



16/12/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 15909/2016

नोंदणी :

Regn.63m

गावाचे नाव : 1) नवघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3061558.08
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे नवघर,विभाग क्र 11/41,वार्ड क्र डब्लू.ता जि ठाणे,येथील सदनिका क्र 704 -बी,बी-विंग,सातवा मजला,सुंदरम,साई करिश्मा कॉम्प्लेक्स,नवघर गाव,मीरा रोड पूर्व,क्षेत्र 36.32 चौ मी कारपेट,पार्किंग विकलेली नाही((Survey Number : 178/4,5,6,7 ;))
(5) क्षेत्रफळ	1) 36.32 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे श्री साईराज अस्सोसीएटस चे भागीदार निलोवा घनश्याम नाईक तर्फे कु.मु.म्हणून सुखदेव सनासे . . वय:-32; पत्ता:-प्लॉट नं: . , माळा नं: . , इमारतीचे नाव: 501-ए, शिवम 2, रहेजा कॉम्प्लेक्स, मालाड इस्ट , ब्लॉक नं: . , रोड नं: . , महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ABQFS5364L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अंकित गौतम ओझा . . वय:-31; पत्ता:-प्लॉट नं: . , माळा नं: . , इमारतीचे नाव: बी/403, के डी एम्पायर, एल के तिवारी इंजिनीअरिंग कॉलेज पुढे, लक्ष्मी पार्क, मीरा रोड इस्ट , ब्लॉक नं: . , रोड नं: . , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAMPO3542K
(9) दस्तऐवज करून दिल्याचा दिनांक	16/12/2016
(10)दस्त नोंदणी केल्याचा दिनांक	16/12/2016
(11)अनुक्रमांक,खंड व पृष्ठ	15909/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

H. Patel

सह. दुय्यम निबंधक वर्ग ३
ठाणे क्र ७



SAI KARISHMA COMPLEX, KANAKIA R
BUNGLOW, MIRA ROAD (E), THANE 401

BILL OF SUPPLY
RESIDENTIAL



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

QR code for Kiosk payment



BILL DATE
23-12-2024

TARIFF
LT I (B)

BILL DISTRIBUTION NO.
Mira Bhainder/Bhainder
East/05/302/006/006/001

METER STATUS
Active

CONNECTION DATE
25-01-2018

BILLING STATUS
Regular

CYCLE NUMBER
05

SANCTIONED LOAD (KW)
3.00

PRESENT READING DATE
20-12-2024

TYPE OF SUPPLY
SINGLE PHASE

BILL NUMBER
101625363679

PREVIOUS READING DATE
20-11-2024

GST:

CA NO: 152555398
₹630.00
Due Date: 13-01-2025

Bill Month December 2024	Units Consumed 69	Current Month Bill ₹634.63	Previous Outstanding ₹6.67
Bill Period: 21-11-2024 - 20-12-2024	Previous Units: 113		

- Round sum payable by discount date : 30-12-2024 Amt ₹630.00 Discount ₹5.32
- Round sum payable after due date : 13-01-2025 Amt ₹640.00 DPC ₹7.93

to only current bill amount,
payable immediately

our bill via (Use any UPI app)
SPS NACH

Nearest Collection Centre (Cash/Cheque)

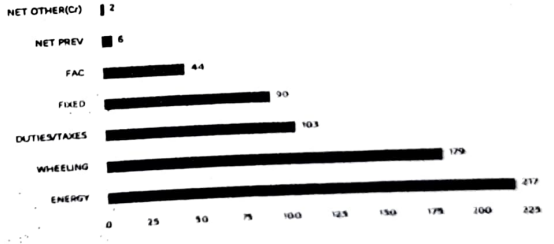
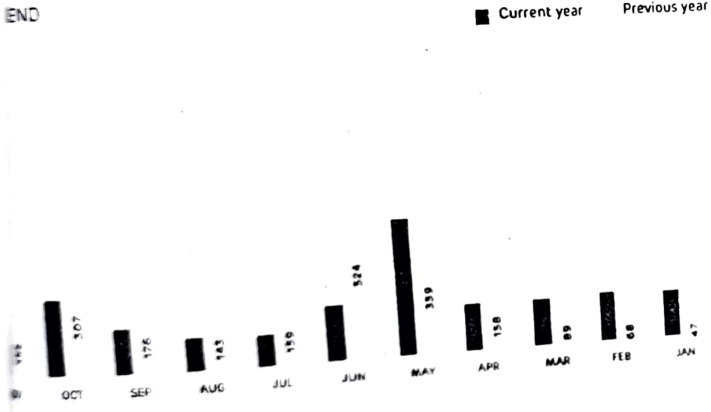
Adani electricity, MB Trade Center, Bhayander East, Thane PIN-401105

