

390/4020

पावती

Original/Duplicate

Friday, February 21, 2025

नोंदणी क्र.: 39म

4:22 PM

Regn.: 39M

पावती क्र.: 4281 दिनांक: 21/02/2025

गावाचे नाव: तिरंदाज

दस्तऐवजाचा अनुक्रमांक: सबई29-4020-2025

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: नसीरहुसेन बाबूलाल मुल्ला

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

RECEIVED

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:42 PM ह्या वेळेस मिळेल.

Shah
सह. दु.नि. मुंबई 29

वाजार मूल्य: रु. 10754572.5/-

मोवदला रु. 12000000/-

भरलेले मुद्रांक शुल्क: रु. 720000/-

सह. दुय्यम निबंधक
मुंबई क्र.-२९ (वर्ग-२)

1) देयकाचा प्रकार: DHC रकम: रु. 700/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0225215117025 दिनांक: 21/02/2025

वैकचे नाव व पत्ता:

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

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH016565766202425E दिनांक: 21/02/2025

वैकचे नाव व पत्ता:

Shah

DELIVERED



मूल्यांकन पत्रक (साहरी क्षेत्र - बांधीव)

Valuation ID

2025022012989

20 February 2025,08:03:54 PM

मूल्यांकनाचे वर्ष 2024
जिल्हा मुंबई(उपनगर)
मूल्य विभाग 113-तिरंदाज - कुर्ला
उप मूल्य विभाग तिरंदाज गावातील सर्व मिळकती.
सर्व्हे नंबर /न. भू क्रमांक : सि.टी.एस. नंबर#64

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
72800	153090	176050	191360	153090	चौरस मीटर

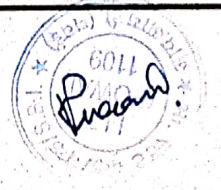
बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	70.25चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		

रस्ता सन्मुख -

Sale Type - Resale First Sale Date - 29/01/2005
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 100% apply to rate= Rs.153090/-



घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
= (((153090-72800) * (100 / 100)) + 72800)
= Rs.153090/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 153090 * 70.25
= Rs.10754572.5/-

Applicable Rules = ,10,4

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडनार्डन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 10754572.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.10754572.5/-

Home

Print

Handwritten signature

सह. दुय्यम निबंधक
मुंबई क्र.-२९ (वर्ग-२)

म.ब.ई. - २९
४०२० | १ | ३५
२०२५



म.ब.ई. - २९		
२०२०	४	३५
२०२५		

AND

1) MR. NAZIRHUSEN BABULAL MULLA, aged 56 years, (PAN- ATJPM2739E), (Aadhar Card No. 2632 8061 8780) 2) MRS. HASINA NAZIRHUSEN MULLA, aged 53 years, (PAN- AZVPM7593C), (Aadhar Card No. 9363 3898 8381), both Indian Inhabitant, residing at Kuldip Mil, Ram Prasad Chawl, Hanuman Road, 7/ Juni Pipe line, Opp. I.I.T Market, Powai, Mumbai: - 400 076, hereinafter called and referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors, and / or

SECOND PART.



WHEREAS:

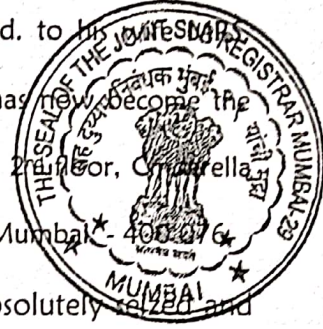
- a. As per the provisions Agreement for Sale dated 25th January 2005 and registered vide No. BDR-7/507/2005 dated 29/01/2005 between M/S SUNCITY REALTY, as the "THE COMPANY/BUILDERS" therein and MR. KOCHUKUNJU PILLAI SREEKUMAR & MRS. SUJA SREEKUMAR as the "PURCHASERS" therein, the said purchasers had purchased a residential premises bearing Flat No. B-203, admeasuring an area of 630 Sq.ft. carpet i.e. 58.45 sq.mtrs. carpet or thereabouts, located on Second Floor, of the building known as "CINDERELLA CO-OPERATIVE HOUSING SOCIETY LTD", situated at Opp. I.I.T Main Gate, Powai, Mumbai: - 400 076 on plot of land bearing C.T.S. No. 64/F-4 of Village Tirandaz, Taluka Kurla in the registration district of Mumbai Suburban and more particularly described in the schedule hereunder

H. N. Mulla.

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written, (hereinafter for the sake of brevity referred to as "the Said Premises").

