  
 and for 2023-2024 Financial Year

Property Number :	MW1100780230107	Bill Type :	Property	Billing Name :	PRACHI AMIN & RADHAKRISHNA AMIN ,
Ward:	M/W	Total CV Bill Amount	80389	& Address	FLAT 1303, B WING, VEENA SARENITY, CTS 58/PT, SAHAKAR NAGAR - 3, SHELL COLONY, CHEMBUR, Mumbai-400071

Bill Details						Collections Details							
Bill No	Bill Date	Tax Amount	Action Fees	Bill Amount (incl.Act.Fees)	Status	Receipt No.	Receipt Dt.	Rcpt Amt (incl.Act.Fees)	Action Fees	Pay Mode	Cancelled	Dis.Chq / Char@bac	Early Bird Discount
202310BIL21316645	26/02/2024	6650	0+0+0+0+0+0	6650	Active	2024ACR04813186	29/06/2024	6650	0+0+0+0+0+0	Online			0
202320BIL21316646	26/02/2024	6650	0+0+0+0+0+0	6650	Active	2024ACR04813186	29/06/2024	6650	0+0+0+0+0+0	Online			0

SAP DocNo:	Advance Details	Receipt No	Receipt Dt.	Adv. Amt	Adj. Amt	Pay Mode	Cancelled	Dis.	Early Bird
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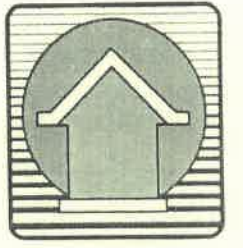
Total Tax Amount:	80389	Total OutStanding Amount:	0	Refund Given :	0	Res 31 Rebate Given for 2021-22	0
Total Action Fees:	201	Total Collection Amount:	67290	Adjustement Given :	0		

Note - "Revoke" - These receipts were wrongly generated by system and were cancelled.

- Footnote: 1) Collection prior to 2010 will not be visible since the said data is not migrated.  
 2) Action Fees = ND Fee + Warrant Fee+ Municipal Penalty + Government Penalty + Discheque Fee + Unlawful Penalty+Administrative Charges.  
 3) The collection done through advance receipt, deposit adjustment and General Issue Adjustment done in PTIS will not be reflected in Property Ledger.  
 4) Remaining refund applicable after previous refund adjustment, such as General issue auto adjustment 2014-15 or refund adjustment processed through cv refund module will NOT be adjusted. It should always be refunded. It is as per New Tax Cell guidelines.  
 5) Bill Amount = Tax Amount + Action Fees  
 6) Outstanding and Refund is subject to Demand amendment, receipt Cancellation and Cheque / Pay Order / DD dishonour.







**Building Permission Cell, Greater Mumbai / MHADA**

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May 2018.)

**FULL OCCUPATION CERTIFICATE**

No.MH/EE/(B.P.)/GM/MHADA-27/107/2021

DATE- 05 APR 2021

To  
Director of M/s Veena Realcon Pvt. Ltd,  
A 901, Kaledonia, Sahar Road,  
Sambhaji Nagar, Andheri (East),  
Mumbai-400069.

करल - १		
२३७३	३५	५५
२०२४		

**Sub:-** Full Occupation Certificate for Proposed amalgamated redevelopment of existing building No.1,2 and 3 for societies known as "Happy Home CHS Ltd, Dolly Friends CHS Ltd and Cool Breeze CHS Ltd" on plot bearing CTS No.58 (Pt), of Village Chembur at Chembur, Mumbai- 400071.

- Ref :-**
1. Proposal submission by L.S. to MCGM vide his letter dated 13/12/2006
  2. Concession approved on 07/06/2012 & 05/08/2016 by MCGM
  3. IOD was issued on 15/10/2007 by MCGM
  4. C.C. upto plinth level issued on 31/05/2008, by MCGM
  5. Lastly amended Plans approved on 30/08/2016 by MCGM
  6. Full C.C. granted on 26/09/2016 as per the approved amended plans dt.30/08/2016 by MCGM
  7. Application of L.S. dated 22/06/2018
  8. Consent letter for OCC from MHADA dt. 06/10/2018.
  9. Part Occupation issued under no MH/EE/(B.P.)/GM/MHADA-25/118/2018 dt.30.10.2018



10. Application for Full OCC dt. 29.10.2020
11. Full Occupation Consent from Mumbai Board dt.25.12.2021

Dear Applicants,

The full development work of amalgamated redevelopment of residential building no. 1, 2 and 3 known "Happy Home CHS Ltd, Dolly Friends CHS Ltd and Cool Breeze CHS Ltd" situated at land bearing C.T.S. No. 51 (Pt) of Village Chembur, at Sahakar Nagar, Chembur comprising of Wing "A to E" consisting of Stilt for pit type puzzle parking + 1st to 15<sup>th</sup> upper floor for residential User is completed under the supervision of Shri. Jitendra G. Dewoolkar, L.S., Lic.No.D/294/L.S., Shri. Hiren M. Tanna RCC Consultant, Lic.No. Regd. No. STR/T/35 and Shri. Rajeev Ranjan, Site supervisor, Lic. No. Regd. No. R/141/SS-1, and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer, issued under no. FB/HR/R-V/155 dt.23/03/2018. The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied with the following conditions;

1. That all firefighting systems shall be maintained in good working conditions.
2. That this Full OCC is without prejudice to legal matters pending in Court of Law if any.
3. Addition/alteration in the approved building plan shall not be allowed.
4. The operation of the hydro pneumatics system, fire services, STP shall be maintained.
5. Terms and conditions of Final Fire NOC shall be strictly followed.
6. Terms and conditions mentioned in MOEF and MPCB shall be strictly followed.
7. Functioning of Lifts, DG sets, OWC, Rainwater Tank, Substation shall be maintained.
8. That the area of road widening shall be handed over to competent authority if required.

