

BY HAND DELIVERY**FROM;****MR. SHRIPAD VASANT JOSHI**Flat No. 202, Shree Vinayak CHSL, Plot No.
11, L. T. Nagar Road No. 1 Off. M. G. Road,
Goregaon (West), Mumbai - 400 104.

Date: _____.

To,
The Secretary/Chairman,
Shree Vinayak Co-op. Hsg. Soc. Ltd,
L. T. Nagar, Road No. 1, M. G. Road,
Goregaon (West), Mumbai - 400 104.**Re: Transfer of Flat No. 201, on 2nd floor, admeasuring about 438 Sq. Fts. Carpet area, in the society known as "Shree Vinayak Co-op. Hsg. Soc. Ltd.", situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104.**

With reference to the abovementioned subject I am hereby submitting the following documents for the purpose of the transfer of Flat No. 201, on 2nd floor, admeasuring about 438 Sq. Fts. Carpet area, in the society known as "Shree Vinayak Co-op. Hsg. Soc. Ltd.", situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104., on the pursuant to the Sale Deed dated 15th October, 2024 registered under Registration No. BRL-4/15193 /2024 dated 15/10/2024 executed between me and 1) SMT. MADHURI HARISH KANTAK, 2) SMT. SUSHAMA VASUDEO NADKARNI and 3) SMT. PRIYANKA MANISH KULKARNI.

1. Xerox Copy of Sale Deed alongwith Stamp Duty & Registration Receipt,
2. Appendix 20(1) & Appendix 20(2),
3. Appendix 21,
4. Appendix 23,
5. Transfer of Membership,
6. Possession Letter,
7. Letter to transfer Electricity Meter,
8. Letter to transfer Gas Meter,
9. Appendix 3,
10. Appendix 13,
11. Original Share Certificate,
12. Cheque towards Transfer fee for Rs.500/- vide Ch. No. _____ Dated _____ Drawn on _____,
13. Cheque towards Membership fee for Rs.100/- vide Ch. No. _____ Dated _____ Drawn on _____,
14. Cheque towards Transfer premium for Rs. 25,000/- vide Ch. No. _____ Dated _____ Drawn on _____.

Kindly transfer the abovementioned Flat in favour of Transferee at your earliest.

Thanking you,
Yours faithfully,

MR. SHRIPAD VASANT JOSHI
(Transferee)

Shripad Joshi

APPENDIX - 20 (1)
 [(Under the Bye-Law No. 38 (a))]

A form of Notice of intention of a member to transfer his shares and interest in the capital /
 property of the society

To,
 The Secretary/Chairman,
 Shree Vinayak Co-op. Hsg. Soc. Ltd,
 L. T. Nagar, Road No. 1, M. G. Road,
 Goregaon (West), Mumbai - 400 104.

Sir,
 We, 1) **SMT. MADHURI HARISH KANTAK**, 2) **SMT. SUSHAMA VASUDEO NADKARNI** and 3) **SMT. PRIYANKA MANISH KULKARNI** are the members of Shree Vinayak Co-op. Hsg. Soc. Ltd., having address as L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104., and are holding Share Certificate No. 1 having 5 (Five) shares of Rs. 50/- each numbered from 1 to 5 (both inclusive) and are holding Flat No. 201, on 2nd floor, admeasuring about 438 Sq. Fts. Carpet area, in the society known as "Shree Vinayak Co-op. Hsg. Soc. Ltd.", situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104, hereby give you notice as required under Rule 24 of the Maharashtra Co-operative Societies Rules, 1961 as under:

We, 1) **SMT. MADHURI HARISH KANTAK**, 2) **SMT. SUSHAMA VASUDEO NADKARNI** AND 3) **SMT. PRIYANKA MANISH KULKARNI** intend to transfer to our shares and our ownership right, title and interest in the said Flat in the building of the society and our interest in the property of the society to **MR. SHRIPAD VASANT JOSHI** for the total consideration of Rs. 1,14,00,000/- (Rupees One Crore Fourteen Lakhs Only).

The consent of the Transferee is enclosed.

Thanking you
 Yours faithfully,

1) **SMT. MADHURI HARISH KANTAK**

Mhkantak

2) **SMT. SUSHAMA VASUDEO NADKARNI**

Sushama

3) **SMT. PRIYANKA MANISH KULKARNI**
 (Transferors)

Pmkulkarni

Place: Mumbai

Date: _____

Encl: 1) Consent letter from the Transferee.

APPENDIX - 20 (2)
[(Under the Bye-Law No. 38 (a)]

A Form of letter of consent of the Proposed Transferee for the transfer of the shares and interest of the member (Transferors) to him (Transferee)

To,
The Secretary/Chairman,
Shree Vinayak Co-op. Hsg. Soc. Ltd,
L. T. Nagar, Road No. 1, M. G. Road,
Goregaon (West), Mumbai - 400 104.

Sir,

1) **SMT. MADHURI HARISH KANTAK**, 2) **SMT. SUSHAMA VASUDEO NADKARNI** and 3) **SMT. PRIYANKA MANISH KULKARNI** are the members of Shree Vinayak Co-op. Hsg. Soc. Ltd., situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104., proposes to transfer their shares and interest in the capital/property of the society to me. I hereby give my consent for the proposed transfer of shares and interest of 1) **SMT. MADHURI HARISH KANTAK**, 2) **SMT. SUSHAMA VASUDEO NADKARNI** and 3) **SMT. PRIYANKA MANISH KULKARNI** in the capital/property of the society to me as required under Rule 24(1) (b) of the Maharashtra Co-operative Societies Rules, 1961.

My name and address is as under;

MR. SHRIPAD VASANT JOSHI
Flat No. 202, Shree Vinayak CHSL, Plot No. 11,
L. T. Nagar Road No. 1, Off. M. G. Road,
Goregaon (West), Mumbai - 400 104.

Thanking you,
Yours faithfully,

MR. SHRIPAD VASANT JOSHI
(Transferee)



Place: Mumbai

Date: _____

APPENDIX - 21

[Under the Bye-Law No. 38 (e) (i)]

A Form of Application for Transfer of Shares and Interest in the Capital/Property of the Society by the Transferors (being an individual)

To,
The Secretary/Chairman,
Shree Vinayak Co-op. Hsg. Soc. Ltd,
L. T. Nagar, Road No. 1, M. G. Road,
Goregaon (West), Mumbai - 400 104.

Sir,

1. We, 1) SMT. MADHURI HARISH KANTAK, 2) SMT. SUSHAMA VASUDEO NADKARNI and 3) SMT. PRIYANKA MANISH KULKARNI are the members of Shree Vinayak Co-op. Hsg. Soc. Ltd., situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104., and are holding Share Certificate No. 1 having 5 (Five) shares of Rs. 50/- each numbered from 1 to 5 (both inclusive) and the Flat No. 201, on 2nd floor, admeasuring about 438 Sq. Fts. Carpet area, in the society known as "Shree Vinayak Co-op. Hsg. Soc. Ltd.", situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104.
2. We had given you notice of our intention to transfer the said shares and our interest in the capital/property of the society on _____ as required under Rule 24(1)(b) of the Maharashtra Co-operative Societies Rules, 1961, alongwith the consent of the proposed Transferee, **MR. SHRIPAD VASANT JOSHI**.
3. We enclosed herewith the application in the prescribed form for membership of the said society by the said proposed Transferee.
4. We remit herewith the transfer fee of Rs. 500/- (Rupees Five Hundred Only). I also remit herewith the amount of the premium of Rs. 25,000/- (Rupees Twenty Five Thousand Only), as provided under Bye-Law No. 38 (e) (ix) of the Bye-Laws of the society.
5. We state that the said shares and the interest in the capital/property of the said society have been held by us for a period of not less than a year.
6. We further state that the liabilities due to the said society by us, as on the date of this application, have been fully paid by us. We also undertake to pay the liabilities, which may become due till the transfer application is approved by the Society.
7. We hereby undertake to discharge any liabilities to the said society, which related to the period of our membership with the said society and have become payable by us after cessation of our membership of the said society due to any demand made by the local authority, Government or by any other authority on any account, after cessation of our membership.

8. We propose to transfer the said shares and my interest in the capital/property of the said society on the following list:

(i) Sale Deed.

(ii)

(iii)

9. We request you to approve the proposed transfer and inform us accordingly.

Thanking you
Yours faithfully,

1) SMT. MADHURI HARISH KANTAK

Mukantak

2) SMT. SUSHAMA VASUDEO NADKARNI

Dadkar

3) SMT. PRIYANKA MANISH KULKARNI
(Transferors)

Pmkulkarni

Place: Mumbai

Date: _____

APPENDIX - 23

[Under the Bye-Law No. 38 (e)(ii)]

Form of application for Membership of the Society by the Proposed Transferee
(Being an individual)

To,
The Secretary/Chairman,
Shree Vinayak Co-op. Hsg. Soc. Ltd,
L. T. Nagar, Road No. 1, M. G. Road,
Goregaon (West), Mumbai - 400 104.

Sir,

I, **MR. SHRIPAD VASANT JOSHI** intend to become member of Shree Vinayak Co-op. Hsg. Soc. Ltd., having address at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104., by transfer of Share Certificate No. 1 having 5 (Five) shares of Rs. 50/- each numbered from 1 to 5 (both inclusive) held by 1) **SMT. MADHURI HARISH KANTAK**, 2) **SMT. SUSHAMA VASUDEO NADKARNI** and 3) **SMT. PRIYANKA MANISH KULKARNI** the members of the said society and their interest in the Flat No. 201, on 2nd floor, admeasuring about 438 Sq. Fts. Carpet area, in the society known as "Shree Vinayak Co-op. Hsg. Soc. Ltd.", situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104, held by the said 1) **SMT. MADHURI HARISH KANTAK**, 2) **SMT. SUSHAMA VASUDEO NADKARNI** and 3) **SMT. PRIYANKA MANISH KULKARNI** to my name.

2. I have given my consent to the proposed transfer of the said shares and the interest of the said Transferors in the capital/property of the said society to me on _____.

3. I now make this application for membership of the said society and for transfer of the said shares and the interest of the said Transferors in the capital / property of the said society to my name.

4. The particulars for the purpose of consideration of my application for membership of society known as "**Shree Vinayak Co-op. Hsg. Soc. Ltd.**", are given below:

Name	:	MR. SHRIPAD VASANT JOSHI
Age	:	60 Years
Occupation	:	_____
Monthly Income	:	Rs. _____
Office Address	:	-
Residential Address	:	Flat No. 202, Shree Vinayak CHSL, Plot No. 11, L. T. Nagar Road No. 1 Off. M. G. Road, Goregaon (West), Mumbai - 400 104.

5. I remit herewith the entrance fee of Rs. 100/- (Rupees One Hundred only).

6. I declare that there is no Plot/Flat/House owned by us/any of the member of my family /the person dependent on me, in the area of operation of the society.

OR

I give below the particulars of the Plot/Flat/House owned by me / any of the members of my family / the person dependent on me, in the area of operation of the society.

Sr. No.	Name of the Person	Particulars of the Plot/Flat/House owned by me / the members of my family / the person dependent on me, the area of operation of the society	Location of the Plot/Flat/House	Reasons as to why it is necessary to have a Flat in this society

7. I undertake to use the Flat, proposed to be transferred to me, for the purpose mentioned in the letter that Sale Deed be issued to me by the said Society, under Bye-Law No.75 (a) of the Bye-Laws of the said society and that no change of the user of the said Flat Sale Deed be made by me without the prior approval of the society in writing. The undertaking to that effect in the prescribed form is enclosed herewith.

8. I undertake to discharge all the liabilities to the society, which may become due from the date of my admission to the membership of the society.

9. I have gone through the Bye-Laws of the society and undertake to abide by the same and any modifications that the Registering Authority may make in them.

10. I request you to please admit me as the member of the said society and transfer the shares and the interest of the Transferors in the capital/property of the said society to my name.

Thanking you,
Yours faithfully,

MR. SHRIPAD VASANT JOSHI
(Transferee)

Shripad Joshi

Place: Mumbai

Date: _____

Note : The expression "a member of family" means and includes as defined under Bye-Law No. 3(xxv).

TRANSFER OF MEMBERSHIP

FROM,

1) SMT. MADHURI HARISH KANTAK

3/4, Sahjivan Society, Kajupada,

Near Shivsena Office,

Barve Nagar, Bhatwadi,

Ghatkopar (West), Mumbai – 400 084.,

and presently residing at 28, Pemberton Avenue,

Apt 609, North York, ON, Canada

2) SMT. SUSHAMA VASUDEO NADKARNI

702, Shree Madhusudan CHS. LTD.,

Playground Road, Opp. Satheye College,

Vile Parle (East). Mumbai – 400 057.

3) SMT. PRIYANKA MANISH KULKARNI

501, 502, Building No. 6, Garden Enclave,

Pokhran Road No. 2, Thane (West) – 400 610.,

and presently residing at 6804,

Royal Liverpool Drive Mckinney, Texas 75070, USA.

To,

The Secretary/Chairman,

Shree Vinayak Co-op. Hsg. Soc. Ltd,

L. T. Nagar, Road No. 1, M. G. Road,

Goregaon (West), Mumbai – 400 104.

Sub : Transfer of Membership

We, the undersigned joint owners of the said Flat of your above society respectfully submit as under: -

That we have lawfully transferred, surrendered and relinquished all our right, title and interest in the Flat No. 201, on 2nd floor, admeasuring about 438 Sq. Fts. Carpet area, in the society known as “Shree Vinayak Co-op. Hsg. Soc. Ltd.”, situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104., in favour of **MR. SHRIPAD VASANT JOSHI** and have also handed over the full and entire possession thereof to him for his use and enjoyment.

We, therefore, request you to kindly admit the said **MR. SHRIPAD VASANT JOSHI** as member and as such transfer all rights, title and interest in the above said Flat in his favour for which we have no objection.

Thanking you

Yours faithfully,

1) SMT. MADHURI HARISH KANTAK

M. Kantak

2) SMT. SUSHAMA VASUDEO NADKARNI

S. Nadkarni

3) SMT. PRIYANKA MANISH KULKARNI
(Transferors)

P. Kulkarni

LETTER TO TRANSFER ELECTRIC METER/BILL

FROM,

1) SMT. MADHURI HARISH KANTAK

3/4, Sahjivan Society, Kajupada,

Near Shivsena Office,

Barve Nagar, Bhatwadi,

Ghatkopar (West), Mumbai – 400 084.,

and presently residing at 28, Pemberton Avenue,

Apt 609, North York, ON, Canada

2) SMT. SUSHAMA VASUDEO NADKARNI

702, Shree Madhusudan CHS. LTD.,

Playground Road, Opp. Sathey College,

Vile Parle (East). Mumbai – 400 057.

3) SMT. PRIYANKA MANISH KULKARNI

501, 502, Building No. 6, Garden Enclave,

Pokhran Road No. 2, Thane (West) – 400 610.,

and presently residing at 6804,

Royal Liverpool Drive Mckinney, Texas 75070, USA.