Jaypal Vadgave
Division Head, Mira Bhainder

Light

END

MAJOR BILL COMPONENTS (Rounded off) (₹)



Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
415.00	346.00	1	69

HELP CENTER

- 19122 Toll Free No. (24x7) www.adanielectricity.com
 - helpdesk.mumbaielectricity@adani.com
 - Adani electricity, MB Trade Center, Bhayander East, Thane PIN-401105
 - Whatsapp Us on: 9594319122
- For power interruption complaint or restoration status:
- Missed Call on 9594319122 from your Registered Mobile No
 - SMS POWER (9DIGIT ACCOUNT NO.) on 9594319122 from your registered mobile no.
- For internal complaint/redressal system(ICRS), visit our website:
www.adanielectricity.com
- Join us on:

MESSAGE

MERC approval dated 30th October 2024. Fuel adjustment charges(FAC) is being levied in current month. For connect at our Toll free number:19122 or mail helpdesk.mumbaielectricity@adani.com for details. All important communication related to your account are being sent on 9594319122 registered with us. In case you inform us immediately to avoid any inconvenience and enjoy our uninterrupted services. Reading date for your JAN-25 bill is 20/01/2025

Missing alerts can cost you.

Warning!

To ensure you never miss any electricity related alerts and notifications, Register / update your phone number and Email ID



56691871018762

SUNDARAM CO-OPERATIVE HOUSING SOCIETY LTD.

Regd. No. : T.N.A / (T.N.A.) / HSG / (TC) / 31012 / 2018-2019 / Year 2018 Dated : 13-Jul-2018

ISHMA COMPLEX, NEXT TO CINEMAX, JANGID ENCLAVE, OFF. KANAKIA ROAD, MIRA ROAD [EAST], Thane - 401107

BILL

Flat No : **B-704** Period : 01-Oct-24 to 31-Dec-24 Bill No : B/SB/000344/24-25
 Name : **Mr. Ankit Gautam Oza** Bill Date : 01-Oct-2024
 Due Date : 15-Nov-2024

Nature Of Charges	Amount
Service Charges	3480.00
Lift, Fire & Gen. Set Maintenance	990.00
Water Charges	978.00
Major Repairs Fund	4145.00
Repairs & Maintenance Fund	1407.00
Sinking Fund	468.00
Building Insurance Premium	132.00
Non Agricultural Tax	39.00
Non-occupancy Charges	300.00
Contribution Towards Festivals	500.00
Gross Amount	12439.00
Net Amount Payable	12439.00

IN WORDS : TWELVE THOUSAND FOUR HUNDRED THIRTY NINE RUPEES ONLY**

1. Flat/Shop owners should make the payment on or before due date, failing which interest @21% p.a. will be levied.
2. Please mention your flat /Shop No. on back side of your cheque.
3. Cheque is to be drawn in the name of SUNDARAM CO-OP. HOUSING SOCIETY LTD.
4. NEFT/RTGS can be done in the Bank Account details : Bank Name : HDFC Bank, Branch : Beverly Park, Account No: 59200020181307, IFSC Code : HDFC0001077, Types : Current Account , UPI ID: sundaramchs.98797462@hdfcbank. Also submit details in the Society office or on email id sundaramchs2018@gmail.com.
5. For cheque bouncing/ dishonor etc, the charges levied by Bank will be recovered from the respective flat / shop owner.
6. Any billing queries can be brought to the notice of Society Manager or the Treasurer within seven days of receipt of bills.

This is a computer generated bill, hence signature is not required.

FOR SUNDARAM CO-OPERATIVE HOUSING SOCIETY LTD.

Checked By : _____
 E. & O. E.

RECEIPT

SUNDARAM CO-OPERATIVE HOUSING SOCIETY LTD.