D.A.:- Plan.

  
(Dinesh Malajan)

Executive Engineer/B.P.Cell  
Greater Mumbai/MHADA



ANNEXURE - G

करल - २		
११०८१	१३३	१५३
२०२४		

**BRIHANMUMBAI MAHANAGARPALIKA.**

No. CE/6735/BPES/AM 10 8 JAN 20151.

To,  
 Shri Jitendra G. Dewoolkar,  
 Ellora Project Consultants,  
 Riddhi Siddhi Complex 'C' wing,  
 1st floor, Goregaon (W),  
 Mumbai - 400 062.

करल - १		
२८३३३	३०	५५
२०२४		

Sub : Amended plan for proposed amalgamated redevelopment of existing Bldg.No.1, 2 & 3 for societies known as "Happy Home CHS Ltd.", "Dolly Friends C.H.S. Ltd." and "Cool Breeze C.H.S. Ltd." at Sabakar Nagar on plot bearing C.T.S.No. 58(pt.) of village Chembur, Mumbai - 400 071.

Ref : Your letter dated 28.11.2014.

Sir,

I have to inform you that the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office Intimation Of Disapproval under even No. dated 10.7.2014 and following additional conditions :-

1. That the R.C.C. design and calculations as per the amended plans considering seismic forces should be submitted through the registered Structural Engineer before starting the work.
2. That all requisite fees, Payment, deposits, shall be paid before apply for C.C.
3. That the C.C. shall be got endorsed as per approved amended plans.

One set of amended plans duly signed and stamped is hereby returned in token of the Municipal approval.

Acc : one set of plan

Yours faithfully,

Executive Engineer  
 (Building Proposal) E.S. I



Copy forwarded for information to the owner  
 M/s. "Happy Home CHS Ltd.",  
 "Dolly Friends C.H.S. Ltd." and  
 "Cool Breeze C.H.S. Ltd."

*R. N. Kulkarni*  
 3/1/15  
 Executive Engineer  
 (Building Proposal) E.S. I



Gen-229-5000 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966  
No. CE/ 6735 /BPESA/M 27 OCT 2014

COMMENCEMENT CERTIFICATE

To,  
Happy Home CHS Ltd.  
Dolly Friends CHS Ltd.  
& Cool Breeze CHS Ltd.

कमल-९		
११०८१	१३५	१७३
२०२४		

Sir,

With reference to your application No. 2758 dt. 03/12/2013.

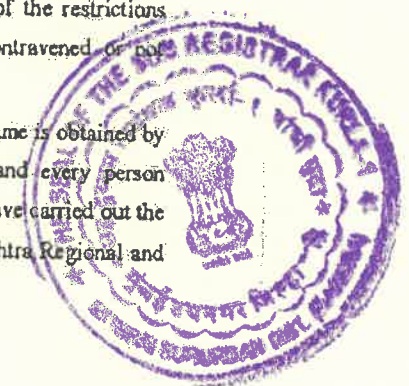
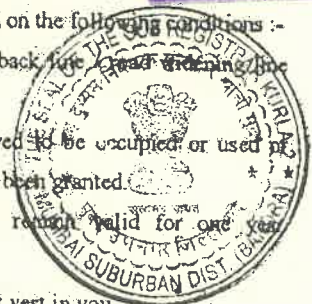
for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. 243

on plot No. \_\_\_\_\_ C.T.S.No. 58 (Pt) Divn/ Villages / Town  
Planning Scheme No. Chembur situated at Road / Street Sahakar No. 944 Ward

कमल - ९		
२६३३३	३५	५७
२०२४		

~~on~~ the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back line ~~and~~ ~~the~~ ~~set~~ ~~back~~ ~~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 occupation 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 lapse shall not be 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 sanctioned 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 misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.



करल-२		
११०७	१३६	१०३
२०१५		

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

The Municipal Commissioner has appointed Shri K.G. Shahdadpur Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 26 OCT 2015

C.C. Upto top Plinth as per approved IOD Plans dt: 10/07/2014 & as per the approved Phase Program dt: 24/09/2014 for wing - C, wing - D. & wing - E.

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

*[Signature]*  
24/10/14  
Executive Engineer (Building Proposal)  
Eastern Suburbs - I  
BOR



CEI 6935 IBPESIAM 30 APR 2015.....

C.C. upto plinth as per approved amended plans dt 08/01/2015 for wing 'A' & 'B' and to re-endorse the C.C. for wing 'C', 'D' & 'E' as per the approved amended plans dt 08/01/2015.

