

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

20250206634

06 February 2025,10:37:29 AM

मूल्यांकनाचे वर्ष 2024
जिल्हा मुंबई(मेन)
मूल्य विभाग 18-थारावी
उप मूल्य विभाग भुभाग : पूर्वेस मध्य रेल्वे लाईन, पश्चिमेस पश्चिम रेल्वे लाईन, उत्तरेस मुंबई शहराची हद्द, दक्षिणेस हार्बर रेल्वे लाईन.
सर्व्हे नंबर /न. भू. क्रमांक : सि.टी.एस. नंबर#40

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
33030	96220	110650	120270	96220	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	65.8चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	3 to 5वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्वहन सुविधा-	आहे	मजला -	5th floor To 10th floor		

रस्ता सन्मुख -

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 105% apply to rate= Rs.101031/-

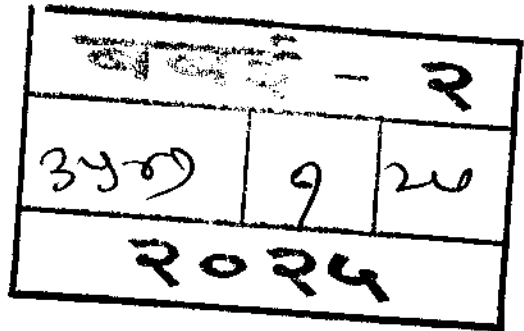
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
= (((101031-33030) * (95 / 100)) + 33030)
= Rs.97631/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 97631 * 65.8
= Rs.6424119.8/-

Applicable Rules = ,10,4

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 6424119.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.6424119.8/-

Home



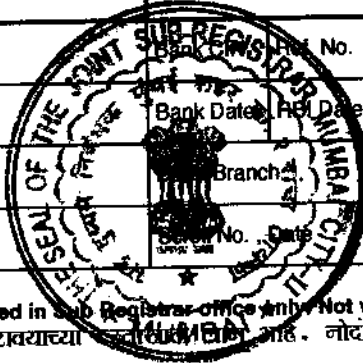
AS Registrar

Handwritten signature and date: 10/02/2025

CHALLAN
MTR Form Number-6



GRN	MH015668143202425E	BARCODE			Date	05/02/2025-23:41:44	Form ID	25.1			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)							
Office Name	BBE3_JT SUB REGISTRA MUMBAI CITY 3			Full Name	IRFAN BASHIR AHMED KHAN						
Location	MUMBAI			Flat/Block No.	Flat No. E-705, 7TH Floor, E wing, Eleven						
Year	2024-2025 One Time			Premises/Building	Heights Residence Welfare Society Ltd.,						
Account Head Details		Amount In Rs.		Road/Street	Sant Gora Kumbhar Road, Subhash Nagar, Kumbhar Wada, Dharavi						
0030045501 Stamp Duty		390000.00		Area/Locality	Mumbai						
0030063301 Registration Fee		30000.00		Town/City/District							
				PIN		4	0	0	0	1	7
				Remarks (If Any)	SecondPartyName=ASHA SURYAKANT RAJGURU~						
				Amount In	Four Lakh Twenty Thousand Rupees Only						
Total		4,20,000.00		Words							
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Form No.	00040572025020532833	IK0DCOKAQ9					
Cheque/DD No.				Bank Date/ RBI Date	06/02/2025-08:05:50	Not Verified with RBI					
Name of Bank				STATE BANK OF INDIA							
Name of Branch				Not Verified with Scroll							



Department ID : Mobile No. : 8451857884
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवजासाठी आहे. नोंदणी न करावयाच्या दस्तऐवजासाठी सदर चलन लागू नाही.

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AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT is made at Mumbai this 6th day of February, 2025 **BETWEEN Mrs. ASHA SURYAKANT RAJGURU** aged about 74 years having PAN No. **ABRPR1971M** an adult Indian Inhabitant currently residing at **1101, Saptashree Heights, Kolshet Road, Near Tmc Sports Complex, Dhokali Naka, Thane Maharashtra - 400607** owner, occupier, possessor of **Flat No. E-705, 7TH Floor, E Wing, Eleven Heights Residence Welfare Society Ltd., Sant Gora Kumbhar Road, Subhash Nagar, Kumbhar Wada, Dharavi, Mumbai-400017**, (which expression shall unless repugnant to the context or meaning there to be mean and include her respective heirs, executors, administrators and assignees) hereafter called **"THE VENDOR"** of the **FIRST PART**

AND

Mr. IRFAN BASHIR AHMED KHAN aged about 35 years having PAN No. **DRDPK9230H** an adult Indian Inhabitant residing at **ROOM NO. C-48, 2/9, SAIBABA NAGAR, 90 FEET ROAD, NEAR DHARAVI POLICE STATION, DHARAVI, MUMBAI 400017** (which expression shall unless repugnant to the context or meaning there to be mean and include his respective heirs, executors, administrators and assignees) hereafter called **"THE PURCHASER"** of the **OTHER PART**;



AS Prjgman

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And This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flat Act, 1963 and the Rules made there under.