To,

The General Manager

Sub : NOC for Transfer of Elect. Meter No.ConsumerNo.in the name of MR. SHRIPAD VASANT JOSHI.

Respected Sir,

This is to inform you that we have sold our Flat No. 201, on 2nd floor, admeasuring about 438 Sq. Fts. Carpet area, in the society known as "Shree Vinayak Co-op. Hsg. Soc. Ltd.", situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104., vide **Sale Deed dated 15th October, 2024 registered under Registration No. BRL-4/15/93 /2024 dated 15/10/2024** to MR. SHRIPAD VASANT JOSHI along with all our rights, title and interest and received full consideration from him in respect of the said Flat. We have No Objection to transfer the said meter and Security deposit and paid all the dues till date.

We therefore, request you to kindly transfer the abovementioned meter in his name and oblige.

Thanking you

Yours faithfully,

1) SMT. MADHURI HARISH KANTAK

Mckantak

2) SMT. SUSHAMA VASUDEO NADKARNI

Sadkarani3) SMT. PRIYANKA MANISH KULKARNI
(Transferors)Pmkulkarni

Place: Mumbai

Date:

LETTER TO TRANSFER GAS METER/BILL

FROM,

1) SMT. MADHURI HARISH KANTAK

3/4, Sahjivan Society, Kajupada,

Near Shivsena Office,

Barve Nagar, Bhatwadi,

Ghatkopar (West), Mumbai – 400 084.,

and presently residing at 28, Pemberton Avenue,

Apt 609, North York, ON, Canada

2) SMT. SUSHAMA VASUDEO NADKARNI

702, Shree Madhusudan CHS. LTD.,

Playground Road, Opp. Satheye College,

Vile Parle (East). Mumbai – 400 057.

3) SMT. PRIYANKA MANISH KULKARNI

501, 502, Building No. 6, Garden Enclave,

Pokhran Road No. 2, Thane (West) – 400 610.,

and presently residing at 6804,

Royal Liverpool Drive Mckinney, Texas 75070, USA.

To,

The General Manager

Sub : NOC for Transfer of Consumer No.

in the

name of MR. SHRIPAD VASANT JOSHI.

Respected Sir,

This is to inform you that we have sold our Flat No. 201, on 2nd floor, admeasuring about 438 Sq. Fts. Carpet area, in the society known as “Shree Vinayak Co-op. Hsg. Soc. Ltd.”, situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104., vide **Sale Deed dated 15th October, 2024 registered under Registration No. BRL-4/15193/2024 dated 15/10/2024** to MR. SHRIPAD VASANT JOSHI along with all our rights, title and interest and received full consideration from him in respect of the said Flat. We have No Objection to transfer the said meter and Security deposit and paid all the dues till date.

We therefore, request you to kindly transfer the abovementioned meter in his name and oblige.

Thanking you

Yours faithfully,

1) SMT. MADHURI HARISH KANTAK

Mekantak

2) SMT. SUSHAMA VASUDEO NADKARNI

Sushama

3) SMT. PRIYANKA MANISH KULKARNI

(Transferors)

Pmkulkarni

POSSESSION LETTER

FROM,

1) SMT. MADHURI HARISH KANTAK

3/4, Sahjivan Society, Kajupada,

Near Shivsena Office,

Barve Nagar, Bhatwadi,

Ghatkopar (West), Mumbai – 400 084.,

and presently residing at 28, Pemberton Avenue,

Apt 609, North York, ON, Canada

2) SMT. SUSHAMA VASUDEO NADKARNI

702, Shree Madhusudan CHS. LTD.,

Playground Road, Opp. Sathey College,

Vile Parle (East). Mumbai – 400 057.

3) SMT. PRIYANKA MANISH KULKARNI

501, 502, Building No. 6, Garden Enclave,

Pokhran Road No. 2, Thane (West) – 400 610.,

and presently residing at 6804,

Royal Liverpool Drive Mckinney, Texas 75070, USA.

TO,

MR. SHRIPAD VASANT JOSHI

Flat No. 202, Shree Vinayak CHSL, Plot No. 11,

L. T. Nagar Road No. 1 Off. M. G. Road,

Goregaon (West), Mumbai – 400 104.

Sub : Possession Letter.

Ref : Flat No. 201, on 2nd floor, admeasuring about 438 Sq. Fts. Carpet area, in the society known as "Shree Vinayak Co-op. Hsg. Soc. Ltd.", situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104.

Pursuant to the registered Sale Deed dated 15th October, 2024 registered under Registration No. BRL-4/15/193 /2024 dated 15/10/2024 entered into between us, we say and declare that we have received full consideration amount from you and today handing over peaceful possession on _____ of the Flat with relevant documents to you forever.

Thanking you
Yours faithfully,

1) SMT. MADHURI HARISH KANTAK

Mekantak

2) SMT. SUSHAMA VASUDEO NADKARNI

Sushama

3) SMT. PRIYANKA MANISH KULKARNI
(Transferors)

Pmkulkarni

I, confirm the above,

MR. SHRIPAD VASANT JOSHI
(Transferee)

Shripad Joshi

Witnesses:

1) _____

2) _____

Place: Mumbai

Date: _____



महाराष्ट्र MAHARASHTRA

2024

28AB 969902

प्रधान मुद्रांक कार्यालय, मुंबई
प.नं.वि.क्र ७.००००००७
- 8 OCT 2024
सक्षम अधिकारी ✓

APPENDIX - 3

श्री. विनायक ब. जाधव

[Undertaking the Bye-Law No. 19(A)(iv)]

The form of undertaking to be furnished by the prospective member to use the Flat for the purpose for which it is purchased.

I, **MR. SHRIPAD VASANT JOSHI**, Indian Inhabitant, residing at Flat No. 202, Shree Vinayak CHSL, Plot No. 11, L. T. Nagar Road No. 1 Off. M. G. Road, Goregaon (West), Mumbai – 400 104., intending member of the Shree Vinayak Co-op. Hsg. Soc. Ltd., situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai – 400 104., hereby give the undertaking that I will use the Flat No. 201, on 2nd floor, purchased and acquired by me on cessation of membership of the earlier member under the Bye-Laws of the society for the

001568

जाडपत्र-१/Annexure-I

फक्त प्रतिज्ञापत्रासाठी/Only for Affidavit

मुद्रांक विक्री नोंद एच.एस.डी. क्रमांक
Sales Register Serial No.

मुद्रांक विक्री संख्या व रकमेची प्रत
Stamp Purchase No. Rate & Date of
Residence Signature

श्री राजन मधुपत शिंदे परवानाधारक मुद्रांक विक्री

परवाना क्रमांक एल.एस.डी.-८००००७

जी-३, हेमू क्लासिक इमारत, अल्का विहार हॉटेलच्या बाजूला

एल.आय.सी. कार्यालयाच्या मागे, एस.डी. रोड,

मालाड (पश्चिम), मुंबई-४०० ०६४.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांचे त्याच कारणासाठी

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

Tel.: 28807359 / Mob.: 9820141066

Shripad v Joshi

19 4 OCT 2018



महाराष्ट्र MAHARASHTRA

2024

28AB 969903

प्रधान मुद्राक कार्यालय, मुंबई
प.सू.वि.क्र ७.०००००७
- 8 OCT 2024
सक्षम अधिकारी

श्री. दिनायक ब. जाधव

purpose mentioned in the letter, which will be issued under Bye-Law No. 75 (a) of the Bye-Laws of the society, registered.

I further give the undertaking that no change of user will be made by me without the previous permission in writing of the committee of the society.

Thanking you,
Yours faithfully,

MR. SHRIPAD VASANT JOSHI
(Transferee)

Place: Mumbai

031569

14 OCT 2024

14 OCT 2024

जोडपत्र-9 / Annex-1

फक्त प्रतिज्ञापत्रासाठी / Only for Affidavit

मुद्रांक विक्री नोंद वही अथवा मुद्रांक दिनांक
Sales Register / Date

मुद्रांक विक्री स्थानाचा मुद्रांक पत्रा व सही
Stamp Price / Name/Place of
Residence & Signature

श्री राजन अणपंत शिंदे परवानाधारक मुद्रांक विक्रे

परवाना क्रमांक एल.एस.व्ही.-८०००००७

जी-३, हेमू क्लासिक इमारत, अल्का सिव्हर हॉटेलच्या बाजूला

एल.आय.सी. कार्यालयाच्या मागे, एस.व्ही.रोड,

मालाड (मरिघम), मुंबई-४०० ०६४.

न्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांची त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात कापरणे बंधनकारक आहे

Tel.: 28807359 / Mob.: 9820141066

Shripad v Jashi

APPENDIX – 13
[Under the Bye-Law No.27(a)]

The Form Notice of Resignation of Membership of the Society by a member

To,
The Secretary/Chairman,
Shree Vinayak Co-op. Hsg. Soc. Ltd,
L. T. Nagar, Road No. 1, M. G. Road,
Goregaon (West), Mumbai – 400 104.

Sir,

We, 1) SMT. MADHURI HARISH KANTAK, 2) SMT. SUSHAMA VASUDEO NADKARNI and 3) SMT. PRIYANKA MANISH KULKARNI are the members of Shree Vinayak Co-op. Hsg. Soc. Ltd., having address at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104., and holding Share Certificate No. 1 having 5 (Five) shares of Rs. 50/- each numbered from 1 to 5 (both inclusive), and the Flat No. 201, on 2nd floor, admeasuring about 438 Sq. Fts. Carpet area, in the society known as "Shree Vinayak Co-op. Hsg. Soc. Ltd.", situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104.

We desire to withdraw from the society and therefore give you a notice of our intention to resign the membership of the society, as required under the Bye-Law No.27 (a) of the Bye-Laws of the society.

We hereby state that we are prepared to discharge in full the amount of liability to the society as per records of the society before our resignation is considered by the Managing Committee of the Society.

On acceptance of our resignation, we will surrender the Share Certificate No. 1 having 5 (Five) shares of Rs. 50/- each numbered from 1 to 5 (both inclusive) to the society and the vacant possession of the Flat for being acquired by the transferee.

We request you to please pay us the value of the shares referred to above and the value of our interest in the Flat, due to us, after deducting the amount payable to the Society and outstanding against us.

Thanking you
Yours faithfully,

1) SMT. MADHURI HARISH KANTAK

M. Kantak

2) SMT. SUSHAMA VASUDEO NADKARNI

S. Vasudeo

3) SMT. PRIYANKA MANISH KULKARNI
(Transferors)

P. Kulkarni



महाराष्ट्र MAHARASHTRA

2024

28AB 969901

प्रधान मुद्रांक कार्यालय, मुंबई
प.म.दि.क्र ८०००००७
- 8 OCT 2024
सक्षम अधिकारी

APPENDIX – 25(1)

[Under the Bye-law No.37(e)(xi)]

श्री. विनायक ब. जाधव

A Form of Undertaking about the Registration of the Transfer of a Flat under Section 269AB of the Income-Tax Act.

(To be given jointly by the Transferor and the Transferee)

We, 1) SMT. MADHURI HARISH KANTAK, 2) SMT. SUSHAMA VASUDEO NADKARNI and 3) SMT. PRIYANKA MANISH KULKARNI the members of Shree Vinayak Co-op. Hsg. Soc. Ltd., situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104., and holding Flat No. 201, on 2nd floor, admeasuring about 438 Sq. Fts. Carpet area, in the society known as "Shree Vinayak Co-op. Hsg. Soc. Ltd.", situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104. The MR. SHRIPAD VASANT JOSHI intending to become member of the above named society.

The Transferors & Transferee jointly undertake that we or either of us, as is decided amongst ourselves shall furnish information in Form No. 37E to the Competent Authority under the Income-Tax Act within 30 days of the general body meeting at which the transfer will be approved for the purpose of registration of the transfer under Section 269AB of the Income-Tax Act 1961.

Thanking you

Yours faithfully,

1551

जाडपत्र-१/Annexure-I

फक्त प्रतिज्ञापत्रासाठी/Only for Affidavit

मुद्रांक विक्री नोंद नं. अ. क्र. दिनांक

Sales Register No./Date:

मुद्रांक विक्री बंधनकारक/विशेष सहबंधी पत्रा व सही

Stamp Purchaser's Name/Place of

Residence & Signature

श्री सुकल गणपत शिंदे परवाना नंबरक मुद्रांक विक्री:

परवाना क्रमांक एल.एस.व्ही.-८०००००७

प्लॉट-३, हेमू ब्लासिक इमारत, अल्का विहार हॉटेलाच्या बाजूला

एल.आय.सी. कार्यालयीच्या मार्गे, एस.व्ही.रोड,

मालाड (पश्चिम), मुंबई-४०० ०६४.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांचो त्वच कारणास्तव

मुद्रांक खरेदी केल्यापासून ६ महिन्यांत वापरणे बंधनकारक आहे

Tel.: 28807359 / Mob.: 9820141066

Shripad v Joshi

14 OCT 2012



महाराष्ट्र MAHARASHTRA

2024

28AB 969900

प्रधान मुद्रांक कार्यालय, मुंबई
प.मू.वि.क्र. ८०००००७
- 8 OCT 2024
रक्षक अधिकारी

(Signature of Transferor)

1) SMT. MADHURI HARISH KANTAK

Madhuri Kantak

2) SMT. SUSHAMA VASUDEO NADKARNI

Sushama Nadkarni

3) SMT. PRIYANKA MANISH KULKARNI

Priyanka Kulkarni

(Signature of Transferee)

MR. SHRIPAD VASANT JOSHI

Shripad Vasant Joshi

Place: Mumbai

Date: _____

Note: This undertaking is not necessary where the transfer is between two relatives, as defined in Section 2(41) of the Income-Tax Act, or if the consideration for the transfer is Rs.75,00,000/- or less.

9251

जाडपत्र-१/Annexure-I

फक्त प्रतिज्ञापत्रासाठी/Only for Affidavit

मुद्रांक विक्री नोंद नंबर आणि दिनांक/दिनांक
Sales Register Number and Date:

मुद्रांक विकत घेतल्याने वारंवारशी पत्ता व सही
Stamp Purchaser's Name/Place of
Residence & Signature

श्री राजन आशुत शिंदे परवानाधारक मुद्रांक विक्री

परचीट नं. १०००००९ एल.एस.व्ही.-६०००००९

जी-३, एस.बलासिक इमारत, अल्का विहार हॉटेलच्या बाजूला

एल.आय.सी. कार्यालयाच्या मागे, एस.व्ही.रोड,
नालाड (पश्चिम), मुंबई-४०० ०६४.

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांची त्याच कारणासाठी
मुद्रांक खरेदी केलेल्यापासून व अहिन्यात यापरणे बंधनकारक आहे

Tel.: 28807359 / Mob.: 9820141066

14 OCT 2024

Shripad v Joshi

387/15193

Tuesday, October 15, 2024
11:46 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 16285 दिनांक: 15/10/2024

गावाचे नाव: पी.एस.पहाडीगोरेगांव

दस्तऐवजाचा अनुक्रमांक: बरल-4-15193-2024

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: श्रीपाद वसंत जोशी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

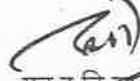
रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:05 PM ह्या वेळेस मिळेल.