*[Signature]*  
20/4/15  
Executive Engineer Building Proposal  
(Eastern Suburbs.) - I



CEI 6735 IBPESIAM 01 SEP 2015

C.C. UP to 10<sup>th</sup> upper floors for wing 'D' & 'E' as per approved amended Plan dt. 08/01/2015

*[Signature]*  
21/04/15  
Executive Engineer Building Proposal  
(Eastern Suburbs.) - I



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800000016**

Project: **Veena Serenity** , Plot Bearing / CTS / Survey / Final Plot No.: **58-PT at Kurla, Kurla, Mumbai Suburban, 400071;**

1. **Veena Realcon Private Limited** having its registered office / principal place of business at Tehsil: **Borivali, District: Mumbai Suburban, Pin: 400092.**

2. This registration is granted subject to the following conditions, namely:-

- ◊ The promoter shall enter into an agreement for sale with the allottees;
- ◊ The promoter shall execute and register a conveyance deed in favour of the allottee of the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;

- ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

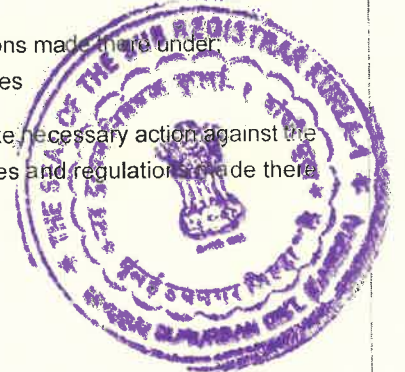
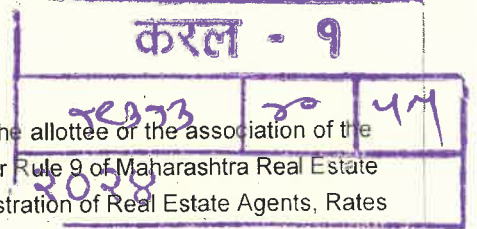
OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- ◊ The Registration shall be valid for a period commencing from **05/06/2017** and ending with **01/12/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

- ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under
- ◊ That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:09-09-2021 17:18:09

Dated: **09/09/2021**

Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



ANNEXURE - A2

VEENA SERENITY  
Life: Uncommon  
SHELL COLONY, CHEMBUR

M/S. VEENA REALCON PVT. LTD.  
(formerly known as M/s. Acme Property Developers Pvt. Ltd.)  
M. S. Sathyan  
DIRECTOR

करल-२  
9906169  
963

THE SEAL OF THE SUB REGISTRAR KURUMBA  
SUB REGISTRAR KURUMBA  
WING B  
PURCHASER'S SIGNATURE  
2028

WING B  
TYPICAL FLOOR PLAN  
PURCHASER'S SIGNATURE  
2028

THE SEAL OF THE SUB REGISTRAR KURUMBA  
SUB REGISTRAR KURUMBA  
WING B  
PURCHASER'S SIGNATURE  
2028

WING \_\_\_\_\_ 63  
FLAT NO 1303  
FLOOR 13<sup>th</sup>





ANNEXURE - B

कारक-२	
११०८१	१०३
२०२४	

विभाग/कोड - खैर      उपलब्ध/न.पु.मा.का. -- न.पु.अ. खैर      जिला - मुंबई उपनगर जिला

आ.सू.का. क्र. ५८१३      फाइल नं. ५८५३      धर्म हिंदू      धारणाधिकार H-1      मालिकता दिक्कत/अधिकारपत्रा/दस्तावेज/पंजीयन/संश्लेषण/अन्य/कोड/दिनांक/दिनांक/दिनांक

सुविधा/विवरण -

इसका/व्यक्ति का नाम महाराष्ट्र लोक निर्माण मंडल

पते का -

शहर का -

द्वारा -

दिनांक	विवरण	संलग्न कागद	नमिन धारक (पति/पुत्र/पुत्री)	साक्षात्कार
०४/०८/२०२४	विनियोग आदेश क्र. एन.डी.डी. १५८/०१.२०० माध्यम विपरीत अतिथिरी मुंबई बॉम्बे कर्टील एन.डी.डी. नं. क्रमांक..... विनियोग सामग्री बंद वेतली. न.पु.अ. १ प्रमाणे.			
१८/१२/२०००	अर्ज, बंधनव शर्ती क्रमांक २ ब नगर सुधारण अतिथिरी खैर गांधीनगर अर्जित क्रमांक न पु अ खैर न.पु.अ. ५८/१५५ ४ २००० दिनांक १८/१२/२००० अन्वये विपरीतने नव पंजीयन के.डी. रजिस्ट्रार नं. पी. ब.२२-१ २०१५/२०००		(L) भाडेदार संस्कार नगर में दिनांक ४/४/८० नमून भाडेवाला सुतम ११ वर	२०२४



२०२४

७८३९३ ४२ ५५

तकसारी करवाता - खैर नमकान      न.पु.अ. खैर  
मुंबई उपनगर जिला

अर्थ ६३६      दिनांक १८/१२/२०००      पते का १०३

अर्थ २६/१०/२०२४      दिनांक १८/१२/२०००      पते का १०३

अर्थ १६/१०/२०२४      दिनांक १८/१२/२०००      पते का १०३

अर्थ २८/१०/२०२४      दिनांक १८/१२/२०००      पते का १०३

खैर नमकान

Certified True Copy  
Jitendra G. Dewoolkar  
01294/LS

(खैर नमकान)  
मुंबई उपनगर जिला



२०२९-३०

११०८१ ६६ १०९

वि. क्र. - १०८/१९९३	सा. क्र. - ११०८/१९९३	जिल्हा - मुंबई उपनगर जिल्हा
सं. क्र. - ११०८/१९९३	सा. क्र. - ११०८/१९९३	सा. क्र. - ११०८/१९९३
११.३	H-I	३१.०५.२० पु.प. १९.७.१९०