WHEREAS the party to the First part owns and possesses and /or otherwise well and sufficient entitled **Flat No. E-705, 7TH Floor, E wing, Eleven Heights Residence Welfare Society Ltd., Sant Gora Kumbhar Road, Subhash Nagar, Kumbhar Wada, Dharavi, Mumbai-400017,** admeasuring about **590 Sq. ft. Carpet area equivalent to 65.80 sq. mtrs. built-up area** more particularly described in the SCHEDULE hereunder written (hereinafter for the sake of brevity called and referred to as the SAID PREMISES)

AND WHEREAS the party of the First part has Purchased the said Flat premises from M/s.SAI PUSHPA CONSTRUCTIONS vide Agreement for Sale dated 18th day of August, 2016, and Registered with Sub-Registrar Mumbai City 5 under Registration No. BBE-5-5208/2016 registered on 18.08.2016. (hereinafter said as the Principal Document). The said property was originally developed under the SRA Scheme 33(10) as part of the composite plot of Subhash Nagar Co-operative Housing Society Ltd. Upon completion of the sale building, the newly constructed sale wings were designated as a separate entity under the name **Eleven Heights Residence Welfare Society Ltd.**



AND WHEREAS the Vendor and the Party to the First part are enjoying the said premises as full and absolute owner thereof and a bona fide member of Eleven Heights Residence Welfare Society Ltd., the society is not registered yet under Societies Act 1960.

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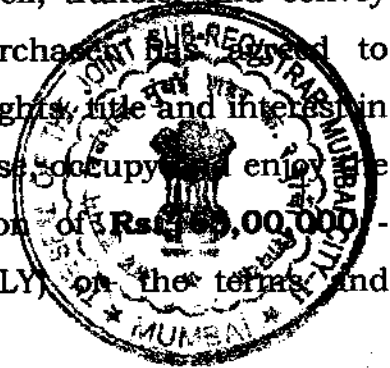
10/11/2016

AND WHEREAS in this event, the Vendor is seized, possessed and otherwise absolutely entitled to sell, transfer, convey and assign all her right, title and interest in the said Premises on ownership basis to the Purchaser.

AND WHEREAS the Vendor at her own sweet will decided to sell the aforesaid premises on OWNERSHIP BASIS with individual title and interest in and upon the said premises to Purchaser.

AND WHEREAS the Purchaser being in need of suitable premises and came to know about the same and approached the Vendor and offered to purchase the said premises at and for lumpsum price of **Rs.65,00,000/-** (Rupees: **SIXTY FIVE LAKHS ONLY**) together with share with all rights, title, ownership and interest in and upon the said premises and also including the installed all furniture and fixture of the said flat premises.

AND WHEREAS after considering the said offer from all angle the Vendor has agreed to sell, transfer and convey unto the Purchaser and the Purchaser has agreed to purchase from the Vendor all her rights, title and interest in the said shares and right to hold, use, occupy and enjoy the said flat at or for a consideration of **Rs.65,00,000/-** (Rupees: **SIXTY FIVE LAKHS ONLY**) on the terms and conditions recorded herein.



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

AS Registered

As per K...

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1. The Vendor has agreed to sell and transfer to the Purchaser and the Purchaser has agreed to acquire and purchase the said FLAT No E-705, on 7th Floor having **590 Sq. ft. Carpet** in the said Building to be known as Subhashnagar Co-op. Housing Society Ltd, E building (New Sale Building) (hereinafter referred to as "the said premises") at or for the price of **Rs. 65,00,000/- (Rupees: SIXTY FIVE LAKHS ONLY)** together with all the benefits, sinking funds, standing to the credit of the Vendor in the records of the said society free from all encumbrances and claim at or for the lump sum price of **Rs. 65,00,000/- (Rupees: SIXTY FIVE LAKHS ONLY)**.

2. The Purchaser hereby agrees to pay the Vendor the said purchase price of **Rs. 65,00,000/- (Rupees: SIXTY FIVE LAKHS ONLY)** in the following manner hereinafter mentioned below:-

a) Purchaser has already paid **Rs. 9,35,000 /-** (Rupees: Nine Lakhs Thirty Five Thousand Only) vide RTGS HDFCR52025020386848643 on 03.02.2025 drawn on HDFC BANK as token/Part payment before Registration of this Agreement.

b) Sum of Rs. 65,000/- (Rupees Sixty Five Thousand Only) required for TDS deductions on behalf of the Vendor shall be deposited by the purchaser with the Income Tax Department, Government of India, within 30 days following the registration of this deed

It is further agreed by and between both the parties that the balance amount of Rs. 55,00,000/- (Rupees Fifty Five Lakhs only) being Full and Final payment shall be paid within 30 days from the date of Registration of this Agreement by availing housing loan fully or partly as per requirement of Purchaser and accordingly Vendor will handover vacant



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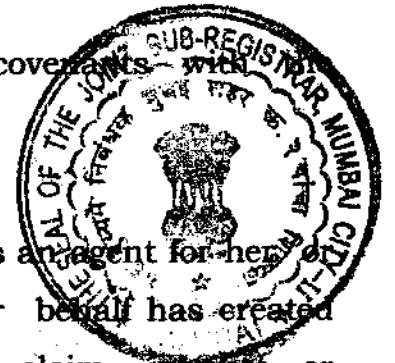
As Registrar
Sub-Registrar

and peaceful possession of the said flat to Purchaser on receipt of above full & final payment.

3. The Vendor has prior to the execution of these presents intimated the said Developer / Society about her intention to transfer and assign all her right, title and interest in the said flat and the said shares to the Purchaser and the said Developer / Society has given their No objection certificate and also agreed to transfer the said flat in the name of Purchaser and also agreed to give Membership of the said Society on completion of the said transaction as well as making application with the Society with all required forms and application and making payment of transfer premium as per Society if any as per prevailing rule.
4. The Vendor shall apply to get the Purchaser admitted and enrolled as a member of the said **Eleven Heights Residence Welfare Society Ltd.**, and to execute in favour of Purchaser such documents for enrolment as may be required by the Purchaser for vesting the said shares of the said Society and the said flat in the name of the Purchaser.