Regd. No. : T.N.A / (T.N.A.) / HSG / (TC) / 31012 / 2018-2019 / Year 2018 Dated : 13-Jul-2018

SAI KARISHMA COMPLEX, NEXT TO CINEMAX, JANGID ENCLAVE, OFF. KANAKIA ROAD, MIRA ROAD [EAST], Thane - 401107

Receipt No.	Receipt Date	Cheque No	Dated	Bank Name	Amount
B/SB/000222/24-25	15-Aug-2024		15-Aug-2024		12439.00

1. We received with thanks from Mr. Ankit Gautam Oza, Flat No. : B-704 the sum of Rs. 12439.00
2. Cheques are subject to realization.
3. This is system generated receipt. Hence, signature not require.

IN WORDS : TWELVE THOUSAND FOUR HUNDRED THIRTY NINE RUPEES ONLY**

For SUNDARAM CO-OPERATIVE HOUSING SOCIETY LTD.

Checked By : _____

RECEIPT

SUNDARAM CO-OPERATIVE HOUSING SOCIETY LTD.

Regd. No. : T.N.A / (T.N.A.) / HSG / (TC) / 31012 / 2018-2019 / Year 2018 Dated 13-Jul-2018

SAI KARISHMA COMPLEX, NEXT TO CINEMAX, JANGID ENCLAVE, OFF. KANAKIA ROAD, MIRA ROAD [EAST], Thane - 401107

Receipt No.	Receipt Date	Cheque No	Dated	Bank Name	Amount
HSB/000388/24-25	15-Nov-2024		15-Nov-2024		12439.00

1. We received with thanks from Mr. Ankit Gautam Oza, Flat No. : B-704 the sum of Rs. 12439.00
2. Cheques are subject to realization.
3. This is system generated receipt. Hence, signature not require.

IN WORDS : TWELVE THOUSAND FOUR HUNDRED THIRTY NINE RUPEES ONLY**

For SUNDARAM CO-OPERATIVE HOUSING SOCIETY LTD.

Checked By :



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Bhayandar, this 16th day of December, 2016,

BETWEEN

M/s. SHREE SAIRAJ ASSOCIATES, a partnership firm, registered under the provisions of The Indian Partnership Act, 1932, having its office at 501-A, SHIVAM-2, Raheja Complex, Malad East, Mumbai - 400097, hereinafter referred to as "BUILDER / PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm and its partner or partners from time to time and their respective heirs, executors, administrators and assigns) of the ONE PART .



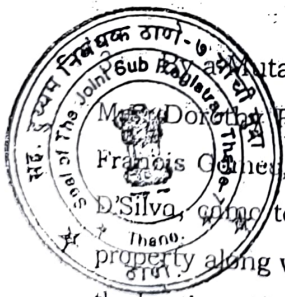
AND

Mr. Ankit Gautam Oza having address at B-403, K.D.Empire, Next to L.R.Tiwari Engineering College, Laxmi Park, Mira Road East, Thane-401107 hereinafter referred to as **"THE PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her respective heirs, executors, administrators, successors and assigns) of the **OTHER PART**.

WHEREAS:

1. Mr. Francis Maryan Gomes was the original owner of land bearing Old Survey No. 295, Hissa No.4, New Survey No. 178, Hissa No.4, admeasuring 2300 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation (hereinafter referred to as **"the said First Larger Property"** for the sake of brevity and convenience).

2. Mr. Francis Maryan Gomes died intestate on 6th March, 1973, leaving behind his widow Mrs. Dorothy Francis Gomes, two sons namely Mr. Ronald Francis Gomes and Mr. Clarence Francis Gomes, two married daughters namely Mrs. Jeanette Bruno D'Souza and Mrs. Ruffina Fransco D'Silva, as his heirs and legal representatives entitled to the estate of the deceased including the said first larger property.



Mutation Entry No. 3074, dated 17th May, 1973, the names of Mrs. Dorothy Francis Gomes, Mr. Roland Francis Gomes, Mr. Clarence Francis Gomes, Mrs. Jeanette Bruno D'Souza and Mrs. Ruffina Fransco D'Silva, were to be recorded in the 7/12 extract of the said first larger property along with the name of one Mr. Ladru Maryan Gomes, who was the brother of late Mr. Francis Maryan Gomes.