सुविधाधिकार -

हस्तक्षेपचा मुळ धोरण वर्ष १९९६ महाराष्ट्र गृह निर्माण मंडळ

प्लेन -

हस्तक्षेप -

हस्तक्षेप -

क्रमांक	व्यवहार	खंड क्रमांक	नविन घाटक (प) किंवा धार (ध)	साक्षात्करण
०९/०८/१९९३ ११३१३ २८/१२/२००० २०२४	<p>निवृत्त आदेश एम.एन.डी. क्र. १२८/१९-१-१९९३</p> <p>भा.उप विभागीय अधिकारी मुंबई पंचे कडोस</p> <p>एत एन्ड डी बी. क्रमांक ..... विभागीय सा.प्राची</p> <p>नं. घेतली/सा.प्रा. १ एतए</p> <p>अर्ज, जमाव पूर्वी</p> <p>क्रमांक २ व नगर</p> <p>समाप्त अधिकारी पंच</p> <p>पांचेकडोस आदेश</p> <p>क्रमांक नमु. घेंवूर</p> <p>नमु. ५८/एम. ३/२०००</p> <p>दिनांक २८.१२.२०००</p> <p>नांव दाखल केले.</p> <p>रजिस्टर नंबर पी</p> <p>घर नं. २०७४/२०००</p>		(L) पाठेपट्टेदार सहकार नगर हॅपी होम कॅम्प. डी. सी. रोड. घेंवूर दिनांक १४/८/८० पासून पाठेपट्टा मुदत १९ वर्षे	<p>सी -</p> <p>न.मु.अ.अ.ड.व.व.</p> <p>२ मुंबई</p> <p>सी -</p> <p>२०००-२२-१८</p> <p>न.मु.अ.</p> <p>घेंवूर</p>



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Dewoolkar  
Q/294/LS

न.मु.अ. घेंवूर  
मुंबई उपनगर जिल्हा

वर्ग क्रमांक ६.८६

अर्ज घेतला दिनांक १६/१०/१९९३

नमु. घेंवूर दिनांक १६/१०/१९९३

नविन घाटक दिनांक १६/१०/१९९३

सा.प्रा. क्रमांक ११३

सा.प्रा. क्रमांक ६०७

सा.प्रा. क्रमांक ३६

सा.प्रा. क्रमांक ६३६

(श्री. डी. देवूळकार)  
वॉरंट प्रो. डी. देवूळकार  
नगर सूत्रापन अधिकारी, घेंवूर

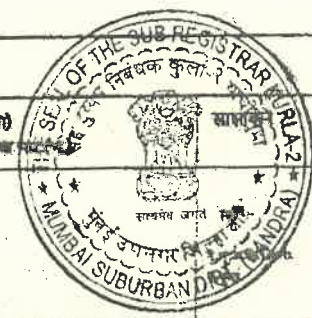
खरी नकाशा  
नगर सूत्रापन अधिकारी, घेंवूर

करल-२  
११०१ २१ १७३  
२०१३

विभाग/श्रेणी - संग्रह तालुका/न.पु.मा.का. - न.पु.अ. संग्रह जिल्हा - मुंबई उपनगर जिल्हा  
 मालक/सं.पत्रे ५८५२ ५८५२ क्षेत्र ५८५२ खण्ड/ख.पत्रे ५८५२ मालकाधिकार ५८५२ मालकानासंबंधी नोंद/सं.पत्रे ५८५२  
 १९०५-१० मुंबई उपनगर जिल्हा

सुविधाधिकार -  
 इच्छित/सं.पत्रे ५८५२ मालकानासंबंधी नोंद/सं.पत्रे ५८५२  
 खण्ड/ख.पत्रे ५८५२  
 इतर माहिती -

क्रमांक	व्यवहार	खंड/खण्ड	नवीन धरम (अ) क्षेत्र (ब) किंवा
०१/०८/२०१३	विनयवती आर्सेल एल.एल.सी.ची १९०८/७-१-७० या १०० टक्के हिस्सेदारी मुंबई नॉबिल कॉलेज एल.एल.सी.ची १०० टक्के हिस्सेदारी सादर करून नोंद घेतली. न.पु.अ. १ संकलन		



मालकाधिकार - खरीद नकदना -

न.पु.अ. संग्रह **करल - १**  
 मुंबई उपनगर जिल्हा  
 ८३६ २३३३ ४७  
 २५/१०/१३  
 २५/१०/१३  
 २५/१०/१३

*Shs*  
 श्री. सु. शि. भोसले  
 परीक्षित न्यायन्याय  
 नगर न्यायन्याय, मुंबई

श्री. अ. डी. जाली  
 नगर न्यायन्याय, मुंबई

खरीद नकदना  
 नगर न्यायन्याय, मुंबई

Certified True Copy  
 Jitendra G. Dewoolkar  
 DM/94/LS

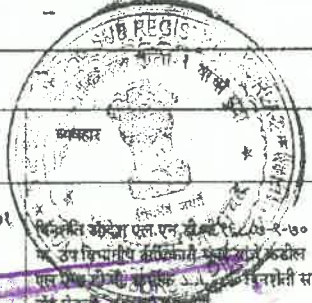


करल-२  
 ११०७ ६० १०३  
 २०२४

विभागीय - धनुषा तालुक्यात न.पू.अ. चेंबुर जिल्हा - मुंबई उपनगर जिल्हा  
 न.पू.अ. चेंबुर न.पू.अ. चेंबुर न.पू.अ. चेंबुर न.पू.अ. चेंबुर न.पू.अ. चेंबुर न.पू.अ. चेंबुर  
 ५८६८ ५८६८ ५८६८ ५८६८ ५८६८ ५८६८  
 ३१०५, ३०-मुदत ३१.७.१९०