5. The Vendor hereby assures and covenants with Purchaser and declares as follows:-

- i) that neither her nor anybody as an agent for her or claiming through her or on her behalf has created any charge, lien, mortgage, claim, interest or otherwise in any manner encumbered the said Shares and the said Flat or any part thereof and that she has not created any third party interest by way of sale, exchange, lease, license, gift, trust, possession or otherwise and that there is no valid existing or



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subsisting charge, order of injunction and attachment and/or lien levied or leviable in upon or against the said Shares and the said Flat or any part thereof and that the Vendor's occupation, ownership, right, title, interest and claim in the Shares and the said Flat are clear, marketable and free from any encumbrances whatsoever and the Vendor has good right, full power and absolute authority to sell and transfer the Shares and the said Flat to the Purchaser in the manner aforesaid;

- ii) that Vendor has not entered into any agreement/s with any other person/s for the sale of the Shares and the said Flat and also that the said Flat are not a subject matter of any suit, dispute or litigation in any court of law;
- iii) that there are no litigations or legal proceedings pertaining to the said Flat pending against the Vendor before the Income-Tax or Sales Tax or Stamp authorities and/or other revenue authorities and that the Vendor undertakes to furnish such Clearances/ permissions to the Purchaser as may be required under any statute and as may be applicable, within a reasonable time;
- iv) that the Vendor has duly observed and performed the rules and regulations and bye-laws of the said Society and has paid upto the date of these presents her contribution of the municipal property taxes, water, electricity, and maintenance and other charges and outgoings payable by her in respect of the said flat;

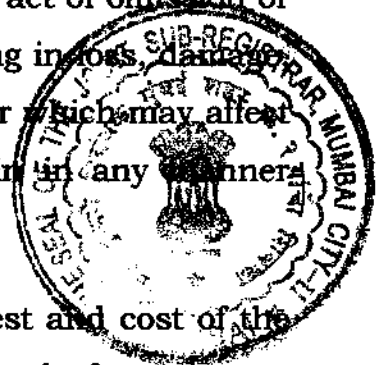


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1. 10/11/2024

- v) The Vendor agrees to pay till the date of handing over possession of the said flat to Purchaser. Vendor is self liable to pay all the arrears of the Society outgoings, electricity charges, property tax and other money claims and dues of similar nature, if any, upto to the date of handing over the possession of the said Shares and the said Flat and to settle, satisfy and discharge all former and other right, title, interest and/or claim and/or demands, if any, of any one whosoever and of any nature whatsoever to keep the interest of the Purchaser in the said Shares and the said Flat duly indemnified, held harmless, safe and unaffected;
- vi) that the title of the Vendor to the said flat is free and marketable. The Vendor has made true and full disclosures about the nature of the title of the said Flat. However, the Vendor hereby indemnifies and keeps the Purchaser indemnified for any claims, demands whatsoever if suffered by the Purchaser on account of the non-disclosure as well as wrong disclosure of any material fact relating to the said Shares and the said Flat or of any act of omission or commission by the Vendor resulting in loss, damage etc. of any kind to the Purchaser or which may affect the rights of the Purchaser herein in any manner whatsoever;
- vii) that the Vendor shall at the request and cost of the Purchaser whenever required so to do from time to time and at all times hereafter execute and sign all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing assuring and effectually transferring the



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Asst. Registrar

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said premises unto and to the use of the Purchaser for ever;

6. The Purchaser hereby covenant with the Vendor as follows:

i) that the Purchaser shall become member and observe and perform and abide by all the rules and regulations and bye-laws of the said Society from time to time in force.

7. The Vendor shall, if require, at the cost of the Purchaser execute a special Power of Attorney in favour of the Purchaser to effectually transfer the premises to the name of the Purchaser.

8. It is hereby agreed by and between the parties hereto that the Transfer charges or the contribution to amenity fund payable to the said society shall be borne and paid by Purchaser only .

9. The stamp duty and registration charges, in respect of this Agreement shall be borne and paid by the Purchaser alone.

10. Further, the Vendor hereby grants to the Purchaser all the rights to get the electric connections transferred in his name.

11. The Vendor shall, at the request of the Purchaser, present themselves at the Office of the Sub-Registrar of Assurances, Mumbai and admit execution of this Agreement.

All the disputes under this Agreement are subject to the jurisdiction of Court in Mumbai.



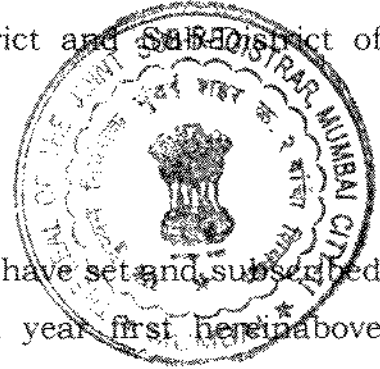
AS Rejoice

[Signature]

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THE SCHEDULE ABOVE REFERRED TO:

ALL THAT FLAT **No. E-705** on **7th** Floor "E" wing, admeasuring **590 sq. ft** Carpet equivalent to 65.80 sq. mtrs. or thereabouts built-up area in building known as **Eleven Heights Residence Welfare Society Ltd, Sant Gora Kumbhar Road, Subhash Nagar, Kumbhar Wada, Dharavi, Mumbai - 400 017,** C.T.S. No. 40 (part) in the Village Dharavi, Division Dharavi, G/North Ward, in the Registration District and ~~SUB~~ District of Mumbai City.