4. During the life time of the said Shri Francis Maryan Gomes, there was an oral partition of several properties including the said first larger property among Mr. Ladru Maryan Gomes and Mr. Francis Maryan Gomes and by virtue of the said oral partition, the said first larger property came to be apportioned to the share of Mr. Francis Maryan Gomes and the effect of the said oral partition was given in revenue records of the said first larger property after the demise of the said Mr. Francis Maryan Gomes vide a Mutation Entry No. 3445, dated 13th March, 1975.

to KJR

[Handwritten signature]

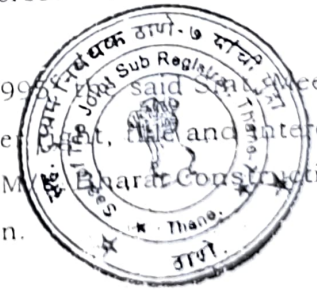
5. By an Agreement, dated 23rd November, 1994, the said Mrs. Dorothy Francis Gomes, Mr. Roland Francis Gomes, Mr. Clarence Francis Gomes, Mrs. Jeanette Bruno D'Souza and Mrs. Ruffina Fransco D'Silva had agreed to sell the said first larger property to Mr. Yogesh N. Gaglani for the consideration mentioned therein.

6. In pursuance of the said Agreement, dated 23rd November, 1994, the said Mrs. Dorothy Francis Gomes and others had executed an Irrevocable General Power of Attorney, in favour of the said Shri Yogesh N. Gaglani conferring upon him several powers inter-alia power to sell the said first larger property to the person or persons of his choice.

7. By an Agreement, dated 5th December, 1994, the said Mr. Yogesh N. Gaglani, in his turn assigned all his right, title and interest in respect of the said first larger property to Smt. Meera Vallabh Dedhia, for the consideration mentioned therein.

8. In pursuance of the said Agreement, dated 5th December, 1994, the said Shri Yogesh N. Gaglani had executed a substituted Irrevocable General Power of Attorney in favour of Smt. Meera Vallabh Dedhia conferring upon her several powers inter-alia power to sell the said first larger property to the person or persons of her choice.

9. By an Agreement, dated 8th August, 1994, Smt. Meera Vallabh Dedhia, in her turn assigned all her right, title and interest in respect of the said first larger property to M/s. Bharat Construction Co., for the consideration mentioned therein.



10. In pursuance of the said Agreement, dated 8th August, 1995, the said Smt. Meera Vallabh Dedhia had executed a substituted Irrevocable General Power of Attorney in favour of partners of M/s. Bharat Construction Co., conferring upon them several powers inter-alia power to sell the said first larger property to the person or persons of their choice.

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दस्तावेज क्र. 9400012095	
4	940

11. By an Agreement, dated 5th June, 2007, the said M/s. Bharat Construction Co., in its turn agreed to sell, transfer and assign all their right, title and interest in the said first larger property to Mr. Kamlesh R. Ambani, Proprietor of M/s. Shree Sairaj Enterprises, at the price and on the terms and conditions stipulated therein.

Arkt

12. In pursuance of the said Agreement, dated 5th June, 2007, the said M/s. Bharat Construction Co., had executed an Irrevocable General Power of Attorney in favour of Shri Kamlesh R. Ambani, proprietor of M/s. Shree Sairaj Enterprises conferring upon him several powers inter-alia power to sell the said first larger property to the person or persons of his choice.

13. By executing an Agreement, dated 2nd April, 2008, the said Mr. Yogesh N. Gaglani, had confirmed and ratified agreements and other ancillary documents executed by and between the parties thereto as mentioned in the foregoing Recital Nos. 5 to 12 in respect of the said first larger property.

14. Mr. Ronald Francis Gomes, being one of the original owners of the said first larger property died intestate on 22nd July, 2006, leaving behind his widow Mrs. Assumption Ronald Gomes, a daughter by name Ms. Melanie Ronald Gomes and a son by name Fenwick Ronald Gomes, as his heirs and legal representatives.

15. By a Mutation Entry No. 1817, dated 12th December, 2012, the names of the said Mrs. Assumption Ronald Gomes, Ms. Melanie Ronald Gomes and Fenwick Ronald Gomes came to be recorded in the 7/10 extract of the said first larger property.

16. Mrs. Dorothy Francis Gomes died intestate on 12th January, 2007 leaving behind her a son by name Mr. Clarence Francis Gomes, two daughters namely Mrs. Jeanette Bruno D'Souza, Mrs. Rutina Francis D'Silva and heirs of her predeceased son by name Mr. Ronald Francis Gomes, namely Mrs. Assumption Ronald Gomes, Mr. Fenwick Ronald Gomes and Ms. Melanie Ronald Gomes as her heirs and legal representatives.