सुविधाधिकार -  
 हक्काचा मुळ धारक वर्ष १९६६ महाराष्ट्र गृह निर्माण मंडळ  
 प्लेट -

विनांक	खंड क्रमांक	नविन खंड (प) प्लेट (प) किंवा धार (प)	साक्षात्करण
०९/०८/१९९१			सही - न.पू.अ.क Dew. २.१५.०५



२०३३  
 ४५  
 धनुषा तालुका - खरी मजकूर -

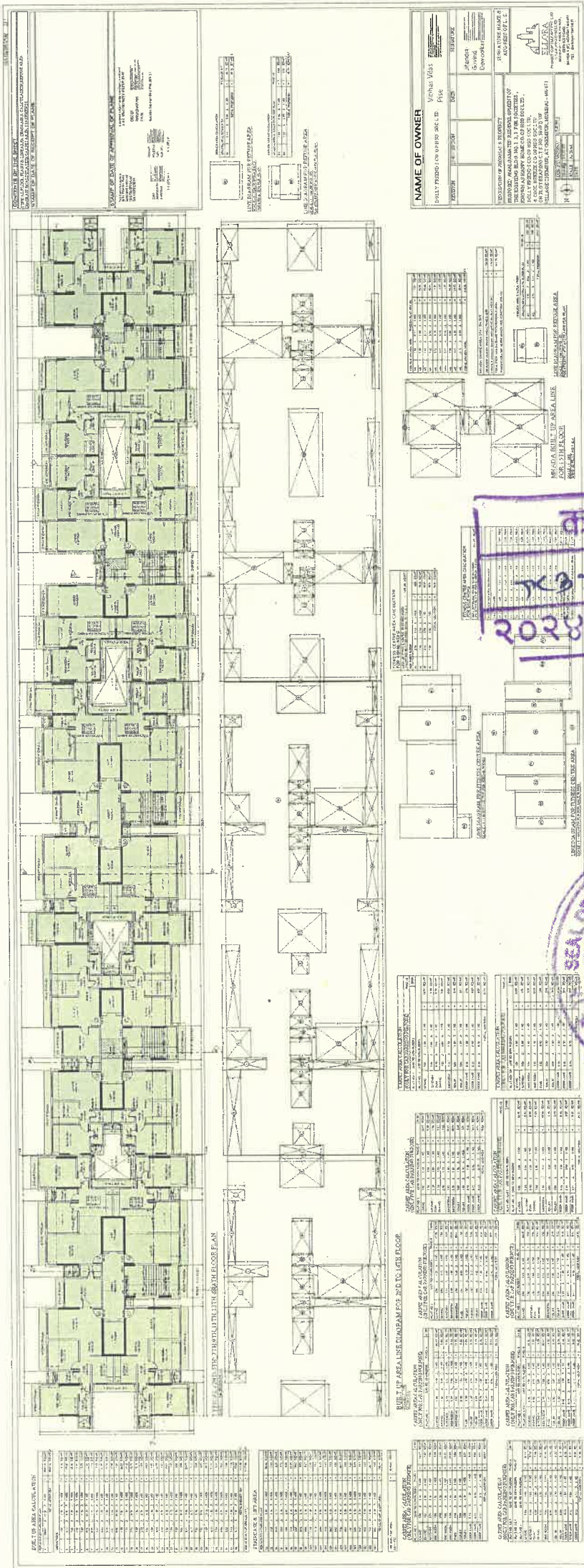
श्री. सु. शि. भोसले  
 उपनिदेशक, धनुषा तालुका  
 नगर धनुषा तालुका, चेंबुर



न.पू.अ. चेंबुर  
 मुंबई उपनगर जिल्हा  
 E3E  
 सर्व प्रमाणित १६/१०/१९९२  
 सर्व दाखल दिनांक २६/१०/१९९२  
 खकल उधार दिनांक २८/१०/१९९२  
 अंक दिल्याचा दिनांक २८/१०/१९९२

(श्री. जे. डी. देवोबिकर)  
 उपनिदेशक, धनुषा तालुका  
 नगर धनुषा तालुका, चेंबुर

Certified True Copy  
 Jitendra G. Dewobikar  
 D/294/LS



**PROVISIONS OF THE BUILDING REGULATIONS, 1960**  
 IN ALL CASES THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING REGULATIONS, 1960.

**DEVELOPER OF THE PROJECT**  
 M/S. THE ASSOCIATED BUILDERS & CONTRACTORS, CHENNAI  
 111, SOUTH BRIDGE ROAD, CHENNAI - 600 086

**PROJECT NAME**  
 THE ASSOCIATED BUILDERS & CONTRACTORS, CHENNAI

**DATE OF ISSUE**  
 15/05/2023

**SCALE**  
 1:100

**DATE OF ISSUE**  
 15/05/2023

**NAME OF OWNER**  
 M/s. The Associated Builders & Contractors, Chennai

**REGISTERED OFFICE**  
 111, SOUTH BRIDGE ROAD, CHENNAI - 600 086

**PROJECT NAME**  
 THE ASSOCIATED BUILDERS & CONTRACTORS, CHENNAI

**DATE OF ISSUE**  
 15/05/2023

**AREA CALCULATION**

Sl. No.	Description	Area (sq. m)
1	Plot Area	10000.00
2	Area of Building	10000.00
3	Area of Road	10000.00
4	Area of Open Space	10000.00
5	Area of Other	10000.00
6	Total Area	50000.00