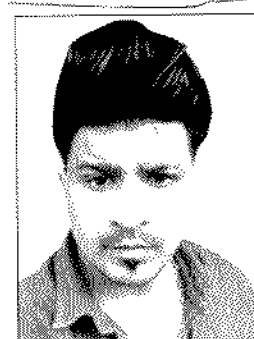
IN WITNESS WHEREOF the parties hereto have set and subscribed their hands to this writing the day and year first hereinabove written.

SIGNED AND DELIVERED by the
withinnamed Vendor
Mrs. ASHA SURYAKANT RAJGURU
in the presence of



Ash Rajguru

SIGNED AND DELIVERED by the
withinnamed Purchaser
Mr. IRFAN BASHIR AHMED KHAN
in the presence of



Irfan Khan

Witness:

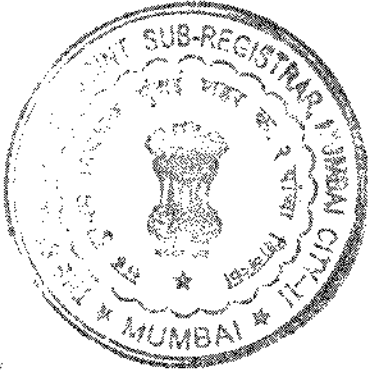
- 1. Adv. Shradha K. [Signature]
- 2. Mohd. Iftakhar [Signature]

Iftakhar

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R E C E I P T

Received of and from the within named Purchaser the sum of **Rs. 9,35,000/- (Rupees: Nine Lakh Thirty Five Thousand Only)** by RTGS UTR NO. HDFCR52025020386848643 On 03-02-2025 as HDFC Bank as mentioned in the agreement being PART PAYMENT of total purchase consideration amount of **Flat No . E-705, 7TH Floor, E wing, Eleven Heights Residence Welfare Society Ltd., Sant Gora Kumbhar Road, Subhash Nagar, Kumbhar Wada, Dharavi, Mumbai-400017,**



I say received **Rs. 9,35,000/-**

ASHA SURYAKANT RAJGURU

Mrs. ASHA SURYAKANT RAJGURU

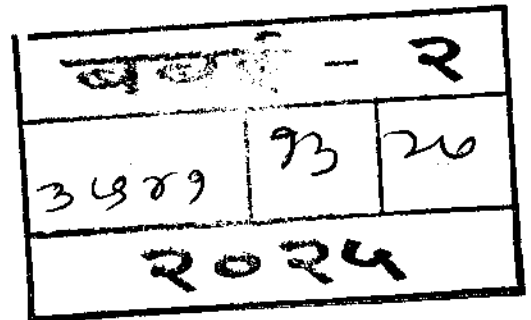
VENDOR

Witness:

1. Mohd Idreem Ansari *[Signature]*
2. Anuradha Kanode *[Signature]*

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5208509	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5
04-02-2025		दस्त क्रमांक : 5208/2016
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : 1) धारावी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2475000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5652000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ई-705, माळा नं: 7, इमारतीचे नाव: सुभाष नगर को-ऑप. हौ. सो.,सुभाष नगर, ब्लॉक नं: धारावी कुंभारवाडा,धारावी,मुंबई 400017, इतर माहिती: सदनिकेचे क्षेत्रफळ 590 चौरस फूट कारपेट((C.T.S. Number : 40(Pt.) ;))	
(5) क्षेत्रफळ	1) 65.80 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स साई-पुष्पा कंस्ट्रक्शन चे मालक मनोहर केदारी रायबागे तर्फे कबुली जबाबाकरीता कुलमुखत्यार सुरेश मंजुनाथ कामथ वय:-66; पत्ता:-प्लॉट नं: ए/104, माळा नं: 1, इमारतीचे नाव: सूर्यनगरी को-ऑप. हौ. सो. , ब्लॉक नं: काळा किल्ला, धारावी, मुंबई , रोड नं: 90 फीट रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400017 पॅन नं:-ACVPR8485K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशा सूर्यकांत राजगुरु वय:-66; पत्ता:-प्लॉट नं: सी/702, माळा नं: 7, इमारतीचे नाव: चित्रकूट को-ऑप. हौ. सो. , ब्लॉक नं: काळाकील्ला, धारावी, मुंबई , रोड नं: 90 फीट रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400017 पॅन नं:-ABRPR1971M	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/08/2016	
(10)दस्त नोंदणी केल्याचा दिनांक	18/08/2016	
(11)अनुक्रमांक,खंड व पृष्ठ	5208/2016	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	282700	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारत घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



ELEVEN HEIGHTS RESIDENCE WELFARE SOCIETY

Regd. 2016 / G.B.B.S.D / 2822

ant Gora Kumbhar Road, Subhash Nagar, Kumbhar Wada, Dharavi Mumbai - 400 017

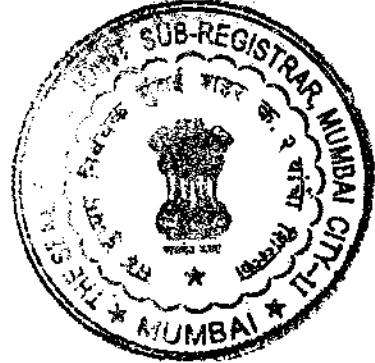
Date: 13/01/2025

TO WHOMSOEVER IT MAY CONCERN

Respected Sir / Madam,

This is to inform that A B C D - wings of Subhash Nagar are the building made under the slum reahlditation Association [SRA] scheme while the "E" wing of the same Premises is the sale building & Hence we have formed our own welfare society named as "Eleven Heights Residence Welfare Society. Which is registered on Date 31/12/2016 having registration no. 2822

Yours faithfully,



वर्क - २		
3589	9020	
२०२५		

ELEVEN HEIGHTS

RESIDENCE WELFARE SOCIETY

Regd. 2016 / G.B.B.S.D / 2822

Sant Gora Kumbhar Road, Subash Nagar, Kumbhar Wada, Dharavi Mumbai - 400 017.