सह. द. नि. का-बारीवली 4

वाजार मुल्य: रु.7389441.8 /-

मोवदला रु.11400000/-

भरलेले मुद्रांक शुल्क : रु. 684000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

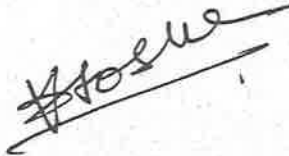
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1024159303252 दिनांक: 15/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009721280202425P दिनांक: 14/10/2024

बँकेचे नाव व पत्ता:



DEI 11/05/2024

Valuation ID		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		15 October 2024, 11:39:20 AM	
मूल्यांकनाचे वर्ष	2024	जिल्हा	मुंबई (उपनगर)	बरल-4	
मूल्यांकन विभाग	57-पहाडी-गोंगाव पश्चिम (बोंरीवली)--	उप मूल्यांकन विभाग	मुंबई : उत्तरेस गावाची हद्द, पूर्वेस एस. व्ही रोड, दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड.		
सन्देश नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर# 128				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर व.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
76820	160470	184550	218300	160470	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	48.85 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे बय-	11 वने	बांधकामाचा दर -	Rs 30250/-
उद्वाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
मस्ता सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100% apply to rate=	Rs.160470/-		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केघाटी)+ खुल्या जमिनीचा दर)			
		= (((160470-76820) * (89 / 100)) + 76820)			
		= Rs.151268/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 151268 * 48.85			
		= Rs.7389441.8/-			
Applicable Rules		= ,10,4			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळपट्टेचे मूल्य + मंजूर झालेले क्षेत्र मूल्य + लागतल्या गळीचे मूल्य + वरील गळीचे मूल्य + बदिले वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य			
		+ इमारती भोवट्याच्या खुल्या जागेचे मूल्य + बदिले बाळकती + मेकेनिकल वाहतक			
		= A + B + C + D + E + F + G + H + I + J			
		= 7389441.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		= Rs.7389441.8/-			

Home

Print



बरल - ४		
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CHALLAN
MTR Form Number-6



GRN	MH009721280202425P	BARCODE					Date	14/10/2024-12:13:02	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4			Full Name	SHRIPAD VASANT JOSHI					
Location	MUMBAI			Flat/Block No.	Flat No. 201, on 2nd floor Shree Vinayak Chs Ltd					
Year	2024-2025 One Time			Flat/Block No.	Flat No. 201, on 2nd floor Shree Vinayak Chs Ltd					
Account Head Details		Amount In Rs.	Premises/Building							
0030045501	Stamp Duty	684000.00	Road/Street		L. T. Nagar, Road No. 1, M. G. Road, Goregaon West					
0030063301	Registration Fee	30000.00	Area/Locality		Mumbai					
			Town/City/District							
			PIN		4	0	0	1	0	4
			Remarks (If Any)		SecondPartyName=MADHURI HARISH KANTAK AND OTHERS-					
			Amount In		Seven Lakh Fourteen Thousand Rupees Only					
Total			7,14,000.00	Words						
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	1000502024101401989	3024905553237				
Cheque/DD No.			Bank Date	RBI Date	14/10/2024-12:15:07	Not Verified with RBI				
Name of Bank			Bank-Branch		STATE BANK OF INDIA					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					



Department ID :

Mobile No. : 983300140

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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

बरल - ४		
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SALE DEED

THIS SALE DEED is made and entered at Mumbai on this 15th day October of 2024.

BETWEEN

1) SMT. MADHURI HARISH KANTAK, (Pan No. ADYPK1891P), aged about 58 years, an adult, Non-Resident Indian (NRI), having address as [REDACTED] Society, Kajupada, Near Shivsena Office, Barve Nagar, Bhatwadi, Shakti Nagar (West), Mumbai – 400 084., and presently residing at 28, Pemberton Avenue, Apt 609, North York, ON, Canada., 2) SMT. SUSHAMA VASUDEO NADKARNI, (Pan No. ACGPN7746N), aged about 57 years, an adult, Indian Inhabitant, having address as 702, Shree Madhusudan CHS. LTD., Playground Road, Opp. Sathey College, Vile Parle (East). Mumbai – 400 057, and 3) SMT. PRIYANKA MANISH KULKARNI, (Pan No. AOTPK1488D), aged about 54 years, an adult, Non-Resident Indian (NRI), having address as 501, 502, Building No. 6, Garden Enclave, Pokhran Road No. 2, Thane (West) – 400 610., and presently residing at 6804, Royal Liverpool Drive Mckinney, Texas 75070, USA., hereinafter referred to as "THE SELLERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assignees) OF THE FIRST PART:



बरल - ४		
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AND

MR. SHRIPAD VASANT JOSHI, (Pan No. AAIPJ9080F), aged about 60 years, an adult, Indian Inhabitant, having address as Flat No. 202, Shree Vinayak CHSL, Plot No. 11, L. T. Nagar Road No. 1 Off. M. G. Road, Goregaon (West), Mumbai – 400 104., hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, executors, administrators and assignees) OF THE OTHER PART.

M. Kantak

S. Nadkarni

P. Kulkarni

Joshi

WHEREAS one MR. MADHUKAR BALKRISHNA VICHARE was the absolute owner and well sufficiently entitled to and he was in use, occupation and possession of old Flat No. G-1, on Ground Floor, admeasuring about 390 Sq. Fts. Carpet area, in the society known as "Shree Vinayak Co-op. Hsg. Soc. Ltd.", Situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104. (hereinafter referred to as "the said Old Flat").

AND WHEREAS the said flat owners formed themselves into a Co-operative Housing Society known as under "SHREE VINAYAK CO-OPERATIVE HOUSING SOCIETY LIMITED" (hereinafter referred to as "the said Society") a society formed and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/WP/HSG/TC/1683/1985/1985-86 DATED 7/08/1985 (hereinafter referred to as "the said Society") and by virtue of the membership of the said society, the MR. MADHUKAR BALKRISHNA VICHARE was originally holding 5(Five) fully paid up shares of Rs. 50/- each bearing distinctive no.'s. from 1 to 5 (both inclusive) under Share Certificate No. 1, Member Register No. 1 issued by the said society on 20th October, 1985 (hereinafter referred to as "the said Original Shares").

AND WHEREAS by an Agreement For Sale dated 1st April, 1993 made and entered into between MR. MADHUKAR BALKRISHNA VICHARE, therein referred to as "the said Transferor" of the one part and MRS. PUSPA S. KAKKA and MR. SURESH R. KAKKA., therein referred to as "the said Transferees" of the other part and since the said Transferees therein had purchased and acquired the said Residential Flat on ownership basis at or upon terms and conditions therein mentioned and therefore they took vacant and peaceful possession of the said Flat and they became absolute owners and they were in exclusive use, occupation, enjoyment and possession of the said Flat. Thereafter, the said society transferred the Share Certificate No. 1 in the names of MRS. PUSPA S. KAKKA and MR. SURESH R. KAKKA and their name were duly endorsed on the backside of the Share Certificate.

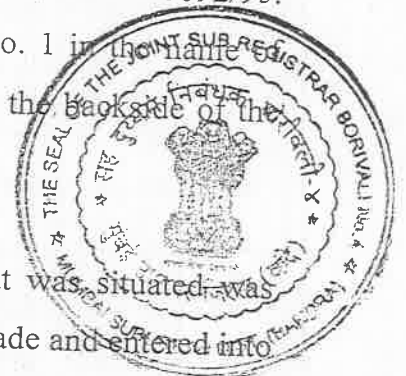


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749E3	40
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Mkankak Dattarini Pmkulkarni

[Handwritten signature]

AND WHEREAS by an Agreement For Sale dated 15th April, 1994 made and entered into between MRS. PUSPA S. KAKKA and MR. SURESH R. KAKKA., therein referred to as "the said Transferors" of the one part and MR. RAMAKANT LAD, therein referred to as "the said Transferee", of the other part since the said Transferee therein had purchased and acquired the said Residential Flat on ownership basis at or upon terms and conditions therein mentioned and therefore they took vacant and peaceful possession of the said Flat and he became absolute owner and he was in exclusive use, occupation, enjoyment and possession of the said Flat. The said Agreement For Sale dated 15th April, 1994 was duly stamp duty and was adjudicated on 11th March, 1997 bearing document No. AS/3/30892/95. Thereafter, the said society transferred the Share Certificate No. 1 in the name of MR. RAMAKANT LAD and his name was duly endorsed on the back side of the Share Certificate.



AND WHEREAS the said property upon which the said Flat was situated was redeveloped and by an Agreement dated 20th November, 2012 made and entered into between M/S. KARWA DEVELOPERS, therein referred to as "the Developers" of the one part and MR. RAMAKANT G. LAD, therein called "The Allottee" of the other part since the said Developer inter alia through the said society duly allotted to the Allottee MR. RAMAKANT G. LAD a new Residential Flat on ownership basis free of cost viz bearing Flat No. 201, on 2nd floor, admeasuring about 48.85 Sq. Mtrs. Built up area, in the newly constructed building of the society known as "Shree Vinayak Co-op. Hsg. Soc. Ltd.", situated at L.T. Nagar, Road No. 1, M.G. Road, Goregaon (West), Mumbai - 400 104., and more particularly described in the schedule hereunder written (hereinafter referred to as "the said New Flat") in lieu of his old Flat No. G-1, at or for the terms and conditions therein mentioned and the said Allottee MR. RAMAKANT G. LAD took vacant and peaceful possession of the said new Flat and he became entitled to and he was in exclusive use, occupation and enjoyment of the said Flat. The said Agreement dated 20th November, 2012 was properly stamped and was lodged for Registration with the office of the Sub-Registrar of Assurances, Borivali-7 bearing Document No. BRL-7/10160/2012 dated 22/11/2012.

Mr. Ramakant G. LAD *P. M. Kulkarni*

~~Handwritten signature~~

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AND WHEREAS the said MR. RAMAKANT G. LAD expired intestate on 01/05/2020 at Mumbai and his Wife SMT. MEENA RAMAKANT LAD also expired intestate on 20/11/2022 at Mumbai leaving behind below legal heirs and as per the due process of Hindu Succession Act being Class-I legal heirs, the 100% share of LATE MR. RAMAKANT G. LAD was divided between his below legal heirs being;

- i) SMT. MADHURI HARISH KANTAK (Married Daughter) entitled for 1/3rd share devolved from deceased Father,
- ii) SMT. SUSHAMA VASUDEO NADKARNI (Married Daughter) entitled for 1/3rd share devolved from deceased Father,
- iii) SMT. PRIYANKA MANISH KULKARNI (Married Daughter) entitled for 1/3rd share devolved from deceased Father,

in respect of the said Flat & Shares which they have inherited by virtue of the death of LATE MR. RAMAKANT G. LAD. Thereafter, the said society duly transferred the said Share Certificate No. 1 in the joint names of SMT. MADHURI HARISH KANTAK, SMT. SUSHAMA VASUDEO NADKARNI & SMT. PRIYANKA MANISH KULKARNI and their names were endorsed on 06/06/2023.

WHEREAS, pursuant to the demise of original owners MR. RAMAKANT LAD and MRS. MEENA RAMAKANT LAD, their Daughter's being above legal heirs, 1) SMT. MADHURI HARISH KANTAK, 2) SMT. SUSHAMA VASUDEO NADKARNI and 3) SMT. PRIYANKA MANISH KULKARNI duly executed a Deed of Declaration for transfer/transmission of 100% shares of their Late Father i.e. MR. RAMAKANT LAD in respect of the said Flat No. 201 in their joint names entitled for respective 1/3 share each i.e. altogether 100% joint shares and in the said Deed of Declaration the said legal heirs of the deceased owners duly declared that they are the only legal heirs of the said deceased owners and there are no other legal heirs except them and the said Deed of Declaration dated 8th December, 2023 was properly stamp duty paid and was lodged for registration with the office of the Sub-Registrar of Assurances, Borivali-6 bearing Document No. BRL-6/25963/2023 dated 08/12/2023.

Mekantak

Sadharni

PMKulkarni

Hosue

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AND WHEREAS the SELLERS herein i.e. 1) SMT. MADHURI HARISH KANTAK, 2) SMT. SUSHAMA VASUDEO NADKARNI and 3) SMT. PRIYANKA MANISH KULKARNI are presently the joint owners of the said Flat & Shares and they are in peaceful possession of the said Flat and they are now desirous of selling of on ownership basis the said Flat to prospective PURCHASER herein.

AND WHEREAS the PURCHASER herein i.e. MR. SHRIPAD VASANT JOSHI have offered to purchase the said Flat for a total consideration of Rs. 1,14,00,000/- (Rupees One Crore Fourteen Lakhs Only).

AND WHEREAS the said SELLERS herein have agreed to sell and transfer and the said PURCHASER herein have agreed to purchase and acquire all rights, title and interest of the SELLERS in the said Flat with all legal consequences including the right of occupation of the said Flat in the said Society including their rights, title and interest in the said Flat.

AND WHEREAS the Parties hereto have agreed to reduce into writing the Terms and Conditions on which the SELLERS have agreed to sell and transfer and the PURCHASER have agreed to purchase and acquire the rights, title and interest of the SELLERS in the said Flat including the entire interest of the SELLERS in the said Society;

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

1. That the recitals hereinabove shall form integral part of this Deed.
2. That the SELLERS doth hereby agree to transfer unto the PURCHASER and the PURCHASER doth hereby purchase and acquire all right, title, and interest of the SELLERS in the said Flat including the right of occupation of the said Flat bearing Flat No. 201, on 2nd floor, admeasuring about 438 Sq. Fts. Carpet area, in the society known as "Shree Vinayak Co-op. Hsg.

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Shripad Joshi



THE PARTIES		
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Soc. Ltd.", situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai – 400 104.