17. By a Mutation Entry No. 2023, dated 21st April, 2014, the names of Mr. Clarence Francis Gomes, Mrs. Jeanette Bruno D'Souza, Mrs. Rutina Francis D'Silva, Mr. Ronald Francis Gomes, Mrs. Assumption Ronald Gomes, Mr. Fenwick Ronald Gomes and Ms. Melanie Ronald Gomes came to be recorded in the 7/12 extract of the said first larger property as the heirs of late Mrs. Dorothy Francis Gomes.



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दस्त क्र.मांक १५२०८
६ Francis D'Silva, Mr. ११०

18. All the agreements and power of attorneys executed by and between the parties thereto as stated in the foregoing Para Nos. 5 to 13 in respect of the said first larger property were unregistered and having regard to the said fact, the said Shri Kamlesh R. Ambani, Proprietor of M/s. Shree Sairaj Enterprises had got executed in his favour a Development Agreement, dated 26th November, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/10170/2007 from Mr.Clarence Francis Gomes, Mrs.Assumption Ronald Gomes, Ms.Melanie Ronald Gomes, Mrs. Muffilda Clarence Gomes, Mr.Crayton Clarence Gomes, Ms. Cynethera Clarence Gomes, Mrs.Jeanette Bruno D'Souza, Mrs. Rufina Francis D'Silva in respect of the said first larger property for the consideration mentioned therein.

19. In pursuance of the said Development Agreement, dated 26th November, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/10170/2007, the said Mr. Clarence Francis Gomes and others had also executed a General Power of Attorney, dated 27th November, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/10171/2007 in favour of Shri Kamlesh R. Ambani, Proprietor of M/s. Shree Sairaj Enterprises conferring upon him several powers inter-alia power to sell the first larger property to the person or persons of his choice.

20. On the basis of the said Development Agreement dated 26th November, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/10170/2007 in the name of the said Shri Kamlesh R. Ambani, Proprietor of M/s. Sairaj Enterprises came to be recorded in Other Rights Column of the 7/12 extract of the said first larger property vide a Mutation Entry No. 990, dated 26th December, 2007.

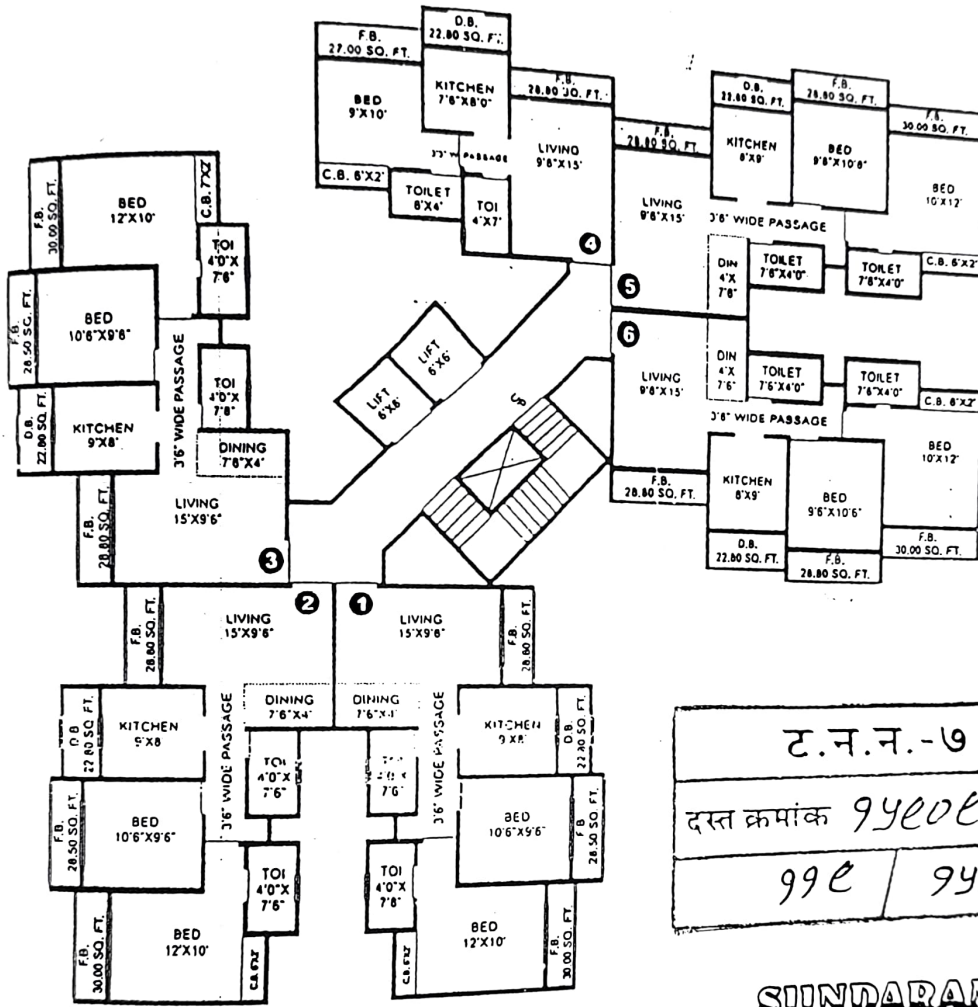
21. On the basis of his name appearing in the 7/12 extract of the said first larger property, the said Mr. Fenwick Ronald Gomes was claiming his 8.33% share in the said first larger property.