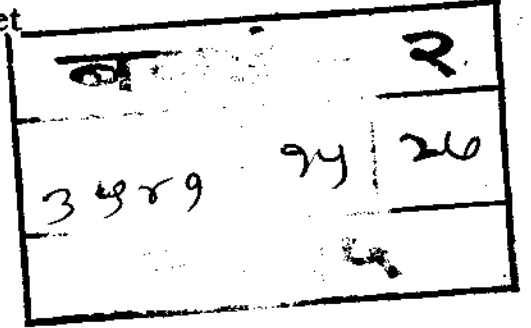
05.01.2025

NO OBJECTION CERTIFICATE

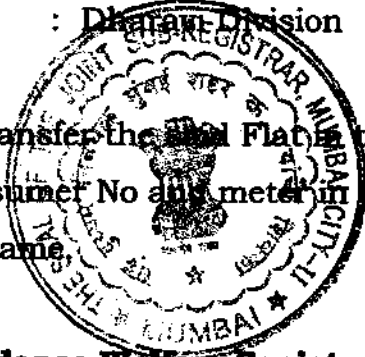
This is to certify that **Mrs. ASHA SURYAKANT RAJGURU** is a bona fide member of our society and owner, occupier and possessor of Flat No. **E-705, 7TH FLOOR, E Wing, Eleven Heights Residence Welfare Society Ltd., Sant Gora Kumbhar Road, Subhash Nagar, Kumbhar Wada, Dharavi, Mumbai-400017.**

We further state we have NO OBJECTION to sell/Transfer the said Flat to **Mr. IRFAN BASHIR AHMED KHAN** by way of Agreement for Sale.

1. Carpet Area of Flat : **590 sq. ft** Carpet
2. Year of Construction : **2015**
3. Total Floors : **G + 11 with lift**
4. C.T.S. NO. : **40 (part)**
5. Division : **Dharavi Division**



We have No Objection to transfer the said Flat in the name of Purchaser and To transfer Electricity Consumer No and meter in the name of purchaser. We have No Objection for the same.



FOR Eleven Heights Residence Welfare Society Ltd.,
Eleven Heights Residence Welfare Society

[Signature]
President Secretary Treasurer
PRESIDENT / SECRETARY
5/2/25

[cell no: 9820087788]



ELEVEN HEIGHTS RESIDENCE WELFARE SOCIETY 2024
SUBHASH NAGAR, SANT GORA KUMBHAR MARG
KUMBHARWADA
MUMBAI - 400 017

Receipt Voucher

No. _____ Dated **24-Nov-2024**

Particulars	Amount
Account : 705-Asha Suryakant Rajguru	5,030.00

Through :

Member Credit Central Co-Op Bank - 80551001001235

On Account of :

Ch No. :000034 Dated 25/11/2024

Amount (in words) :

Rs. Five Thousand Thirty Only

5,030.00

Authorised Signatory



चवई - २		
3989	9E20	
२०२५		



बृहन्मुंबई महानगरपालिका

करनिघारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1688 मधील कलम 200 अन्वये दबावपूर्वकत आलेले मालमत्ता कराचे देयक.

Inward No:

लेखा क्रमांक GN1913160810000	मालमत्ता करवर्ष / देयक कालावधी 2024-2025 01/04/2024 ते 31/03/2025	देयक क्रमांक 202410BIL22470112 202420BIL22470113	देयक दिनांक 13/09/2024
---------------------------------	---	--	---------------------------

पक्षकाराचे नाव व पत्ता P.O. SUBHASH NAGAR CHS E WING C/O SAI PUSHPA CONSTRUCTION . 1ST FL.104,90 FT. ROAD,SOMESHWAR,CHS DHARAVI,MUMBAI-400017	परिषद - Asstt. Assessor & Collector, G North Ward, Municipal Office Building, Harishchandra Yelve Marg, Near Plaza Cinema, Dadar (West), Mumbai - 400 028. ईमेल पत्ता: acgn.ac@mcgm.gov.in दूरध्वनी: ०२२ 2430 8111
---	--

मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, सावाचे नाव, मार्ग क्रमांक, मार्गचे नाव, मालमत्तेचे बंधन, इमारतीचे नाव, करदात्याची नावे .
GN7798(2ABC) 1688A SUBHASH NAGAR DHARAVI PLOT OF LAND A W WARD NO GN 7798(2) . M.C.G.B./E E S I / II/WOGN .