3. The said consideration of Rs. 1,14,00,000/- (Rupees One Crore Fourteen Lakhs Only) will be paid by the PURCHASER to the SELLERS as follows: that is to say;

a. PURCHASER has paid a sum of Rs. 38,00,000/- (Rupees Thirty Eight Lakhs Only) to SELLER NO. 1 i.e. SMT. MADHURI HARISH KANTAK in the following manner;

i) A sum of Rs. 7,90,400/- (Rupees Seven Lakhs Ninety Thousand Four Hundred Only) is deducted as Tax Deducted at Source TDS @ 20.80% for Non-Resident Indians (NRI) since SELLER NO. 1 herein is an NRI as per Section 195 of the Income Tax Act, 1961 and the same shall be deposited by the PURCHASER and shall be deemed to be received by the SELLER NO. 1 herein.

ii) Another sum of Rs. 30,09,600/- (Rupees Thirty Lakhs Nine Thousand Six Hundred Only) has been paid by the PURCHASER to the SELLER NO. 1 herein from his own funds.

b. PURCHASER has paid a sum of Rs. 38,00,000/- (Rupees Thirty Eight Lakhs Only) to SELLER NO. 2 i.e. SMT. SUSHAMA VASUDEO NADKARNI in the following manner;

i) A sum of Rs. 38,000/- (Rupees Thirty Eight Thousand Only) is deducted as Tax Deducted at Source TDS @ 1% for Resident of India as per Section 194-IA of the Income Tax Act, 1961 and the same shall be deposited by the PURCHASER and shall be deemed to be received by the SELLER NO. 2 herein.

ii) Another sum of Rs. 37,62,000/- (Rupees Thirty Seven Lakhs Sixty Two Thousand Only) has been paid by the PURCHASER to the SELLER NO. 2 herein from his own funds.

c. PURCHASER has paid a sum of Rs. 38,00,000/- (Rupees Thirty Eight Lakhs Only) to SELLER NO. 3 i.e. SMT. PRIYANKA MANISH KULKARNI in the following manner;

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i) A sum of Rs. 7,90,400/- (Rupees Seven Lakhs Ninety Thousand Four Hundred Only) is deducted as Tax Deducted at Source TDS @ 20.80% for Non-Resident Indians (NRI) since SELLER NO. 3 herein is an NRI as per Section 195 of the Income Tax Act, 1961 and the same shall be deposited by the PURCHASER and shall be deemed to be received by the SELLER NO. 3 herein.

ii) Another sum of Rs. 30,09,600/- (Rupees Thirty Lakhs Nine Thousand Six Hundred Only) has been paid by the PURCHASER to the SELLER NO. 3 herein from his own funds.

4. The SELLERS have obtained the consent from the said society for transfer of the Said Flat in favour of PURCHASER. The SELLERS have obtained No Objection Certificate ("NOC") dated 10/10/2024 for transfer of property from society stating no dues pending towards said society against the Said Flat till the execution of this Sale Deed.

5. The SELLERS have confirmed that there are no loan/encumbrances pending against the Said Flat and said Shares.

6. The SELLERS shall deliver vacant and peaceful possession of the Said Flat against execution/registration of this Sale Deed and/or payment of full and final consideration amount and shall also execute the transfer form of the Said Shares, including NOC from society, as and by way of the completion of the sale. In the event of SELLERS's failure to deliver the vacant and peaceful possession of the Said Flat as aforesaid, the PURCHASER shall be entitled to specific performances of this Deed and/or damages without prejudice to their other rights and remedies available to them in Law or Equity.



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7. Upon registration/execution of this Sale Deed and/or payment of full and final consideration amount, SELLERS shall assign and transfer all their rights, title and interest and benefits in respect of the above Said Flat and said shares including their tenancy, occupancy, possession, ownership rights and membership, title, interest and benefit in respect of the Said Flat and said

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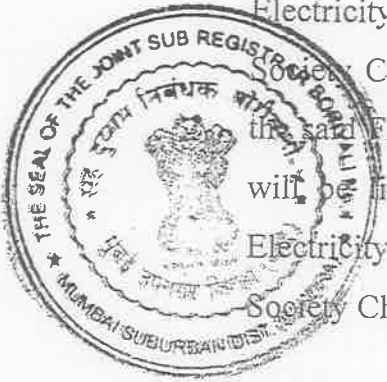
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shares in favour of the PURCHASER and thereafter the SELLERS will have no right, title and interest therein. But subject to payment of full and final consideration amount.

8. Upon the completion of registration of this Sale Deed and/or payment of full and final consideration amount, SELLERS will hand over the PURCHASER (a) the Original Share Certificate, (b) Original chain of agreement/s of the Said Flat and (c) all the other documents relating to the Said Flat, in the possession of the SELLERS between the earlier Transferors/Sellers/Vendors and/or Developers.
9. The SELLERS hereby covenant with the PURCHASER that the Said Flat and said shares agreed to be hereby sold is free from encumbrances of any nature whatsoever and that the SELLERS have full and absolute power to transfer and deliver vacant and peaceful possession of the Said Flat to the PURCHASER on registration of this Sale Deed.
10. The SELLERS agree that all the society's dues including Municipal Taxes, Electricity Bills, Gas Bills, Utility Bills if any and the Maintenance and Society Charges upto date of delivery of vacant and peaceful possession of the said Flat will be paid by the SELLERS and thereafter the PURCHASER will be liable to pay the said society's dues including Municipal Taxes, Electricity Bills, Gas Bills, Utility Bills if any and the Maintenance and Society Charges.



11. The SELLERS have represented to the PURCHASER that:

- a) The SELLERS are the absolute owners of the Said Flat and said shares and no other person has any interest therein,
- b) The SELLERS are been in exclusive and peaceful possession and occupation of the Said Flat and shares since it has been acquired by them,
- c) On taking vacant and peaceful possession of the Said Flat and said shares the PURCHASER will be entitled to occupy the same without any claim or interruption from the SELLERS or anybody claiming under them,

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- d) The SELLERS have paid all dues of the society upto date and they will indemnify and keep indemnified the PURCHASER against any claim made for any period prior to the completion of the sale in respect of the Said Flat and said shares,
- e) Neither any order of attachment against the Said Flat and said shares is in existence upto date nor any suit, decrees for proceedings are pending in any court or otherwise,
- f) The Said Flat and said shares are not acquired by municipal authorities, government or any revenue authorities and no notice of the acquisition is received by the SELLERS under the provisions of land acquisition or otherwise,
- g) The SELLERS have not entered into any Agreement/Deed with any other person/s in respect of the above sale of Said Flat and said shares other than the PURCHASER.
- h) The SELLERS have not transferred and assigned their rights and interest in respect of the above Said Flat premises and said shares to any other person/s;
- i) The SELLERS declare that except them no other person/s have any right title and interest in the Said Flat and said shares.



12. The SELLERS agree to co-operate with the PURCHASER at all reasonable times as and when required to be done in getting the Said Flat and said shares transferred in the names of the PURCHASER at the cost of the PURCHASER and further the SELLERS agree to execute any other necessary documents, papers and applications etc., in favour of the PURCHASER, till Said Flat and said shares is fully and effectually transferred in names of PURCHASER.

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13. The SELLERS hereby covenant with the PURCHASER that the SELLERS have paid their share of all taxes including property taxes, society maintenance and outgoings if any up to the date of delivering the vacant and peaceful possession of the Said Flat and said shares and that if any amount is due from the SELLERS to the said society and/or any person or persons or

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authority for their share of taxes and outgoings and any amount relating to the Said Flat and said shares the same shall be paid by the SELLERS and if any such amount is recovered from the PURCHASER relating to the Said Flat and said shares the same shall be made good by the SELLERS to the PURCHASER and the SELLERS hereby agree to indemnify the PURCHASER for the payment thereof.

14. At the time of completion of the sale:

- a) The SELLERS shall by an appropriate writing resign as the member of the said society and request the society to admit the PURCHASER as members of the Society in place of the SELLERS.
- b) The SELLERS and PURCHASER duly complete and sign the requisite transfer forms and other relevant forms, declarations for transfer of the Said Shares from the names of the SELLERS to the names of the PURCHASER.
- c) The SELLERS and PURCHASER duly complete and sign the requisite forms, Affidavits, Indemnities and other relevant declarations for transfer of Said Flat together with deposits, sinking fund, any other deposit or any credit concerning the said, if any from the name of SELLERS to the names of PURCHASER in records of concerned authority and for transfer of electric meter and gas meter in records of concerned Electricity authority and Gas Authority and other authority.
- d) The SELLERS and PURCHASER duly complete, sign and execute the requisite Forms, Affidavits, Indemnities, Declarations and/or other relevant documents required to be executed for transfer of said Flat in records of the concerned Society.
- e) The SELLERS shall handover the vacant and peaceful possession of the Said Flat and said shares on realization of full and final consideration amount and provide all assistance to get this Sale Deed registered with concerned Sub-Registrar Office.



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15. The SELLERS hereby further covenant with the PURCHASER that the PURCHASER shall hence forth possess and occupy and enjoy the Said Flat and said shares without any hindrance, demand, interruption or eviction by the SELLERS or any other person or persons lawfully or equitably claiming through or under or in trust for the SELLERS.
16. That the PURCHASER shall be entitled to have and hold the possession, occupation and use of the Said Flat and the said shares, the PURCHASER shall hold the same unto and to the use and benefit of the PURCHASER and his heirs, successor and assigns forever without any claim, charge, interest, demand or lien of the SELLERS or any other person or persons lawfully or equitably claiming through or under or in trust for the SELLERS.
17. That the PURCHASER hereby covenant with the SELLERS that he shall abide by the rules and regulations and the bye laws of the said Society on admission as members thereof and that they agree and undertake to pay and discharge all calls, demands, contributions and dues which said society hereafter make in respect of the Said Flat and said shares.
18. The SELLERS hereby further covenant with the PURCHASER that the SELLERS shall from time to time and at all times whenever called upon by the PURCHASER or attorney do and execute or cause to be done, executed all such acts, deeds and things whatsoever for more perfectly securing interest of the PURCHASER in the Said Flat and said shares agreed to be hereby sold unto and to the use for the PURCHASER as shall or may be reasonably required.
19. That the SELLERS assures the PURCHASER that the said Flat and said shares is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, Legal flaw, claims, prior agreement to sell, Loan, Surety, security, lien, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income tax or wealth tax attachment or



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any other registered or unregistered encumbrances whatsoever, and if it is ever proved otherwise, or if the whole or any part of the said portion of the said property is ever taken away or goes out from the possession of the PURCHASER on account of any legal defect in the ownership and title of the SELLERS then the SELLERS will be liable and responsible to make good the loss suffered by the PURCHASER and keep the PURCHASER saved, harmless and indemnified against all such losses, and damages suffered by the PURCHASER.

20. The SELLERS hereby further covenant with the PURCHASER that the SELLERS shall present and handover any other required documents in respect of the above Said Flat and said shares before the concerned authorities during or after registration.

21. The SELLERS hereby declare that on execution of this Sale Deed, the SELLERS will transfer the above Said Flat and said shares along with relevant document for which they or any of their legal heir/s will not claim any right over the Said Flat and said shares and will relinquish all their right over the Said Flat premises.

The PURCHASER hereby declare that, he has taken inspection of the said Flat in all respect and the said Flat is in order and he is fully satisfied with the same and shall not take any objection in future. The PURCHASER hereby declare that, he is purchasing the said Flat on *as is where is* basis.

23. The SELLERS hereby declare that after the receipt of total full and final consideration amount neither they, themselves nor any of their respective legal heirs, family members, relatives, successors, executors etc. shall have any claim or right, title, interest of whatsoever nature upon the said Flat.

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24. It is agreed by and between the parties herein that any previous pending stamp duty, charges, fines, penalties, liens, loan and advances on any previous documents which may arise in future shall be cleared by the SELLERS only and the PURCHASER shall not responsible for the same.
25. The SELLERS & PURCHASER shall present themselves at the concerned Office of the Sub-Registrar of Assurances and admit execution of this Sale Deed.
26. The society transfer charges payable to the said Society will be paid by the SELLERS and PURCHASER equally i.e. 50:50.
27. The Stamp Duty and Registration charges if any shall be borne by the PURCHASER in respect of the Said Flat to the concerned authority alone.
28. This agreement shall always be subject to the provisions contained in the Maharashtra Co-operative Societies Act, 1960 and Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964 or any other provisions of law applicable thereto and PURCHASER shall be entitled to respective shares as and when transferred by society as per due procedure of law.
29. All disputes under this Sale Deed are subject to the jurisdiction of court in Mumbai. It is agreed that any dispute arising between the SELLERS and PURCHASER, shall be referred to arbitration in accordance with the Arbitration and Conciliation Act, 1996 as in force.

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THE SCHEDULE ABOVE REFERRED TO;**(Description of the said property)**

(The said flat and said shares are collectively referred to as "the said property")

SAID FLAT:

A Residential Flat No. 201, on 2nd floor, admeasuring about 438 Sq. Fts. Carpet area, in the society known as "Shree Vinayak Co-op. Hsg. Soc. Ltd.", situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104., having CTS No. 128 of Village - Pahadi Goregaon West, Taluka - Borivali, in the Registration Sub-District of Bandra and District Mumbai Suburban. The said building was constructed in the year 2012 and building is comprising on Stilt + 1st to 7th(pt) upper floors with lift.

SAID SHARES:

5(Five) fully paid up shares of Rs. 50/- each bearing distinctive nos. from 1 to 5 (both inclusive) under Share Certificate No. 1 issued by the Shree Vinayak Co-op. Hsg. Soc. Ltd., held by 1) SMT. MADHURI HARISH KANTAK, 2) SMT. SUSHAMA VASUDEO NADKARNI and 3) SMT. PRIYANKA MANISH KULKARNI.

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

SIGNED AND DELIVERED by the

Within named "THE SELLERS"

1) SMT. MADHURI HARISH KANTAK



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2) SMT. SUSHAMA VASUDEO NADKARNI



Sushama



3) SMT. PRIYANKA MANISH KULKARNI



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in the presence of:

1. *[Signature]*

2. Mrs. S.S. Joshi

SIGNED AND DELIVERED by the
Within named "THE PURCHASER"
MR. SHRIPAD VASANT JOSHI



Shripad



in the presence of:

1. *[Signature]*

2. Mrs. S.S. Joshi



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FULL AND FINAL PAYMENT RECEIPT NO. 1

I, SMT. MADHURI HARISH KANTAK (SELLER NO. 1) do hereby admit and acknowledge receipt of below mentioned amounts as and when received from MR. SHRIPAD VASANT JOSHI (PURCHASER) towards Full and Final payment in respect of the sale of Flat No. 201, on 2nd floor, admeasuring about 438 Sq. Fts. Carpet area, in the society known as "Shree Vinayak Co-op. Hsg. Soc. Ltd.", situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104., having CTS No. 128 of Village - Pahadi Goregaon West, Taluka - Borivali in the registration District and Sub-District of Mumbai City and Mumbai Suburban.

Sr. No.	Amount	Payment Mode	Date	Bank Name
1	Rs. 1,00,000/-	Chq. No. 062075	22/07/2024	ICICI Bank
2	Rs. 29,09,600/-	Chq. No. 062080	15/10/2024	ICICI Bank
3	Rs. 7,90,400/-	TDS to be deposited by the Purchaser	--	--
Total	Rs. 38,00,000/-	--	--	--

I, say received Rs. 38,00,000/- including TDS @ 20.80% as my Full and Final payment.

SMT. MADHURI HARISH KANTAK
(SELLER NO. 1)

M. Kantak

Place: Mumbai

Date: 15/10/2024

WITNESSES :-

1. M. Kantak



2. Mrs. S.S. Joshi

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FULL AND FINAL PAYMENT RECEIPT NO. 2

I, SMT. SUSHAMA VASUDEO NADKARNI (SELLER NO. 2) do hereby admit and acknowledge receipt of below mentioned amounts as and when received from MR. SHRIPAD VASANT JOSHI (PURCHASER) towards Full and Final payment in respect of the sale of Flat No. 201, on 2nd floor, admeasuring about 438 Sq. Fts. Carpet area, in the society known as "Shree Vinayak Co-op. Hsg. Soc. Ltd.", situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104., having CTS No. 128 of Village - Pahadi Goregaon West, Taluka - Borivali in the registration District and Sub-District of Mumbai City and Mumbai Suburban.