**STRUCTURAL CALCULATION**

Sl. No.	Description	Value
1	Structural Load	10000.00
2	Structural Capacity	10000.00
3	Structural Safety	10000.00
4	Structural Detail	10000.00
5	Structural Check	10000.00
6	Structural Approval	10000.00

**MECHANICAL CALCULATION**

Sl. No.	Description	Value
1	Mechanical Load	10000.00
2	Mechanical Capacity	10000.00
3	Mechanical Safety	10000.00
4	Mechanical Detail	10000.00
5	Mechanical Check	10000.00
6	Mechanical Approval	10000.00

**ELECTRICAL CALCULATION**

Sl. No.	Description	Value
1	Electrical Load	10000.00
2	Electrical Capacity	10000.00
3	Electrical Safety	10000.00
4	Electrical Detail	10000.00
5	Electrical Check	10000.00
6	Electrical Approval	10000.00

**WATER SUPPLY CALCULATION**

Sl. No.	Description	Value
1	Water Supply Load	10000.00
2	Water Supply Capacity	10000.00
3	Water Supply Safety	10000.00
4	Water Supply Detail	10000.00
5	Water Supply Check	10000.00
6	Water Supply Approval	10000.00

**SEWERAGE CALCULATION**

Sl. No.	Description	Value
1	Sewerage Load	10000.00
2	Sewerage Capacity	10000.00
3	Sewerage Safety	10000.00
4	Sewerage Detail	10000.00
5	Sewerage Check	10000.00
6	Sewerage Approval	10000.00

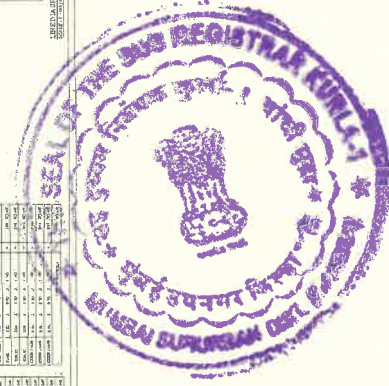
**PLUMBING CALCULATION**

Sl. No.	Description	Value
1	Plumbing Load	10000.00
2	Plumbing Capacity	10000.00
3	Plumbing Safety	10000.00
4	Plumbing Detail	10000.00
5	Plumbing Check	10000.00
6	Plumbing Approval	10000.00

2023 05 15

करल - 9

2023 05 15



करल - १		
१६३३	२६	५५
२०२४		



भारत सरकार  
Government of India

Issue Date: 03/02/2012



प्राची राधाकृष्ण अमीन  
Prachi Radhakrishna Amin  
जन्म तारीख/DOB: 23/07/1977  
महिला/ FEMALE  
Mobile No: 9819315961

**6088 3987 3245**  
VID : 9183 7824 1458 6967

**माझे आधार, माझी ओळख**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

PRACHI RADHAKRISHNA AMIN  
DILIP DATTARAM JADHAV  
23/07/1977

Permanent Account Number  
**AJPA9839N**

*Prachi*

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Download Date: 10/04/2023

पत्ता:  
माफत: राधाकृष्णन अमीन, डी-205 आरएनए कॉन्टिनेंटल  
सीएचएस, सुभाष नगर, चेंबूर, मुंबई, मुंबई उपनगर,  
महाराष्ट्र - 400071

Address:  
C/O: Radhakrishnan Amin, D-205 RNA  
CONTINENTAL CHS, SUBHASH NAGAR,  
CHEMBUR, Mumbai, Mumbai Suburban,  
Maharashtra - 400071



**6088 3987 3245**  
VID : 9183 7824 1458 6967

1947 | help@uidai.gov.in | www.uidai.gov.in

*Prachi*

**करल - 9**

२३७३	१०	५५
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**२०२४**

भारत सरकार  
Government of India

Issue Date: 06/07/2012



Radhakrishna Chennappa Amin  
DOB 28/08/1975  
Male

**5769 2338 4878**

**मेरा आधार, मेरी पहचान**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**AEDPA9868H**



नाम / Name  
RADHAKRISHNA CHENNAPPA AMIN

पिता का नाम / Father's Name  
CHENNAPPA JOGI AMIN

जन्म की तारीख /  
Date of Birth  
28/08/1975

*Radhakrishna*



To  
Radhakrishna Chennappa Amin  
D/205, RNA CONTINENTAL, WING-D, PLOT NO-20, 21,  
25, 26, 27 AND, OFF BUILDING NO-1,  
SUBHASH NAGAR, CHEMBUR,  
VTC: Mumbai,  
PG: Chembur,  
Sub District: Kurla, District: Mumbai Suburban,  
State: Maharashtra,  
PIN Code: 400071,  
Mobile: 9820224588

75579564



MF755795640F1





भारत सरकार  
Government of India



शैलेश राजेंद्र घनमोडे  
Shailesh Rajendra Ghanmode  
जन्म तिथि / DOB : 10/04/1993  
पुरुष / Male



8741 7350 3297

आधार - आम आदमी का अधिकार

भारत सरकार  
Unique Identification Authority of India  
पता: S/O. राजेंद्र घनमोडे, मु. माडवा  
Mandwa Bu Post Batwadi, Ta. Balapur,  
Mandawa Bk., Batwadi, Akola,  
Maharashtra. 444302