प्रथम करनिघारण दिनांक: 02/05/2015	जलजोडणी क्रमांक: -	User Category* :- rRnRC
-----------------------------------	--------------------	-------------------------

एकूण मांडवली मूल्य: ₹ 123104375/-	एकूण मांडवली ₹ Twelve Crore Thirty One Lakh Four Thousand Three Hundred मूल्य (अक्षरी): Seventy Five Only
-----------------------------------	---

कराचे नाव	01/04/2024 ते 30/09/2024 (202410)	01/10/2024 ते 31/03/2025 (202420)
	Bill Amount (₹)	Bill Amount (₹)
सर्वसाधारण कर (General Tax)	28194	28194
जल कर (Water Tax)	59054	59054
जल लाभ कर (Water Benefit Tax)	17745	17745
मलनिःसारण कर (Sewerage Tax)	38100	38100
मलनिःसारण लाभ कर (Sewerage Benefit Tax)	10969	10969
म.न.पा. शिक्षण उपकर (Mun.Edu.Cess)	10426	10426
राज्य शिक्षण उपकर (State Edu.Cess)	8407	8407
रोजगार हमी उपकर (EGC)	1906	1906
वृक्ष उपकर (Tree Cess)	520	520
पथ कर (Street Tax)	13509	13509
एकूण देयक रक्कम (Total Amount)	188830	188830
अनधिकृत बांधकामावरील कलम 152 अ नुसार दंडाची रक्कम (Penalty u/s 152A on unauthorized construction)	0	0
आवाज: अधिदानाचे समायोजन (Adv.Adj.Amt)	0	0
अरावयाची निव्वळ रक्कम (Total Amt.)	(A) 188830	(B) 188830
अक्षरी रुपये (Bill Amount)	₹ One Lakh Eighty Eight Thousand Eight Hundred Thirty Only	₹ One Lakh Eighty Eight Thousand Eight Hundred Thirty Only
परतिदानाची निव्वळ रक्कम (Refund Amt.)		0
अंतिम देय दिनांक (Due Date)	12/12/2024	12/12/2024

To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first) IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTGN1913160810000 Name-BMC Property Tax.	(C) दि. 13/09/2024 या तारखेपर्यंतची बकाबाकी:	4782939
	(D) दि. 13/09/2024 या तारखेपर्यंतची शास्ती आणि शुल्क	2791708
To make payment through Cheque/DD/PO: instrument should be drawn in favour of BMC / बृहन्मुंबई महानगरपालिका	(E) दि. 13/09/2024 या तारखेपर्यंतची शास्तीसह एकूण रक्कम (A+B+C+D)	7952307

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम १५४ (1ड) चा अंतर्भाव होण्याबाबतची जाहीर करण्यात येत आहे.

मान. न्यायालयीन निगट्यानुसार मांडवली मूल्य निश्चिती विषय २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबाबत उरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक बांधाबाबत जाहीर करण्यात आलेले अस्त मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पुनर्मांडवली परभावाने मालमत्ताचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करावयाची करबाबतचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे . या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

Scan to open BMC Website :



Pif
महेश पाटील
करनिघारक व संकलक

बृहन्मुंबई - २
3989 9620
2024

PERMANENT ACCOUNT NUMBER
ABRPR1971M
 नाम (NAME)
ASHA SURYAKANT RAJGURU
 पिता का नाम (FATHER'S NAME)
LAXMAN JYOTI BHOSLE
 जन्म तिथि (DATE OF BIRTH)
01-06-1950
 आयकर अधिकारी (कम्प्यूटर द्वारा)
 Commissioner of Income Tax (Computer Generated)

भारत सरकार
 Government of India
 आशा सुर्यकान्त राजगुरु
Asha Suryakant Rajguru
 जन्म तिथि / DOB: 01/06/1950
 लिंग / Female
 Issue Date: 21/06/2021

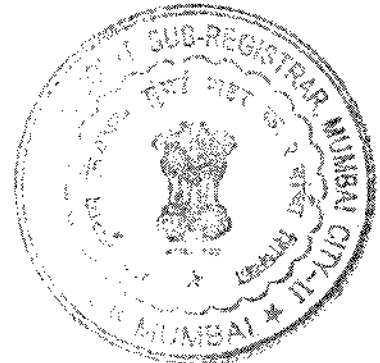
5268 6335 1025

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India
 पत्ता: आशा सुर्यकान्त राजगुरु, 1101/सप्तश्री
 हाईट्स, कोकनाट रोड, रीगमती स्पोर्ट्स कॉम्प्लेक्स जवळ, धोकळी
 मध्य, ठाणे, महाराष्ट्र, 400607
 Address: G/O Inorason Suryakant Rajguru
 1101/Saptashree Heights, Koisnet Road,
 Near TMC Sports Complex, Dhokai Naka,
 Thane, Maharashtra, 400607
 Print Date: 26/10/2021

5268 6335 1025


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



Ash Rajguru

वर्क - २		
3589	90	20
२०२५		

भारत सरकार
Government of India



इरफान बशिर अहमद खान
Irfan Bashir Ahmed Khan
जन्म तारीख/DOB: 11/02/1989
पुरुष/ MALE
8080999904

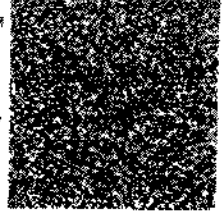
2996 1280 4866
VID : 9199 8264 8410 0012

भारतीय आरक्षण आयोग

भारतीय विशिष्ट ओळख प्रमाणिका
Government of India

पता:
कनिष्ठ/आईके नंबर: बशिर अहमद खान, कम नो.सी-48,
2/9, साबाबा नगर, 90 फीट रोड,, धारवी पोलिस स्टेशन
जवळ, धारवी, मुंबई, मुंबई,
महाराष्ट्र - 400017