Sr. No.	Amount	Payment Mode	Date	Bank Name
1	Rs. 1,00,000/-	Chq. No. 062076	22/07/2024	ICICI Bank
2	Rs. 36,62,000 /-	Chq. No. 062081	15/10/2024	ICICI Bank
3	Rs. 38,000/-	TDS to be deposited by the Purchaser	--	--
Total	Rs. 38,00,000/-	--	--	--

I, say received Rs. 38,00,000/- including TDS @ 1% as my Full and Final payment.

SMT. SUSHAMA VASUDEO NADKARNI
(SELLER NO. 2)

Sushama

Place: Mumbai

Date: 15/10/2024

WITNESSES :-

1. *Sushama*

2. *Mrs. S.S. Joshi*

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FULL AND FINAL PAYMENT RECEIPT NO. 3

I, SMT. PRIYANKA MANISH KULKARNI (SELLER NO. 3) do hereby admit and acknowledge receipt of below mentioned amounts as and when received from MR. SHRIPAD VASANT JOSHI (PURCHASER) towards Full and Final payment in respect of the sale of Flat No. 201, on 2nd floor, admeasuring about 438 Sq. Fts. Carpet area, in the society known as "Shree Vinayak Co-op. Hsg. Soc. Ltd.", situated at L. T. Nagar, Road No. 1, M. G. Road, Goregaon (West), Mumbai - 400 104., having CTS No. 128 of Village - Pahadi Goregaon West, Taluka - Borivali in the registration District and Sub-District of Mumbai City and Mumbai Suburban.

Sr. No.	Amount	Payment Mode	Date	Bank Name
1	Rs. 1,00,000/-	Chq. No. 062077	22/07/2024	ICICI Bank
2	Rs. 29,09,600/-	Chq. No. 062082	15/10/2024	ICICI Bank
3	Rs. 7,90,400/-	TDS to be deposited by the Purchaser	--	--
Total	Rs. 38,00,000/-	--	--	--

I, say received Rs. 38,00,000/- including TDS @ 20.80% as my Full and Final payment.

SMT. PRIYANKA MANISH KULKARNI
(SELLER NO. 3)

Pmkulkarni

Place: Mumbai

Date: 15/10/2024

WITNESSES :-

1. 

2. Mrs. S.S. Joshi

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SHREE VINAYAK CO-OP HOUSING SOCIETY LTD.

(Regd. No. BOM/WP/HSG/TC/1683/1985-86 Dated 07-08-1986)
Plot No.11, L.T.Nagar Road No -1, M.G.Road, Goregaon West, Mumbai 400104.

10th October 2024

NO OBJECTION CERTIFICATE

This is to certify that Mrs. Madhuri Harish Katak, Mrs. Sushama Vasudeo Nadkarni, and Mrs. Priyanka Manish Kulkarni are bonafide members of Shree Vinayak CHS Ltd. having Flat 201 on the second floor of our society building.

All the dues of maintenance and society charges are clear and paid till date.

The Society has no objection if Mrs. Madhuri Harish Katak, Mrs. Sushama Vasudeo Nadkarni, and Mrs. Priyanka Manish Kulkarni sell their rights, title, and interest in the said Flat to Mr. Shripad Vasant Joshi.

The Society has issued this letter for stamp duty and registration purposes and this NOC is subject to compliance with necessary legal formalities.

For Shree Vinayak Co-op Housing Society Ltd.


Secretary



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14-10-2024

दस्त क्रमांक : 25963/2023

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

नोंदणी :

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गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	1
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	0.0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सदनिका नं 201, माळा नं: 2 रा मजला, इमारतीचे नाव: श्री विनायक को ऑप हौ सो ली, ब्लॉक नं: एल टि नगर रोड नं 1 एम जी रोड, रोड नं: गोरेगांव पश्चिम मुंबई 400104, इतर माहिती: इतर वर्णन दस्तात नमूद केल्याप्रमाणे...((C.T.S. Number : 128 ;))
(5) क्षेत्रफळ	48.85 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-माधुरी हरिश कंटक वय:-57 पत्ता:-प्लॉट नं: 3/4, माळा नं: -, इमारतीचे नाव: सहजीवन सोसायटी, ब्लॉक नं: काजुपाडा शिवसेना ऑफिस जवळ भटवाडी बर्वे नगर, रोड नं: घाटकोपर पश्चिम मुंबई, महाराष्ट्र. पिन कोड:-400084 पॅन नं:-ADYPK1892P 2): नाव:-सुषमा वासुदेव न डकर्णी वय:-56 पत्ता:-प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: श्री मधुसदन को ऑप हौ सो ली, ब्लॉक नं: प्लेग्राऊंड रोड ऑप साठेया कॉलेज, रोड नं: विले पार्ले पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-ACGPN7746N 3): नाव:-प्रियांका मनिष कुलकर्णी वय:-53 पत्ता:-प्लॉट नं: 501-502, माळा नं: बिल्डिंग नं 6, इमारतीचे नाव: गार्डन एनक्लेव्ह, ब्लॉक नं: पोखरण रोड नं 1, रोड नं: ठाणे पश्चिम ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AOTPK1488D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/12/2023
(10)दस्त नोंदणी केल्याचा दिनांक	08/12/2023
(11)अनुक्रमांक,खंड व पृष्ठ	25963/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	Affidavit



बरल - ४

९५९९३ २२ ५०

२०२४



27 November, 2012

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

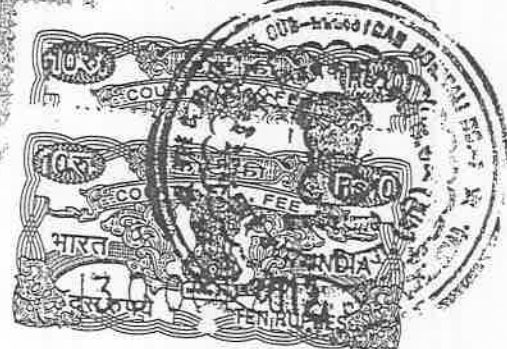
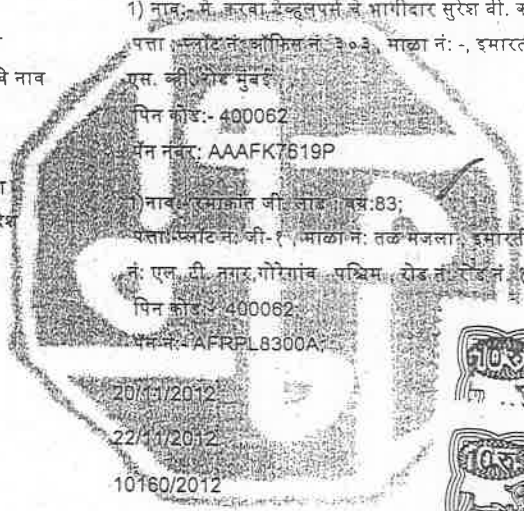
दस्त क्रमांक : 10160/2012

नोंदणी 63

Regn. 63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार	पर्यायी जागेचा करार
(2) मोबदला	रु.38,275/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.1,214,500/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	128,, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सनिका नं: २०१ , माळा नं: २ रा मजला , इमारतीचे नाव: श्री विनायक को-ऑप. हाऊसिंग सोसायटी लिमिटेड ब्लॉक नं: एल. टी. नगर, गोरेगांव पश्चिम , रोड नं: रोड नं. १ एम. जी. रोड मुंबई-४०००६२
(5) क्षेत्रफळ	48.85 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- से. करवा. रेव्हलपर्म चे भागीदार सुरेश वी. करवा ;वय: 44; पत्ता : प्लॉट नं:३०३, माळा नं:-, इमारतीचे नाव: युनिक टावर , ब्लॉक नं: गोरेगांव पश्चिम , रोड नं: एम. जी. रोड मुंबई पिन कोड:- 400062 पॅन नंबर: AAFAK7619P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:- रमाकांत जी. लाड ;वय:83; पत्ता: प्लॉट नं. जी-१, माळा नं: तळ मजला , इमारतीचे नाव: श्री विनायक को-ऑप. हाऊसिंग सोसायटी लिमिटेड नं: एल. टी. नगर, गोरेगांव पश्चिम , रोड नं: रोड नं. १ एम. जी. रोड मुंबई, महाराष्ट्र मुंबई., पिन कोड:- 400062 पॅन नं:- AFRPL8300A
(9) दस्तऐवज करून दिल्याचा दिनांक	20/11/2012
(10) दस्त नोंदणी केल्याचा दिनांक	22/11/2012
(11) अनुक्रमांक,खंड व पृष्ठ	10160/2012
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.60,750/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.12,150/-
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुक्रम

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



खरी प्रत

सह दुय्यम निबंधक, बोरीवली क्र. ७
मुंबई उपनगर जिल्हा.

बरल - ४		
१५९९३	२३	५०
२०२४		

Member's Register No 1

Share Certificate No. 1

SHARE CERTIFICATE

Shree Vinayak Co-op. Housing Society Ltd.

(Regd. No. BOM/WP/HSG/TC/1683/1985-86 dt. 7-8-1985)

Plot No. 11, L. T. Nagar, Road No. 1, M. G. Road, Goregaon (W.), BOMBAY-400 062.

Registered under Section 9 (1) of the Maharashtra Co-operative Societies Act 1960
(Act No. XXIV of 1961)

This is to certify that Shri/~~SIX~~ MADHUKAR BAIKRISHNA VICHARE
of Bombay is the Registered Holder of 5 shares of Rupees Fifty each
numbered from 1 to 5 both Inclusive in the above Society subject to the
bye-laws of the said Society and that upon each of such Shares the sum of Rs. 50/-
(Rupees Fifty only) has been paid.

Given under the Common Seal of the said Society at Bombay this 20TH
day of OCTOBER 1985

COLOUR XEROX

Rs. 250/-




M. V. Agarkar Chairman
B. S. ... Hon. Treasurer
M. V. Agarkar Hon. Secretary

Regd. No. BOM/WP/HSG/TC/1683/1985-86 dt. 7-8-85

बरल - ४		
१५१९३	२४	५०
२०२४		



MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	No. of Transfer	Reg. No. of Transferer	To whom Transferred	Reg. No of Transferee	Signature of Secretary
1.4.93	5	1	Shrimati Pushpa Suresh kakka and shree Suresh R. kakka	1	MV Aggarhe
1.5.94	5	1	Ramakant G. Lad.	1	MV Aggarhe
06/06/23	3	1	1) Smt. Madhuri H. Kantak 2) Smt. Sushama V. Madkarni 3) Smt. Priyanka M. Kulkarni	24	



XEROX



बदल - ४		
९५९९३	२५	५०
२०२४		

मालमत्ता पत्रक

विभाग/मौजे -- पहाडी गोरेगांव(ए)

तालुका/न.भु.मा.का. -- न.भू.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक/फा. नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकारणाचा किंवा फाईद्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

१२८ [३१४.५] क [रु. २६.६५ ता १७/१२/६४ रु. २७.०० पेसे ३१/७/ पासून ५३.५ दि. १/८/७९ पासून ४२५.५ १०७.०० १/८/७९ पासून] र.रु. ३२१.०० दि. १/८/०१ पासून दि. ३१/७/२००४

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६६

- १) इंदिराबाई विनायक फाटक
- २) श्री.अनंत विनायक फाटक
- ३) श्री.जयंत विनायक फाटक
- ४) वसंत विनायक फाटक
- ५) श्री.यशवंत विनायक फाटक
- ६) श्रीमती सिताबाई गंगाधर खाडीलकर
- ७) श्रीमती प्रभाबाई नारायण सिदये
- ८) श्रीमती पदमाबाई पदमनाथ बोडस
- ९) कुमारी मिराबाई विनायक फाटक



बरल - ६/
129EE3 १५ ४४
२०२३



पट्टेदार

इतर भार

इतर शोरे

दिनांक

दिनांक	संवहार	खंड क्रमांक	नविन धारक (भा) पट्टेदार (प) किंवा भार (भा)	
२१/०९/१९७९	उ.जि.अधि.मु.उ.अंधेरी यांचेकडील क्र. ए.डी.सी/एल.एन.डी.सी/३४६० दि. १२/७/७९ प्रमाणे मुंदतवाढ बि.शे.सारा नोंद घेतली.			सही - न. भू. अ. क्र. १० मु. उ. न. जि. मुंबई स
०२/०९/१९८०	मा.अ.भू.अ.मु.उ.नगर मु. यांचेकडील न.भू.एस आर IV ३९४/८० दि.२५/८/८० चे आदेशाप्रमाणे क्षेत्र ४२५.५	स्व.सु		सही - जि. नि. भू. अ. तथा न. भू. अ. क्र.१० मुंबई
०८/०३/१९८२	उ.जि.अधि.मु.उ.अंधेरी यांचेकडील क्र. ए.डी.सी/एल.एन.डी.सी/३४६० दि. १५/१२/८२ प्रमाणे मुंदतवाढ बि.शे.सारा नोंद घेतली.			सही - जि. नि. भू. अ. तथा न. भू. अ. क्र.१० मुंबई
१२/०१/२००५	मा.उपविभागीय अधिकारी मुंबई उप यांचेकडील क्र. डि.एल.एन/एल.एन.डी/टे-४ कशी २७४,२७५,२७८/२००२ दि. २१/१/२००२ अन्वये सुधारीत बिनशेती सा-याची नोंद घेतली.			सही - के.रफार क्र. १० प्रमाणे ०१/१२/२००५ न. भू. अ. गोरेगाव

तपासणी करणारा -

बज प्राप्त तारीख २१.१.०६
नक्कल तयार तारीख २१.१.०६
नक्कल दिल्याची तारीख २१.१.०६
नक्कल तयार करणारा
नक्कल तपासणी करणारा



सत्य प्रतिलिपी

एकूण तपसूळ क्र. १०२५०

शुभ व भूमापन खासदार, गोरेगाव (पान न.- 1)

बरल - ४
१५९९३ २६ ५०
२०२४

विभाग/म
नगर भूमापन
क्रमांक/फा
१२८

सुविधाधिकार
हक्काचा
वर्ष

पट्टेदार
इतर भार

इतर शोरे
दिनांक

२१
०८

१२

तपासणी

मालमत्ता पत्रक

विभाग/मौजे -- पहाडी गारेगांव (प) तालुका/न.भु.मा.का. -- न.भु.अ.गारेगांव जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूयान क्रमांक/फा. प्लो. नं. प्लॉट नंबर प्लॉट नंबर क्षेत्र चौ.मी. धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