8741 7350 3297



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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHAILESH RAJENDRA GHANMODE

RAJENDRA SUKHDEORAO GHANMODE

10/04/1993

Permanent Account Number

BUDPG9103N



21/02/2016

*Ghanmode*



Witness  
 Unique Identification Authority of India  
 Government of India

नामांकन क्रम / Enrollment No 1207/02673/04223

To.  
 शशांक गंगवार  
 Shashank Gangwar  
 S/O Gyanendra Singh Gangwar  
 near munna ki dairy 344/2 indira nagar  
 Bareilly  
 Izzat Nagar Bareilly  
 Uttar Pradesh 243122  
 8909486410

16/03/2012

Ref: 402 / 10D / 364172 / 364259 / P



UE292222752IN



आपका आधार क्रमांक / Your Aadhaar No. :

**7066 1691 3136**

आधार - आम आदमी का अधिकार

करल - 9		
५२३९३	५२	५५
२०२४		



भारत सरकार  
 GOVERNMENT OF INDIA



शशांक गंगवार  
 Shashank Gangwar  
 जन्म वर्ष / Year of Birth : 1989  
 पुरुष / Male



**7066 1691 3136**

आधार - आम आदमी का अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA

दिलीप दत्ताराम जाधव  
 Dilip Dattaram Jadhav  
 जन्म तारीख/DOB: 20/06/1951  
 पुरुष/ MALE  
 Mobile No: 9004012247

**4489 8343 4732**

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता  
 S/O: दत्ताराम जाधव, 1, इन्द्रप्रस्था, एन.जी.आचर्या मार्ग, उदेंद्री  
 नरहरि जवळ, मुंबई, मुंबई  
 महाराष्ट्र - 400071

Address :  
 S/O: Dattaram Jadhav,  
 1, Indraprastha, N.G Acharya  
 Marg, Near khardeo Nagar,  
 Mumbai, Mumbai,  
 Maharashtra - 400071

1947  
 1880 300 1947  
 help@uidai.gov.in www.uidai.gov.in  
 P.O. Box No. 1947  
 Bangalore-560 001

*[Handwritten signature]*



369/19313

मंगळवार, 08 ऑक्टोबर 2024 5:12 म.नं.

दस्त गोषवारा भाग-1

करल 1

दस्त क्रमांक: 19313/2024

दस्त क्रमांक: करल1 /19313/2024

बाजार मुल्य: रु. 99,11,327/-

मोबदला: रु. 1,53,00,000/-

भरलेले मुद्रांक शुल्क: रु.9,18,000/-

दु. नि. सह. दु. नि. करल1 यांचे कार्यालयात

पावती:21995

पावती दिनांक: 08/10/2024

अ. क्रं. 19313 वर दि.08-10-2024

सादरकरणाराचे नाव: शैलेश राजेंद्र घनमोडे

रोजी 5:10 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी


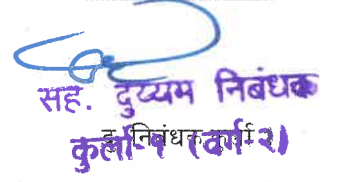
रु. 1100.00

पुष्टांची संख्या: 55



दस्त हजर करणाऱ्याची सही:

एकुण: 31100.00

  
सह. दुय्यम निबंधक  
दु. निबंधक कुला-1  
कुला-9 (वर्ग-2)  
सह. दुय्यम निबंधक  
दु. निबंधक कुला-1  
कुला-9 (वर्ग-2)

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 08 / 10 / 2024 05 : 10 : 21 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 08 / 10 / 2024 05 : 11 : 20 PM ची वेळ: (फी)

करल - 9		
72393	43	44
2024		







08/10/2024 5 16:33 PM

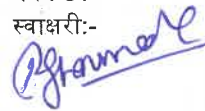





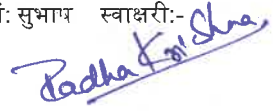


दस्त गोषवारा भाग-2

करल 1

दस्त क्रमांक:19313/2024

दस्त क्रमांक :करल1/19313/2024

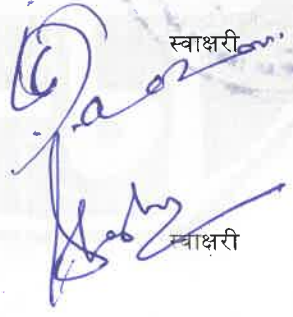


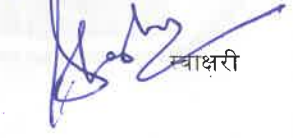


दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:शैलेश राजेंद्र घनमोडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मांडवा, पोस्ट बटवाडी, तालुका बालापूर, अकोला, रोड नं: मांडवा बी के महाराष्ट्र, अकोला. पॅन नंबर: BUDPG9103N	लिहून देणार वय :-31 स्वाक्षरी:- 		
2	नाव:प्राची राधाकृष्ण अमीन पत्ता:प्लॉट नं: सदनिका क्रमांक 205, माळा नं: डी विंग, इमारतीचे नाव: आर एन ए कॉटिनेंटल को ऑप हौ सोसा ली, ब्लॉक नं: सुभाष नगर, चेंबूर, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर: AIJPA9839N	लिहून देणार वय :-47 स्वाक्षरी:- 		
3	नाव:राधाकृष्ण चेन्नाप्पा अमीन पत्ता:प्लॉट नं: सदनिका क्रमांक 205, माळा नं: डी विंग, इमारतीचे नाव: आर एन ए कॉटिनेंटल को ऑप हौ सोसा ली, ब्लॉक नं: सुभाष नगर, चेंबूर, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर: AEDPA9868H	लिहून देणार वय :-49 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:08 / 10 / 2024 05 : 14 : 47 PM