Address:
S/O: Bashir Ahmed Khan, Room No.C-48, 2/9,
Sabbaba Nagar,, 90 Feet Road,, Near Dharavi
Police Station,, Dharavi,, Mumbai, Mumbai,
Maharashtra - 400017



2996 1280 4866
VID : 9199 8264 8410 0012

1847 | help@uidai.gov.in | www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DRDPK9230H

नाम/Name
IRFAN BASHIR AHMED KHAN

पिता का नाम / Father's Name
BASHIR AHMED KHAN

जन्म तारीख / Date of Birth
11/02/1989

हस्ताक्षर / Signature


कॉपी - २		
3989	20	20
२०२५		

10/5/2025



Mond Iftekhar Ansari
Date of Birth/DOB: 17/12/1988
Male/ MALE

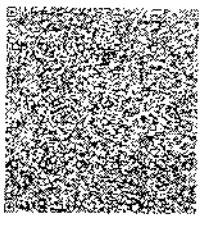
आधार पहचान का प्रमाण है, नागरिकता का प्रमाण नहीं है।
इसका उपयोग (अवकाश प्रमाणपत्र, या आय कर, या
अन्य सरकारी सेवाओं की प्रक्रिया) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online,
authentication, or scanning of QR code) offline VVI.

8069 3463 0161

मेरा आधार, मेरी पहचान



Address:
S C Zayuddin Ansari, Flat No 604, 6th Floor
Nare Jahan, Complex 1, Near Kurla Markaz,
Kurla West, Mumbai, Mumbai
Maharashtra - 400070



8069 3463 0161

VID : 9105 0714 6676 8784

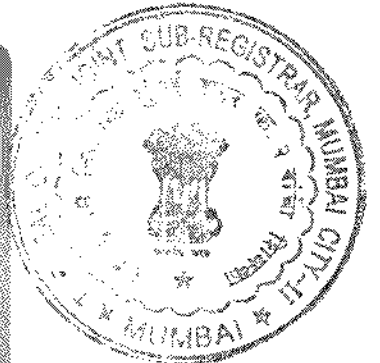
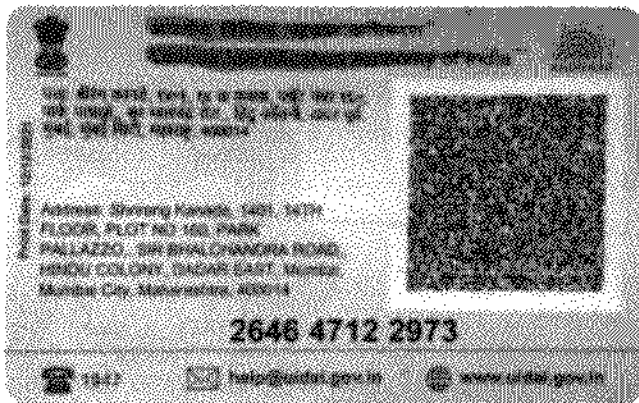
Handwritten signature



वर्ग - २		
3489	29	20
२०२५		



Shradha



कॉपी - २		
3579	22	20
२०२५		

CS

बबई - २

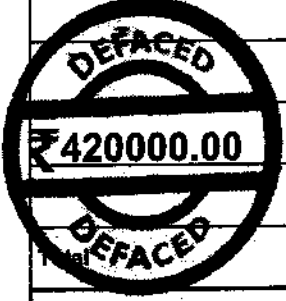
3489	23	20
२०२५		



CHALLAN
MTR Form Number-6



GRN	MH015668143202425E	BARCODE					Date	05/02/2025-23:41:44	Form ID	25.1	
Department Inspector General Of Registration					Payer Details						
Stamp Duty					TAX ID / TAN (If Any)						
Type of Payment					PAN No.(If Applicable)						
Office Name BBE3_JT SUB REGISTRAR MUMBAI CITY 3					Full Name		IRFAN BASHIR AHMED KHAN				
Location MUMBAI					Flat/Block No.		Flat No. E-705, 7TH Floor, E wing, Eleven				
Year 2024-2025 One Time					Premises/Building		Heights Residence Welfare Society Ltd.,				
Account Head Details			Amount In Rs.		Road/Street		Sant Gora Kumbhar Road, Subhash Nagar, Kumbhar Wada, Dharavi				
0030045501 Stamp Duty			390000.00		Area/Locality		Mumbai				
0030063301 Registration Fee			30000.00		Town/City/District						
					PIN		4 0 0 0 1 7				
					Remarks (If Any)						
					SecondPartyName=ASHA SURYAKANT RAJGURU-						
					Amount In		Four Lakh Twenty Thousand Rupees Only				
					Words		4,20,000.00				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN		Ref. No.		00040572025020532833		IK0DCOKAQ9
Cheque/DD No.					Bank Date		RBI Date		06/02/2025-08:05:50		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. : 8451657884
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-319-3541	0008677781202425	06/02/2025-12:39:36	IGR183	30000.00
2	(IS)-319-3541	0008677781202425	06/02/2025-12:39:36	IGR183	390000.00
Total Defacement Amount					4,20,000.00

बबई - २
 3989 28 20
 २०२५



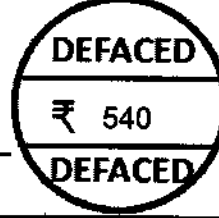


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0225051322438	Receipt Date	06/02/2025
-----	---------------	--------------	------------

Received from IRFAN BASHIR AHMED KHAN, Mobile number 9892788290, an amount of Rs.540/-, towards Document Handling Charges for the Document to be registered on Document No. 3541 dated 06/02/2025 at the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.