१२८/१

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क

सि.स.नं. १२८ पाहणे

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६६

- १) श्रीमती इंदिराबाई विनायक फाटक
- २) श्रीमती अनंत विनायक फाटक
- ३) श्रीमती जयंत विनायक फाटक
- ४) श्रीमती वसंत विनायक फाटक
- ५) श्रीमती यशवंत विनायक फाटक
- ६) श्रीमती सिताबाई गंगाधर खाडीलकर
- ७) श्रीमती प्रभाबाई नारायण सिदेय
- ८) श्रीमती दमाबाई पदमनाथ बोडस
- ९) कुमारी मीराबाई विनायक फाटक



बरल - ६/
२५६३ १६ ४४
२०२३

पट्टेदार

इतर पार

इतर शरे



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा पार (पा)
२१/०९/१९७९	वि. शे. सारा/ मुदतवाढ न. भू. क्र. १२८ प्रमाणे		सही - न.भू.अ.क्र. ५ मुं.उ. सही XXX
०८/०३/१९८२	वि. शे. सारा/ मुदतवाढ न. भू. क्र. १२८ प्रमाणे		सही - जि.नि.भू.अ. तथा न.भू.अ.क्र. १०
१२/०१/२००५	मा.उपविभागीय अधिकारी मुंबई उप यांचेकडील क्र. डिप्लेन/एलाएनडी/टे-४ वशी २७४, २७५, २७८/२००२ दि. २/११/२००२ अन्वये सुधारीत बिनशेती सा-याची नोंद घेतली.		फेरफार क्र. १० प्रमाणे सही - ०१/१२/२००५ न. भू. अ. गारेगाव

तपासणी करणारा -

नक्कल प्राप्त तारखेस

नक्कल तयार तारखेस

नक्कल दिल्याची तारखेस

नक्कल तयार तारखेस

नक्कल तयार तारखेस

२१.११.०६

२१.११.०६

२१.११.०६

२१.११.०६

२१.११.०६

एकूण नक्कल की ८.२५००



न.भु.अ.गारेगांव

मुंबई उपनगर जिल्हा

सत्य प्रतिलिपी

२१/११/०६

(पान नं. - १)

बरल - ४
१५९६३ २७ ५०
२०२४

मालमत्ता पत्रक

विभाग/मौजे -- पहाडी गोरेगांव (प)

जालुका/न.भु.मा.का. -- न.भू.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

नगर प्रमाण क्रमांक / फा. प्लॉट नं. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार चौ.मी. शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

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सि.स.नं. १२८ पाहणे

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६६

- १) श्रीमती इंदिराबाई विनायक फाटक /
- २) श्री. अनंत विनायक फाटक /
- ३) श्री. जयंत विनायक फाटक /
- ४) वसंत विनायक फाटक /
- ५) श्री. यशवंत विनायक फाटक /
- ६) श्रीमती सिताबाई गंगाधर खाडीलकर /
- ७) श्रीमती प्रभाबाई नारायण सिदये /
- ८) श्रीमती पद्माबाई पद्मनाथ बोडस /
- ९) कुमारी मीराबाई विनायक फाटक /



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पट्टेदार

इतर भार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	सही - न. प. अ. क्र. ५ मु. उ. न. जि. मुंबई स सही - जि. नि. प. अ. तथा न. भू. अ. क्र. १० मुंबई फे रफार क्र. १० प्रमाणे सही - ०१/१२/२००५ न. प. अ. गोरेगांव
२१/०९/१९७१	वि.शे.सारा/मुंदतवाड न.भू.क्र. १२८ प्रमाणे			
०८/०३/१९८२	वि.शे.सारा/मुंदतवाड न.भू.क्रय १२८ प्रमाणे			
१२/०१/२००५	मा.उपविभागिय अधिकारी मुंबई उप यांचेकडील क्र. डिप्लेम/एलएनडी/टे-४ वकी २७४, २७५, २७६/२००२ दि. २/११/२००२ अन्वये सुधारीत विनशेती सा-याची नोंद घेतली.			

तपासणी करावयाची प्राप्त तारखे २१.११.०६ नवीन नकल अर्ज क्रमांक ९३१
नकल तयार तारखे २१.११.०६ नकलेचे शक्य नोंदी ११९
नकल दिल्याची तारखे २१.११.०६ कागद मारक २०१००
नकल तयार करताना २१.११.०६
नकल तपासणी करताना २१.११.०६
एकूण नकल फी ८२५००



सत्य प्रतिपालिणी

सत्य प्रतिपालिणी

(पान नं.- 1)

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विभाग/मौजे

नगर प्रमाण क्रमांक / फा. प

१२८/

सुविधाधिका

हक्काचा मुळ वर्ष १९

पट्टेदार

इतर भार

इतर शेरे

दिनांक

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तपासण

मालमत्ता पत्रक

विभाग/मोजे -- पहाडी गोरेगांव (प) नालुका/न.भू.मा.का. -- न.भू.अ.गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा
 नगर घुसापत्र क्रमांक / फा. प्लॉ. नं. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीचा नियत वेळ
 १२८/३ २२.० क सि.स.नं. १२८ प्रमाणे

सुविधाधिकार

- हक्काचा मूळ धारक वर्क १९६७
- १) श्रीमती इंदिराबाई विनायक फाटक
 - २) श्रीमती अनंत विनायक फाटक
 - ३) श्रीमती जयंत विनायक फाटक
 - ४) श्रीमती वसंत विनायक फाटक
 - ५) श्रीमती यशवंत विनायक फाटक
 - ६) श्रीमती प्रभाबाई गंगाधर खाडीलकर
 - ७) श्रीमती सिताबाई नारायण सिंदेय
 - ८) श्रीमती पद्माबाई पदमनाथ बोडस
 - ९) कुमारी मीराबाई विनायक फाटक



बरल - ६/
 129E3 9L 88
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पट्टेदार
 इतर भार
 इतर शरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	
२१/०९/१९७१	वि. शे. सारा/ मुदतवाढ न. पू. क्रं. १२८ प्रमाणे			रही -
०८/०३/१९८२	वि. शे. सारा/ मुदतवाढ न. पू. क्रं. १२८ प्रमाणे			न.पू.अ.क्र. ५ मु.उ. सही XXX
१२/०१/२००५	मा. उपविभागीय अधिकारी मुंबई उप यांचेकडील क्र. डिएलएन/एलएनडी/टे-४ वशी २७४, २७५, २७६/२००२ दि. २/११/२००२ अन्वये सुधारीत बिनशेती सा-याची नोंद घेतली.			रही - जि.नि.पू.अ. तथा न.पू.अ.क्र. १० फेरपत्र क्र. १० प्रमाणे रही - ०१/१२/२००५ न. पू. अ. गोरेगाव

तपासणी करणाऱ्यास प्राप्त तारीख २१/११/०६ खरी नकल -
 नकल तयार तारीख २१/११/०६ नकल अजं क्रमांक ६३९
 नकल दिल्याची तारीख २१/११/०६ नकलेचे प्रान्त नोदीर
 नकल तयार तारीख २१/११/०६ नकल अजं क्रमांक ८०१००
 नकल तयार तारीख २१/११/०६ नकल अजं क्रमांक २१०

एकूण नकल फी ८२१००



सत्य प्रतिलिपी

सहा उपनगर निबंधक, बोरिवली

बरल - ४
 999E3 2E 90
 २०२४

मालमत्ता पत्रक

विभाग/मोजे -- पहाडी गारेगांव (प)

तालुका/न.भू.मा.का. -- न.भू.अ.गारेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

नगर पंचायत क्रमांक / फा. प्लॉ. नं.

शिट नंबर

प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपसणीची नियत वेळ)

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सि.स.नं. १२८ प्रमाणे

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६७

- १) श्रीमती इंदिराबाई विनायक फाटक /
- २) श्रीमती अनंत विनायक फाटक /
- ३) श्रीमती जयंत विनायक फाटक /
- ४) श्रीमती वसंत विनायक फाटक /
- ५) श्रीमती यशवंत विनायक फाटक /
- ६) श्रीमती सिताबाई गंगाधर खाडीलकर /
- ७) श्रीमती प्रभाबाई नारायण सिदेय /
- ८) श्रीमती पदमाबाई पदमनाथ बोडस /
- ९) कुमारी मीराबाई विनायक फाटक /

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पट्टेदार

इतर भार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षीकरण
२१/०९/१९७९	बि. शो. सारा/ मुदतवाढ न. मू. क्रं. १२८ प्रमाणे			सहो -
०८/०३/१९८२	बि. शो. सारा/ मुदतवाढ न. मू. क्रं. १२८ प्रमाणे			न.पू.अ.क्र. ५ मं.उ. सही XXX
१२/०१/२००५	मा.उपविभागिय अधिकारी मुंबई उप यांचेकडील क्र. डिप्लेन/एलएनडी/टे-४ वरी २७४, २७५, २७८ /२००२ दि. २/११/२००२ अन्वये सुधारीत बिनशेती सा-याची नोंद घेतली.			सहो - जि.नि.पू.अ. तथा न.पू.अ.क्र. १० के रफार क्र. १० प्रमाणे सही - ०१/१२/२००५ न. पू. अ. गारेगाव

तपासणी करणारा प्राप्त तारीख

नक्कल तयार तारीख

नक्कल दिल्याची तारीख

नक्कल तयार करणारा

नक्कल तयार करणारा

नक्कल अज क्रमांक

नक्कलचे शून्य

कामद शुल्क

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न.भू.अ.गारेगांव

मुंबई उपनगर जिल्हा

गारेगाव

एकूण नक्कल फी ८२५०

सत्य प्रतिलिपी

रफत सुभाषचंद्र बाळिकारी, गारेगाव

(पान नं. 1)

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मालमत्ता पत्रक

विभाग/मौजे -- पहाडी गोरेगांव (प) तालुका/न.भु.मा.का. -- न.भू.अ.गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा
 नगर भूमापन क्रमांक / फा. प्लॉ. नं. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

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सि.स.नं. १२८ प्रमाणे

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६७

- १) श्रीमती इंदिराबाई विनायक फाटक
- २) श्रीमती अनंत विनायक फाटक
- ३) श्रीमती जयंत विनायक फाटक
- ४) श्रीमती वसंत विनायक फाटक
- ५) श्रीमती यशवंत विनायक फाटक
- ६) श्रीमती सिताबाई गंगाधर खाडीलकर
- ७) श्रीमती प्रभाबाई नारायण सिंदेय
- ८) श्रीमती पद्मबाई पद्मनाथ बोडस
- ९) कुमारी मीराबाई विनायक फाटक



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पट्टेदार

इतर भार

इतर शरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	सही - न.पू.अ.क्र. ५ मुं.उ. सही XXX सही - जि.नि.पू.अ. तथा न.पू.अ.क्र १० फेरफार क्र. १० प्रमाणे सही - ०१/२/२००५ न. पू. अ. गोरेगाव
२१/०९/१९७१	वि. शे. सारा/ मुदतवाढ न. भू. क्र. १२८ प्रमाणे			
०८/०३/१९८२	वि. शे. सारा/ मुदतवाढ न. भू. क्र. १२८ प्रमाणे			
१२/०१/२००५	मा.उपविभागीय अधिकारी मुंबई उप यांचेकडील क्र. डिप्लेन/एलएनडी/टे-४ वशी २७४, २७५, २७८/२००२ दि. २१/११/२००२ अन्वये सुधारीत बिनशेती सा-याची नोंद घेतली.			

तपासणी करणारा तारीख २१/११/०६ नवकसेतकळ - क्रमांक ६३१८
 मिशकल नगर तारखे २१/११/०६ नकलेचे शून्क नोंदी
 मिशकल विल्याची तारखे कळगद धारक ८०००
 नवकसेत तारखे २१०
 मिशकले तारखे
 एकूण नवकळ फी १२५०



सत्य प्रतिलिपी

सहाय्यक सुविधाधिकारी, पोरेगाव

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मालमत्ता पत्रक

विभाग/मौजे -- पहाडी गारेगांव (प) तालुका/न.भु.मा.का. -- न.भू.अ.गारेगांव जिल्हा -- मुंबई उपनगर जिल्हा

नगर पंचायत क्रमांक / फा. फ्लो. नं. प्लॉट नंबर क्षेत्र चौ.मी. धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

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सि.स.नं. १२८ प्रमाणे

सुविधाधिकार

हक्काचा मूळ धारक वर्ष १९६७

- १) श्रीमती इंदिराबाई विनायक फाटक
- २) श्रीमती अनंत विनायक फाटक
- ३) श्रीमती जयंत विनायक फाटक
- ४) श्रीमती वसंत विनायक फाटक
- ५) श्रीमती यशवंत विनायक फाटक
- ६) श्रीमती प्रभाबाई नारायण सिंदेय
- ७) श्रीमती पद्माबाई पदमनाथ बोडस
- ८) कुमारी मीराबाई विनायक फाटक



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पट्टेदार

इतर भार

इतर शोरे



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) पट्टेदार (प) किंवा भार (भा)
२१/०९/१९७९	बि. शो. सारा/ मुदतवाढ न. भू. क्र.१२८ प्रमाणे		
०८/०३/१९८२	बि. शो. सारा/ मुदतवाढ न. भू. क्र.१२८ प्रमाणे		
१२/०१/२००५	मा.उपविभागिय अधिकारी मुंबई उप यांचेकडील क्र. डि.एल.एन/एल.एन.डी/टे-४ व्हाई २७४, २७५, २७६ /२००२ दि. २/११/२००२ अन्वये सुधारित विनशोती सा-याची नोंद घेतली.		

सही -
न.पू.अ.क्र. ५ मु.उ. सही XXX
सही -
जि.नि.पू.अ. तथा न.पू.अ.क्र. १०
के.एफ.क्र. १० प्रमाणे सही -
०१/१२/२००५
न. पू. अ. गारेगाव

तपासणी करणारा मुज प्राप्त ताराख २५.११.०६
मॅककल तयार तारोख २१.११.०६
मॅककल दिल्याची तारोख २५.११.०६
मॅककल तयार करणारा ०१/१२/२००५
मॅककल तपासणी करणारा ०१/१२/२००५

एकूण नक्कल सी ८२५



सत्य प्रतिलिपि

अधिकारी, गारेगाव

(पान नं.- 1)

बरल - ४
949e3 32 40
२०२४

मालमत्ता पत्रक

विभाग/मौजे -- पहाडी गोरगांव (प) तालुका/न.भु.मा.का. -- न.भु.अ.गोरगांव जिल्हा -- मुंबई उपनगर जिल्हा

नवर मूल्यांकन क्रमांक / फा. क्र. नं. शिट नंबर 1 फ्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

१२८/७

२६.६ क

सि.स.नं. १२८ प्रमाणे

सुविधाधिकार

हक्काचा मूळ धारक नंबर १९६७

- १) श्रीमती इंदिराबाई विनायक फाटक
- २) श्रीमती अनंत विनायक फाटक
- ३) श्रीमती जयंत विनायक फाटक
- ४) श्रीमती वसंत विनायक फाटक
- ५) श्रीमती यशवंत विनायक फाटक
- ६) श्रीमती सिताबाई गंगाधर खाडोलकर
- ७) श्रीमती प्रभाबाई नारायण सिदेय
- ८) श्रीमती पदमाबाई पदमनाथ बोडस
- ९) कुमारी मीराबाई विनायक फाटक



बरल - ६/
129883 22 88
२०२३



पट्टेदार

इतर भार

इतर शोरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)
२१/०९/१९७१	बि. शे. सारा/ मुदतवाढ न. भू. क्र. १२८ प्रमाणे		
०८/०३/१९८२	बि. शे. सारा/ मुदतवाढ न. भू. क्र. १२८ प्रमाणे		
१२/०१/२००५	मा.उपविभागिय अधिकारी मुंबई उप यांचेकडील क्र. डिप्लोमन/रलएनडी/टे-४ वशी २७४, २७५, २७८ /२००२ दि. २/११/२००२ अन्वये सुधारीत विनशोती सा-याची नोंद घेतली.		