ओळख:-

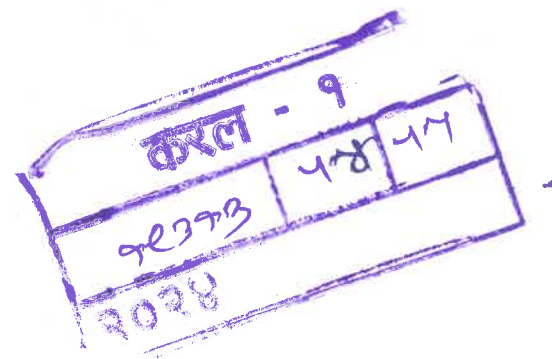
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:दिलीप दत्ताराम जाधव वय:73 पत्ता:इंद्रप्रस्ता, एन जि आचार्य मार्ग, मुं. पिन कोड:400071	स्वाक्षरी:- 		
2	नाव:शशांक - गंगवार वय:35 पत्ता:इंदिरा नगर, बरेली पिन कोड:243122	स्वाक्षरी:- 		

शिक्का क्र.4 ची वेळ:08 / 10 / 2024 05 : 15 : 53 PM

शिक्का क्र.5 ची वेळ:08 / 10 / 2024 05 : 16 : 04 PM नोंदणी पत्र क्र. 1 अन्वये

दु. विबंधक कुर्ला 1  
दु. विबंधक कुर्ला 1  
कुर्ला-9 (वर्ग-2)



## Payment Details.

Sl. No.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Mr. Shailesh Rajendra Ghanmode	eChallan	10000502024100410430	MH009283686202425P	918000.00	SD	0005209468202425	08/10/2024
2		DHC		1024085814757	1100	RF	1024085814757D	08/10/2024
3	Mr. Shailesh Rajendra Ghanmode	eChallan		MH009283686202425P	30000	RF	0005209468202425	08/10/2024

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

करल - १

२६३३ ५५ ५५

19313 /2024

२०२४

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प्रमाणित करण्यात येते कि या दस्तामध  
एकूण २६३३ ५५ पाने आहेत  
करल-१/ २६३३ /२०२४  
पुस्तक क्रमांक १ क्रमांकावर नोंदला  
दिनांक : ०८/१०/२०२४

सु.भा. म्हैसने  
सह. दुय्यम निबंधक, कुर्ला-१  
मुंबई उपनगर जिल्हा



10/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 19313/2024

नोंदणी :

Regn:63m

गावाचे नाव : **चेंबूर**

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	15300000
(3) वाजारभाव(भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	9911327.47
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सदनिका क्रमांक 1303, माळा नं: 13 वा मजला,बी विंग, इमारतीचे नाव: विना सेरेनीटी ए,बी,सी विंग को ऑप हौ सोसा ली, ब्लॉक नं: चेंबूर,मुंबई - 400071, रोड : सहकार नगर,शेल कॉलोनी, इतर माहिती: सदनिकेचे एकूण क्षेत्र 557 चौ. फूट कार्पेट PUI: MW1100780230107 ( ( C.T.S: Number : 58 (PART) ; ) )
(5) क्षेत्रफळ	1) 62.11 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 अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्राची राधाकृष्ण अमीन वय:-47; पत्ता:-प्लॉट नं: सदनिका क्रमांक 205, माळा नं: डी विंग , इमारतीचे नाव: आर एन ए कॉन्टिनेंटल को ऑप हौ सोसा ली , ब्लॉक नं: सुभाष नगर, चेंबूर, मुंबई , रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AIJPA9839N 2): नाव:-राधाकृष्ण चेन्नाप्पा अमीन वय:-49; पत्ता:-प्लॉट नं: सदनिका क्रमांक 205, माळा नं: डी विंग , इमारतीचे नाव: आर एन ए कॉन्टिनेंटल को ऑप हौ सोसा ली, ब्लॉक नं: सुभाष नगर, चेंबूर, मुंबई , रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AEDPA9868H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शैलेश राजेंद्र घनमोडे वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मांडवा, पोस्ट वटवाडी, तालुका बालापूर, अकोला , रोड नं: मांडवा वी के , महाराष्ट्र, अकोला. पिन कोड:-444302 पॅन नं:- BUDPG9103N
(9) दस्तऐवज करून दिल्याचा दिनांक	08/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	08/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	19313/2024
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	918000
(13)वाजारभावाप्रमाणे 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

मुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बुहन्मुंबई 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 10/10/2024 ) toMunicipal Corporation of Greater Mumbai.

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Mr. Shailesh Rajendra Ghanmode	eChallan	10000502024100410430	MH009283686202425P	918000.00	SD	0005209468202425	08/10/2024
2		DHC		1024085814757	1100	RF	1024085814757D	08/10/2024
3	Mr. Shailesh Rajendra Ghanmode	eChallan		MH009283686202425P	30000	RF	0005209468202425	08/10/2024

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



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-१  
मुंबई उपनगर जिल्हा