Payment Details

Bank Name	SBIN	Payment Date	05/02/2025
Bank CIN	10004152025020520964	REF No.	503693395114
Deface No	0225051322438D	Deface Date	06/02/2025

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

बबई - २		
3489	24	20
२०२५		



319/3541

गुरुवार, 06 फेब्रुवारी 2025 12:39 म.नं.

दस्त गोषवारा भाग-1

बबइ2

दस्त क्रमांक: 3541/2025

28

दस्त क्रमांक: बबइ2 /3541/2025

बाजार मूल्य: रु. 64,24,120/-

मोबदला: रु. 65,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,90,000/-

दु. नि. सह. दु. नि. बबइ2 यांचे कार्यालयात

पावती:3842

पावती दिनांक: 06/02/2025

अ. क्र. 3541 वर दि.06-02-2025

सादरकरणाचा नाव: इरफान बशीर अहमद खान

रोजी 12:36 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकुण: 30540.00

दस्त हजर करणाऱ्याची सही:

Irhan Basir Khan

Irhan Basir Khan

सह. दुय्यम निबंधक मुंबई-२
सह. दुय्यम निबंधक

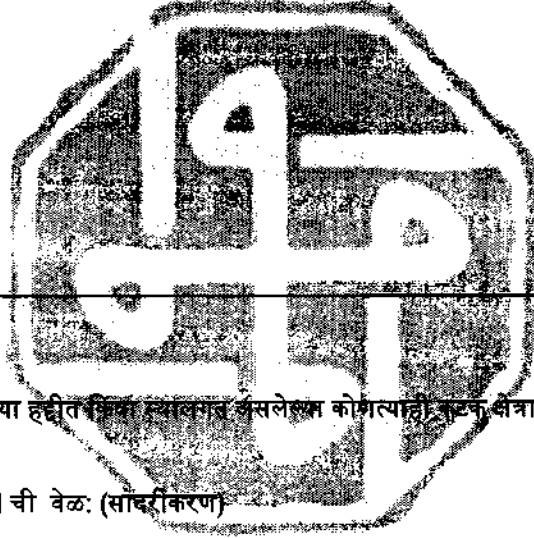
मुंबई शहर क्र. २
दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा त्याला समतुल्य कोणत्याही नगरपालिकेच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 06 / 02 / 2025 12 : 36 : 56 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 06 / 02 / 2025 12 : 37 : 36 PM ची वेळ: (फी)

Irhan Basir Khan
सह. दुय्यम निबंधक मुंबई-२
मुंबई शहर क्र. २



प्रतिज्ञापत्र

*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांचा सत्यता तपासली आहे. * दस्ताचा अस्तित्वा, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

A & R Jagan

लिहून देणारे:

Irhan Basir Khan

लिहून देणारे:





06/02/2025 12 49:47 PM

दस्त गोपवारा भाग-2

बवड2

दस्त क्रमांक:3541/2025

ru

दस्त क्रमांक :बवड2/3541/2025

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	वयाचित्र	ठसा प्रमाणित
1	नाव:आशा सुर्यकांत राजगुरू पत्ता:प्लॉट नं: 1101, माळा नं: ., इमारतीचे नाव: ममश्री हाइट्स, ब्लॉक नं: टी. एम. सी एपोर्ट्स कॉम्प्लेक्स जवळ, रोड नं: डोकाळी नाका, महाराष्ट्र, ठाणे. पिन नंबर:ABRPR1971M	लिहून देणार वय :-74 स्वाक्षरी:- <i>ASR</i>		
2	नाव:इरफान बशीर अहमद खान पत्ता:प्लॉट नं: सी -48,2/9, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: माईबाबा नगर,90 फीट रोड, रोड नं: धारावी पोलीस स्टेशन जवळ,धारावी, महाराष्ट्र, मुंबई. पिन नंबर:DRDPK9230H	लिहून घेणार वय :-35 स्वाक्षरी:- <i>IRFAN</i>		

बरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:06 / 02 / 2025 12 : 47 : 08 PM

ओळख:-

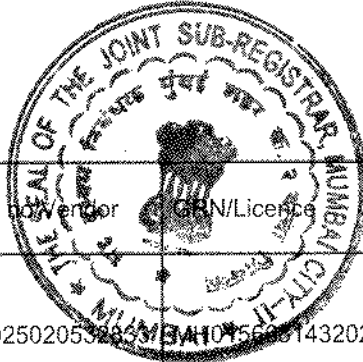
खालील इसम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	वयाचित्र	ठसा प्रमाणित
1	नाव:मोहम्मद इफ्तेकार अंसारी वय:36 पत्ता:कुर्ला,मुंबई पिन कोड:400070	स्वाक्षरी <i>Mohammed</i>	
2	नाव:श्रद्धा कानडे वय:30 पत्ता:धारावी,मुंबई पिन कोड:400017	स्वाक्षरी <i>Shraddha</i>	

शिक्का क्र.4 ची वेळ:06 / 02 / 2025 12 : 47 : 49 PM

महाराष्ट्र मुद्रांक विभाग मुंबई

मुंबई शहर क्र. २



प्रमाणित करणेत घेते की दस्तामध्ये
एकूण.....२६.....पाने आहेत पुस्तक
क्र. १, मध्ये बवई-२/..३.५.२२/२०२५ वर
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