तपासणे करणारा नज प्राप्त ताराख २१.१.१०६ नक्कल अज क्रमांक ६३२३३
नक्कल तयार ताराख २१.१.१०६ नक्कलचे शब्क नोंदी ३३३
नक्कल दिल्याची ताराख १०.१.११.१०६ कर्गाड शब्क ८०६
नक्कल तयार करणारा ११.१.१०६
नक्कल तपासणे करणारा ११.१.१०६



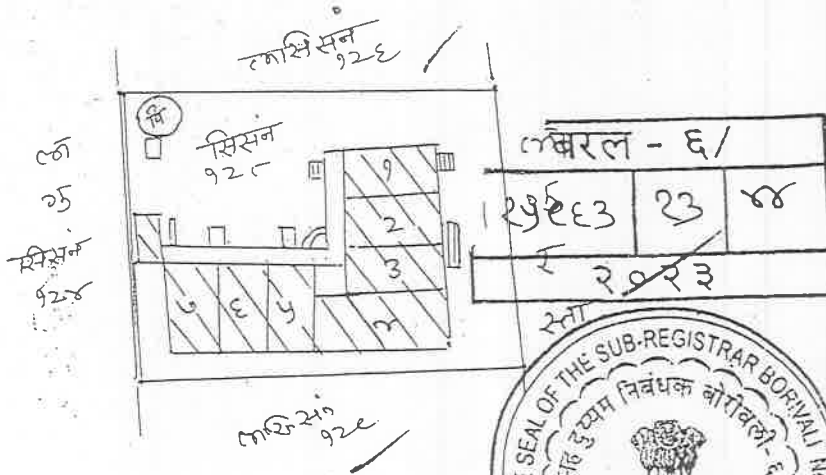
एकूण नक्कल फी ८२१७

सत्य प्रतिलिपी

सत्य प्रमाणे अधिकारी, सेवेत

बरल - ४
94983 33 40
२०२४

अर्जदारी: विप्लव शिवाजी देसाई यांच्या
 दिनांक 2/9/2008 च्या नकल अर्ज मधील
 पहिली कोरेओन ता या बंदी जि. मु. उप
 क्षेत्रीय पुणे जिल्हा का. १०. ४३. ... घटन
 न. क्र. १२८, १२८/१०.५
 या कारणा पुरता नकाशा..... अर्ज क्रमांक. २३)



अ) सदरची नकल मूळ नगर भूमिपान नकाशा / छापित
 नकाशा/प्लानविलोकिंग नकारावकून वेगळी आले आहे
 ब) याची नकल मूळ भूमिपान नकाशा देण्याची जागेची
 स्थिती प्रमाणित आहे. यासाठी जागेवर
 मूळ नकाशा व प्लानविलोकिंग विलेखी विलेखिते
 केल्याने या नकाशावर जाचव. स्थिते
 परतिले असे याची आधारे नकारावकटी
 अनेकी प्रमाणित करून घेणे आवश्यक आहे.

टीप - २५२ नकाशात लॉक बाईथ वा धकाम नाही
 ३ रमो = ५०० तेमी

मज प्राप्त ताराख २५९१०६ नकल अर्ज क्रमांक २३
 नकल तयार ताराख २५९१०६ नकल अर्ज क्रमांक २३
 नकल विल्हाची ताराख १९७१०६ नकाशा क्रमांक १९७१०६
 नकल तयार करणारी १९७१०६
 नकल तयार करणारी १९७१०६

२५
 पकूण नकलची १९७१०६



सत्य प्रतिलिपी

श. विप्लव शिवाजी देसाई, पोरेगाव



खरल - ४		
१५९६३	३४	५०
२०२४		



1203

BRIHANMUMBAI MAHANAGARPALIKA
NO.CHE/ 9795 /BP(WS)/AP of

1 DEC 2012

FULL OCCUPATION CERTIFICATE

ISSUED

To,
M/s. Karwa Developers
C.A. to Owner Shree Vinayak C.H.S. Ltd.

Sub: Permission to occupy the completed building on plot bearing
C.T.S. No. 128,128 (1 to 7) of Village Pahadi, Goregaon at
Goregaon (West).

बरल - ६/		
२५९६३	२५	४४
२०२३		

Ref:- Your Architect's letter dtd. 04.04.2012

Sir,

The full development work of residential building comprising of
+ 1st to 7th (Pt.) upper floors on plot bearing CTS No. 128,128 (1 to 7) of
Village Pahadi, Goregaon, Goregaon (West), Mumbai completed under the
supervision of Shri Arvind Nandapurkar, Architect having Lic. No. CA/83/7799, Shri P.P. Tavase, Lic. Structural Engineer having Lic. No.
STR/T/22 and Lic. Site Supervisor, Shri Prakash Kanare having Lic. No.
K/430/SS-II, may be occupied on the following conditions:-



1. That the certificate under Section 27C-A of B.M.C. Act shall be obtained from A.E.W. 'P/South' Ward and a certified copy of the same shall be submitted to this office.
2. That all the deposit shall be claimed within 6 years from the date of payment of within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.
3. That the Co.Op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.

A set of certified completion plan is returned herewith:

Yours faithfully,

A.E.B.P. (P/S)

Ex. Eng. (Bldg. Prop.) W.S. 'P' Ward

D:\svni\OC\9795 AP.doc

बरल - ४		
१५९६३	३५	५०
२०२४		

NO.CHE/ 9795 /BP(WS)/AP of

Copy to :

1. Architect, Shri Arvind Nandapurkar
2. E.E. V.
3. Asstt. Commissioner, P/South
4. A.E.W.W. P/South
5. A.A.& C P/South
6. A.H.S. P/S

बरल - ६/		
129९६3	२८	४४
२०२३		

For information please



● - 1 DEC 2012

ISSUED
 (A.E.B.P.) (W.S.) P&R

Ex. Eng. (Bldg. Prop.)

AE SURVEY (P&R) P&R
 After Occupation File
 Forwarded for N/A PLS

A.E.B.P. (W.S.) P&R

En/No - Eps form certificate under the APPS/557/ dated 26/03/2012.
 for domestic purpose only.

ISSUED

10 JAN 2013
 10-1-13
 92 BP/WS/P/S

90/9
 AE. BP/WS/P



D:\svm\OCC\9795 AP.

बरल - ४		
१५९९३	३६	५०
२०२४		

This electricity bill neither reflects a title nor is to be used as a proof of any property or premises.

This bill is printed on recycled paper.



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

५५

लेखा क्रमांक PS0105820030000	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL16189320 202220BIL16189321	देयक दिनांक 01/10/2022
पक्षकाराचे नाव व पत्ता: SHRI VINAYAK CO. OP HSG SOC LTD, PLOT NO 11 LT NAGAR ROAD NO 1 GOREGAON WEST MUMBAI 62		प्रेषक - Asstt. Assessor & Collector, P. South West Municipal Office Building C. T. S. No. 746, Village Pahadi, S. V. Road, Goregaon (West), Mumbai - 400 0104. ईमेल - aacps.ac@mcgm.gov.in	वरल - ६/ 249E3 24 88
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्ग, करदात्याची नावे. PS 278 PLOT NO 11 ROAD NO 1 LT NAGAR HOUSE SHRI V G PHATAK			
प्रथम करनिर्धारण दिनांक: 31/03/1961	जलजोडणी क्रमांक:	एकूण भांडवली रक्कम	
एकूण भांडवली मूल्य: ₹ Six Crore Ninety Eight Lakh Eighty Three Thousand One Hundred Ten On (असरी)			
31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0	दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची थकवाकी		₹ 143588
देयक कालावधी:	01/04/2022	ते	31/03/2023



कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
सर्वसाधारण कर			31261			31261
जल कर			0			0
जल लाभ कर			19609			19609
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			12220			12220
म.न.पा. शिक्षण उपकर			11367			11367
राज्य शिक्षण उपकर			9946			9946
रोजगार हमी उपकर			0			0
वृक्ष उपकर			571			571
पथ कर			14210			14210
एकूण देयक रक्कम			99184			99184
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताब्यावरील व्याजाची वसुली			0			0
गागाऊ अधिदानाचे समायोजन			0			0
भरावयाची निव्वळ रक्कम			99184			99184
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रुपये	₹ Ninety Nine Thousand One Hundred Eighty Four Only			₹ Ninety Nine Thousand One Hundred Eighty Four Only		
अंतिम देय दिनांक			31/12/2022			31/12/2022



"To make payment through NEFT:
IFSC - SBIN0003000, Beneficiary A/C No:- MCGMPTPS0105820030000, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152 अ अन्वये, अवैध बांधकामांवर मालमत्ता कर व शास्ती वसविणे व ती गोळा करणे, यांचा, असे अवैध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असेतोपर्यंतच्या कोणत्याही कालावधीसाठी विनियमित झाले आहे असा अन्वयार्थ लावला जाणार नाही.

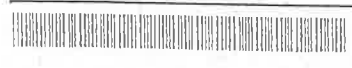
महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / भोगवटादार यांनी अग्निप्रतिबंधक व अग्निशमन यंत्रणा सुस्थितीत असल्याचे 'प्रपत्र-व' अग्निशमन दलास प्रतिवर्षी जानेवारी व जुलै मध्ये सादर करावे.



सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ड) चा अंतर्भाव होण्यासाठी जारी करण्यात येत आहे.

Prif

महेश पाटील
करनिर्धारक व संकलक



User Category :- rRnR

वरल - ४		
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२०२४		

E & OE

RECEIPT NO.0013690



BRIHANMUMBAI MAHANAGAR PALIKA
WARD
 SHRI VINAYAK CO OP HSG SOC
 SHRI V G PHATAK



Date: 12/12/2022 15:32:31
 Receipt No: 2022ACR03967763
 Tax: Property
 Account No: PS0105820030000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.P.M.Ach/Inv+Dischg.F.+Deduction+Adm.Chrg.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202211BILL17573182	07/12/2022	145121	0+0+0+0+0+0+0+0	145121	0	145121	99184
202221BILL17573183	07/12/2022	145121	0+0+0+0+0+0+0+0	145121	0	145121	99184



Seq.No. Instrument type Date No. MGR No. Bank Status Amount
 1/ Chq/ 12/12/2022/ 390439/ 400084004/ MOGAVEERA CO-OP.BANK LTD.(MCG)/ 198368 Cheque() 290242 198368

Net Amount	CGST	SGST	UGST	IGST	Gross Value
198368	0	0	0	0	198368

Total In Words: One Lakh Ninety Eight Thousand Three Hundred Sixty Eight Only
 Advance Payment
 Remark: Part Payment
 Type of Collection: Authorised



HSN/SAC NO.: 999111
 MCGM PAN NO.: AAALM0042L
 MCGM GST NO.: Z7AAALM0042L324

Note: all amount in Rupees
Cheque Received Subject to Realisation

999e3	3C	Y0
बरल - ४		
२०२४		

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADYPK1892P



नाम /NAME
MADHURI HARISH KANTAK

पिता का नाम /FATHER'S NAME
RAMAKANT GHANASHAM LAD

जन्म तिथि /DATE OF BIRTH
31-03-1966

हस्ताक्षर /SIGNATURE

MhKantak

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)



भारत सरकार
Government of India



माधुरी हरीश कंटक
Madhuri Harish Kantak
जन्म तारीख / DOB : 31/03/1966
स्त्री / Female



7544 9419 2609

आधार - सामान्य माणसाचा अधिकार

MhKantak



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता W/O: हरीश कंटक, 3/4
सहजीवन सोसायटी, काजुपाडा,
शिवसेना ऑफीस जवळ, भटवाडी
घाटकोपर वेस्ट, मुंबई, बरवे नगर,
महाराष्ट्र, 400084

Address: W/O: Harish Kantak, 3/4 Sahjwan
Society, Kajupada, near Shivsena Office,
Bhatwadi Ghatkopar West, Mumbai, Barve
Nagar, Maharashtra, 400084

7544 9419 2609

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

बरल - ४		
१५१९३	३९	५०
२०२४		



भारतीय विशिष्ट ओळख अधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

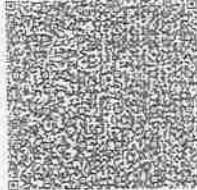
नोंदविण्याचा क्रमांक / Enrollment No.: 0628/31406/00778

To
 सुषमा वासुदेव नाडकर्णी
 Sushama Vasudeo Nadkarni
 C/O Vasudeo Nadkarni
 702, Shree Madhusudan CHS-Playground Road
 Opp Sathaye College Vileparle East
 Mumbai
 Vileparle (East)
 Andheri Mumbai Suburban
 Maharashtra 400057
 9820504267

02/03/2015
 167106386



ME671063861FH



आपला आधार क्रमांक / Your Aadhaar No. :

8681 0474 9076

माझे आधार, माझी ओळख



भारत सरकार
 Government of India

सुषमा वासुदेव नाडकर्णी
 Sushama Vasudeo Nadkarni
 जन्म तारीख / DOB : 23/08/1967
 स्त्री / Female



8681 0474 9076

माझे आधार, माझी ओळख

बरल - ४		
१५९९३	४०	५०
२०२४		

Nadkarni

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRIYANKA MANISH KULKARNI
RAMAKANT GANASHYAM LAD

24/03/1970

Permanent Account Number
AOTPK1488D

Pmkulkarni
Signature



भारत सरकार
Government of India



Download Date: 22/10/2021



प्रीतिका मनिष कुलकर्णी
Priyanka Manish Kulkarni
जन्म तारीख/DOB: 24/03/1970
महिला/ FEMALE

Issue Date: 04/10/2021

6295 1094 7374

VID : 9125 7386 2235 2152

माझे आधार, माझी ओळख

Pmkulkarni

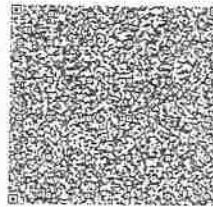


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
मनिष कुलकर्णी, 501 502 बिल्डिंग नो-6 गार्डन
एन्क्लेव, पोखरण रोड नो-1, ठाने वेस्ट, ठाने,
महाराष्ट्र - 400610