दस्तावेज नं. 94000 1209E	
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22. By a Deed of Conveyance, dated 6th February, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/980/2013, the said Mr. Fenwick Ronald Gomes had sold his 8.33% share in

SAI KARISHMA COMPLEX


Mira Road (East)



ट.न.न.-७
 दस्त क्रमांक १५००६२०२६
 ११० / १५०

SUNDARAM
 TYPICAL FLOOR PLAN
 WING - A

 SHREE SAIRAJ ASSOCIATES

Flat / Shop No.	
Floor	
Wing	
Area	
Purchaser's Signature	
Builder / Developer's Signature	



दस्तावेज नं. : २०१९२०१० / २०१९२०१० / २०१०१०१० / २०१०१०१० / २०१०१०१०

फॅक्स : २०१९०६३६

मिरा - भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

MIRA BHAIINDAR MUNICIPAL CORPORATION

स्व. इंदिरा गांधी भवन, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.), ता. जि. ठाणे - ४०११०१.

जा. नं. मिभा/नर/२२९४/२०१०-११

दिनांक : २५.०६.१९

- वाचलें:-१. मे.अनिष अॅन्ड असा. यांचा दि.०७/१०/ २०१३ रोजीचा अर्ज.
२. मिरा भाईंदर महानगरपालिका जा.क्र. मिभा/मनपा/नर/२२९४/२०१०-११, दि.०४/०९/२०१० अन्वये बांधकाम परवानगी.
३. मे. अनिष अॅन्ड असा यांचा दि. २०/०५/२०१४ अन्वये इमारत जोत्याचे बांधकाम मंजूर नकाशाप्रमाणे पुर्ण झाल्याबाबतचे प्रमाणपत्र.
४. मे. अनिष अॅन्ड असा दि.२०/०५/२०१४ अन्वये जोत्याचे बांधकाम तांत्रिकदृष्ट्या योग्यतेबाबतचे प्रमाणपत्र.

// जोत्याचा दाखला //

मिरा भाईंदर महानगरपालिका क्षेत्रातील मोजे नवघर स.क्र.२९५ हिस्सा क्र. ४,५,६,७ या जागेतील मंजूर रेखांकन नकाशांमधील इमारत प्रकार अ, बी, सी या इमारतीचे जोत्यापर्यंतचे बांधकाम जा.क्र. मिभा/मनपा/नर/२२९४/२०१०-११, दि.०४/०९/२०१० अन्वये मंजूर करण्यात आलेल्या बांधकाम नकाशाप्रमाणे पुर्ण झाले आहे म्हणुन जोत्याचा दाखला देणेत येत आहे. जोत्याच्या बांधकामा वरील उर्वरीत बांधकाम मंजूर नकाशाप्रमाणे करणे व संदर्भ क्र. २ च्या बांधकाम परवानगी पत्रातील अटी/शर्तीचे पालन करणे आपणावर बंधनकारक राहिल.



आयुक्त

मिरा भाईंदर महानगरपालिका

१ Pin 1364	ट.न.न.-७
दस्त क्रमांक	१५००६/२०१६
	११९/१५०