Address:
C/O: Manish Kulkarni, 501 502 Building No-6
Garden Enclave, Pokhran Road No-1, Thane
West, Thane, Thane,
Maharashtra - 400610



6295 1094 7374

VID : 9125 7386 2235 2152



1947




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बरल - ४		
१५१९३	०१	५०
२०२४		

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAIPJ9080F



नाम / NAME
SHRIPAD VASANT JOSHI

पिता का नाम / FATHER'S NAME
VASANT JOSHI

जन्म ति.सं. / DATE OF BIRTH
28-09-1964

हस्ताक्षर / SIGNATURE

आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

Handwritten signature

भारत सरकार
Government of India



श्रीपाद वसंत जोशी
Shripad Vasant Joshi
जन्म तारीख/DOB: 28/09/1964
पुरुष/ MALE

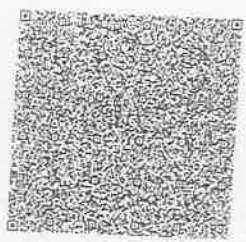
5869 5841 6633
VID : 9130 0769 2759 4898

Handwritten signature

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
फ्लॉट नं 202, श्री विनायक सीएचएसएल प्लॉट नं 11, एल. टी. नगर रोड नं 1 ऑफ एम जी रोड, गोरगाव पश्चिम, मुंबई, महाराष्ट्र - 400104

Address:
Flat No 202, Shree Vinayak CHSL Plot No 11, L T Nagar Road No 1 Off M G Road, Goregaon West, Mumbai, Mumbai, Maharashtra - 400104



5869 5841 6633
VID : 9130 0769 2759 4898

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बरल - ४		
९५९९७	४२	५०
२०२४		



भारतीय विशिष्ट ओळख प्राधिकरण

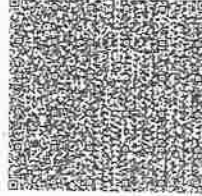
भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 0628/31406/00751

To
 वासुदेव मधुसूदन नाडकर्णी
 Vasudeo Madhusudan Nadkarni
 C/O Madhusudan Nadkarni
 702 Shree Madhusudan CHS Playground Road
 Opp Sathaye College Vileparle East
 Mumbai
 Vileparle (East)
 Andheri Mumbai Suburban
 Maharashtra 400057
 9820640228
 167106383
 27/12/2014
 ME671063835FH



आपला आधार क्रमांक / Your Aadhaar No. :

8155 3526 1158

माझे आधार, माझी ओळख

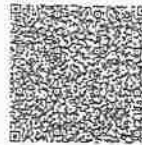


भारत सरकार

Government of India



वासुदेव मधुसूदन नाडकर्णी
 Vasudeo Madhusudan Nadkarni
 जन्म तारीख / DOB : 29/09/1959
 पुरुष / Male



8155 3526 1158

माझे आधार, माझी ओळख

Handwritten signature

बरल - ४		
१५९९९	७३	५०
२०२४		



भारत सरकार
Government of India



शुभदा श्रीपाद जोशी
Shubhada Shripad Joshi
जन्म वर्ष / Year of Birth : 1971
स्त्री / Female



with

8733 7160 5691

आधार - सामान्य माणसाचा अधिकार

Mrs. S. S. Joshi



भारतीय विशिष्ट ओळख प्रतीकरण
Unique Identification Authority of India

पत्ता फ्लॉट नं 202, श्री विनायक,
सीएचएसएल प्लॉट नं 11, एल टी
नगर रोड नं 1 ऑफ एम जी रोड,
गोरेगाव पश्चिम, मुंबई, मोतीलाल
नगर, मुंबई, महाराष्ट्र, 400104

Address Flat No 202, Shree Vinayak
CHSL Plot No 11, L. T. Nagar Road No 1
Off M G Road, Goregaon West, Mumbai,
Motilal Nagar, Mumbai, Maharashtra,
400104

8733 7160 5691

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1800 300 1947

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बरल - ४		
१५१९३	४४	५०
२०२४		



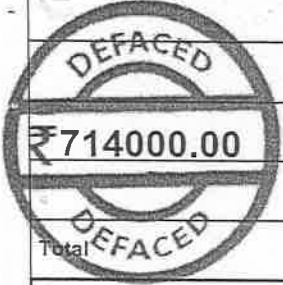
बरल - ४		
१५१२३	४५	५०
२०२४		



CHALLAN
MTR Form Number-6



GRN	MH009721280202425P	BARCODE	[Barcode]		Date	14/10/2024-12:13:02	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4			Full Name	SHRIPAD VASANT JCSHI					
Location	MUMBAI			Flat/Block No.	Flat No. 201, on 2nd floor Shree Vinayak Chs Ltd					
Year	2024-2025 One Time			Premises/Building						
Account Head Details		Amount In Rs.		Road/Street	L. T. Nagar, Road No. 1, M. G. Road, Goregaon West					
0030045501 - Stamp Duty		384000.00		Area/Locality	Mumbai					
0030063301 - Registration Fee		30000.00		Town/City/District						
				PIN	4	0	0	1	0	4
Remarks (If Any)				SecondPartyName=MADHURI HARISH KANTAK AND OTHERS-						
Total		7,14,000.00		Amount In	Seven Lakh Fourteen Thousand Rupees Only					
				Words						
Payment Details				FOR USE IN RECEIVING BANK						
STATE BANK OF INDIA				Bank CIN	Ref. No.	10000502024101401989	3024905553237			
Cheque/DD Details				Bank Date	RBI Date	14/10/2024-12:15:37	Not Verified with RBI			
Name of Bank				Bank-Branch		STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				



Department ID :

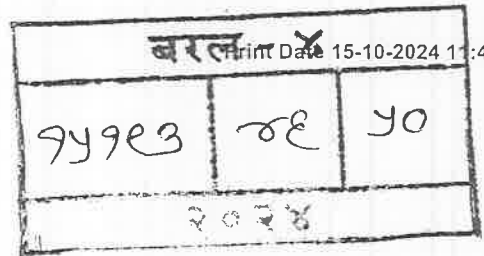
Mobile No. : 983300140

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-387-15193	0005380204202425	15/10/2024-11:46:16	IGR193	30000.00
2	(IS)-387-15193	0005380204202425	15/10/2024-11:46:16	IGR193	684000.00
Total Defacement Amount					7,14,000.00



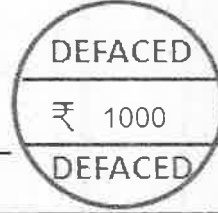


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1024159303252	Receipt Date	15/10/2024
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Received from DHC, Mobile number 9833190067, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 15193 dated 15/10/2024 at the Sub Registrar office Joint S.R. Borivali 4 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	15/10/2024
Bank CIN	10004152024101503094	REF No.	428900538562
Deface No	1024159303252D	Deface Date	15/10/2024

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



बरल - ४		
१५१९३	४०	५०
२०२४		

387/15193

मंगळवार, 15 ऑक्टोबर 2024 11:46 म.पू.

दस्त गोषवारा भाग-1

बरल-4

दस्त क्रमांक: 15193/2024

दस्त क्रमांक: बरल-4 /15193/2024

बाजार मुल्य: रु. 73,89,442/-

मोबदला: रु. 1,14,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,84,000/-

दु. नि. सह. दु. नि. बरल-4 यांचे कार्यालयात

पावती:16285

पावती दिनांक: 15/10/2024

अ. क्र. 15193 वर दि.15-10-2024

सादरकरणाचे नाव: श्रीपाद वसंत जोशी

रोजी 11:44 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

दस्त हजर करणाऱ्याची सही:

एकुण: 31000.00

सह दु. नि. का-बोरीवली4

सह दु. नि. का-बोरीवली4

दस्ताचा प्रकार: सेल डीड

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 15 / 10 / 2024 11 : 44 : 18 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 15 / 10 / 2024 11 : 45 : 39 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्ताऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण प्रमाण, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता संपादनली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील.

Mukantak

लिहून देणार

लिहून घेणार

Mukantak

Mukulkaran

बरल - ४

१५१९३

४८

५०

२०२४



15/10/2024 11:52:50 AM

दस्त क्रमांक:15193/2024

दस्त क्रमांक :वरल-4/15193/2024

दस्ताचा प्रकार:-सेल-डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:माधुरी हरिश कंटक पत्ता:प्लॉट नं: सदनिका क्र 3/4, माळा नं: -, इमारतीचे नाव: सहजीवन को ऑप हौ सो लि, ब्लॉक नं: काजूपाडा, शिवसेना ऑफिस जवळ, बर्वे नगर भटवाडी, रोड नं: घाटकोपर पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ADYPK1892P	लिहून देणार वय :-58 स्वाक्षरी:- <i>Mhantak</i>		
2	नाव:सुषमा वासुदेव नाडकर्णी पत्ता:प्लॉट नं: सदनिका क्र 702, माळा नं: -, इमारतीचे नाव: श्री मधुसूदन को ऑप हौ सो लि, ब्लॉक नं: प्ले ग्राऊंड रोड ऑप साठे कॉलेज, रोड नं: विलेपार्ले पूर्व मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ACGPN7746N	लिहून देणार वय :-57 स्वाक्षरी:- <i>Sushma</i>		
3	नाव:प्रियांका मनिष कुलकर्णी पत्ता:प्लॉट नं: सदनिका क्र 501, 502, माळा नं: बिल्डिंग नं 6, इमारतीचे नाव: गार्डन इनक्लेव, ब्लॉक नं: पोखरन रोड नं 2, रोड नं: ठाणे पश्चिम मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:AOTPK1488D	लिहून देणार वय :-54 स्वाक्षरी:- <i>Pinkulkarni</i>		
4	नाव:श्रीपाद वसंत जोशी पत्ता:प्लॉट नं: सदनिका क्र 202, माळा नं: -, इमारतीचे नाव: श्री विनायक को ऑप हौ सो लि, ब्लॉक नं: प्लॉट नं 1 एल टी नगर रोड नं 1 ऑफ एम जी रोड, रोड नं: गोरेगांव पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAIPJ9080F	लिहून घेणार वय :-60 स्वाक्षरी:- <i>Shripad</i>		

वरील दस्तऐवज करून देणार तय्यारकीत सेल डीड चा दस्त ऐवज करून घेण्यात येऊन करतात.
शिवका क्र.3 ची वेळ:15 / 10 / 2024 11 : 50 : 29 AM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख घेण्यासाठी आधुनिक तंत्रज्ञानाद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार श्रीपाद वसंत जोशी	15/10/2024 11:50:49 AM	श्रीपाद वसंत जोशी M 1295632562195554304
2	लिहून देणार माधुरी हरिश कंटक	15/10/2024 11:48:27 AM	माधुरी हरिश कंटक F 1295631961525084160
3	लिहून देणार सुषमा वासुदेव नाडकर्णी	15/10/2024 11:49:23 AM	सुषमा वासुदेव नाडकर्णी F 1295632199908413440
4	लिहून देणार प्रियांका मनिष कुलकर्णी	15/10/2024 11:50:06 AM	प्रियांका मनिष कुलकर्णी F 1295632383467933696

शिवका क्र.4 ची वेळ:15 / 10 / 2024 11 : 50 : 53 AM

शिवका क्र.5 ची वेळ:15 / 10 / 2024 11 : 52 : 10 AM नोंदणी पुस्तक 1 मध्ये

सह नि.का.बारीबली4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHRIPAD VASANT JOSHI	eChallan	10000502024101401989	MH009721280202425P	684000.00	SD	0005380204202425	15/10/2024
2		DHC		1024159303252	1000.	RF	1024159303252D	15/10/2024
3	SHRIPAD VASANT JOSHI	eChallan		MH009721280202425P	30000	RF	0005380204202425	15/10/2024

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

15193 /2024

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

बरल - ४		
१५९९३	५०	५०
२०२४		



प्रमाणित करण्यात येते की, या दस्तामळे एकूण ५० पाने आहेत.

सह. दुय्यम निबंधक, बोरीवली क्र.-४, मुंबई उपनगर जिल्हा.

बरल-४/ १५९९३ /२०२४
पुस्तक क्रमांक १, क्रमांक.....वर
नोंदला. १५/१०/२०२४
दिनांक:

सह. दुय्यम निबंधक, बोरीवली क्र. ४, मुंबई उपनगर जिल्हा.

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	11400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7389441.8
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सदनिका क्र 201, माळा नं: 2 रा मजला, इमारतीचे नाव: श्री विनायक को ऑप हौ सो लि, ब्लॉक नं: एल टी नगर रोड नं 1 एम जी रोड, रोड : गोरेगांव पश्चिम मुंबई 400104, इतर माहिती: सदनिकेचे क्षेत्रफळ 438 चौ फूट कार्पेट एरिया.... PUI: PS0105820030000 ((C.T.S. Number : 128 ;))
(5) क्षेत्रफळ	1) 48.85 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-माधुरी हरिश कंटक वय:-58; पत्ता:-प्लॉट नं: सदनिका क्र 3/4, माळा नं: -, इमारतीचे नाव: सहजीवन को ऑप हौ सो लि, ब्लॉक नं: काजूपाडा, शिवसेना ऑफिस जवळ, बर्वे नगर भटवाडी, रोड नं: घाटकोपर पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400084 पॅन नं:-ADYPK1892P 2): नाव:-सुषमा वासुदेव नाडकर्णी वय:-57; पत्ता:-प्लॉट नं: सदनिका क्र 702, माळा नं: -, इमारतीचे नाव: श्री मधुसूदन को ऑप हौ सो लि, ब्लॉक नं: प्ले ग्राऊंड रोड ऑप साठे कॉलेज, रोड नं: विलेपार्ले पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-ACGPN7746N 3): नाव:-प्रियांका मनिष कुलकर्णी वय:-54; पत्ता:-प्लॉट नं: सदनिका क्र 501, 502, माळा नं: बिल्डिंग नं 6, इमारतीचे नाव: गार्डन इनक्लेव, ब्लॉक नं: पोखरन रोड नं 2, रोड नं: ठाणे पश्चिम मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AOTPK1488D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रीपाद वसंत जोशी वय:-60; पत्ता:-प्लॉट नं: सदनिका क्र 202, माळा नं: -, इमारतीचे नाव: श्री विनायक को ऑप हौ सो लि, ब्लॉक नं: प्लॉट नं 1 एल टी नगर रोड नं 1 ऑफ एम जी रोड, रोड नं: गोरेगांव पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAIPJ9080F
(9) दस्तऐवज करून दिल्याचा दिनांक	15/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	15193/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	684000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-४,
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHRIPAD VASANT JOSHI	eChallan	10000502024101401989	MH009721280202425P	684000.00	SD	0005380204202425	15/10/2024
2		DHC		1024159303252	1000	RF	1024159303252D	15/10/2024
3	SHRIPAD VASANT JOSHI	eChallan		MH009721280202425P	30000	RF	0005380204202425	15/10/2024

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