- b. By Gift Deed dated 10th day of November 2022 and registered vide No. KRL-2/20185/2022 dated 10/11/2022, MR. KOCHUKUNJU PILLAI SREEKUMAR gifted his 50% rights, title and interest alongwith share in the membership of Cinderella Co-op. Hsg. Soc. Ltd. to his daughter SUJA SREEKUMAR and MRS. SUJA SREEKUMAR has now become the absolute owner concerning the said Flat No. B-203, 2nd floor, Cinderella Co-op. Hsg. Soc. Ltd, Opp. I.I.T Main Gate, Powai, Mumbai - 400 076.
- c. WHEREAS the SELLER is solely, exclusive and absolutely possessed of or otherwise well and sufficiently entitled to the said Flat No. B-203, 2nd floor in "CINDERELLA CO-OPERATIVE HOUSING SOCIETY LTD", situated at Opp. I.I.T Main Gate, Powai, Mumbai: - 400 076, Taluka Kurla, Dist. Mumbai Suburban, registered under Maharashtra co-operative societies act of 1960 vide registration No. MUM/W-S/ HSG/(TC)/9773/2008-09 of 2008 issued by the Registrar of Co-operative Society, Maharashtra State, Mumbai, hereinafter referred to as the said society and holding share certificate No. 28 having Five shares of Rs. Fifty each bearing serial No. 136 to 140 both inclusive (hereinafter referred to as the said shares).
- d. WHEREAS the SELLER is in possession of the said Flat and has subsisting rights and absolute authority to sell and transfer all her right, title and interest along with her rights in the shares of the



H. N. Mulda. *On Bulla*

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२०२०	१५	३५
२०२५		

and expenses incurred by the SELLER. Similarly, if the purchase is not completed due to any default on the part of the SELLER, the PURCHASERS shall be entitled to specific performance of this Agreement and to claim all cost, charges and expenses as well as loss and damages incurred by the PURCHASERS.

THIS AGREEMENT is subject to the provisions of the Maharashtra ownership flat (Regulations of promotion of construction, sale, Management and transfer) Act, 1963 and the Maharashtra ownership flat (Regulation of promotion of construction, sale, Management and Transfer) Rules 1964 together with the provisions of rules, regulations and bye-laws of the society.



SCHEDULE OF THE PROPERTY

All that piece and parcel of Flat No. B-203, 2nd floor in "CINDERELLA CO-OPERATIVE HOUSING SOCIETY LTD", situated at Opp. I.I.T Main Gate, Powai, Mumbai: - 400 076, admeasuring an area of 630 Sq.ft. carpet i.e. 58.45 sq.mtrs. carpet on plot bearing CTS No. 64/F-4 of Village Tirandaz, Taluka Kurla in the Registration District and Sub-District of Mumbai City and Mumbai Suburban District. The building consists of Ground Plus 7 floors Building (with lift).

H. N. Mulla. *Mulla*

SV

Form 5000 (Gen-520:15.9.99) DyChE c2

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM "A"

VALID UP TO 8 AUG 2002

बदर-७
400 34
2004 8 AUG 2002

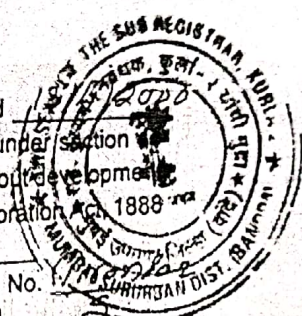
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 743

COMMENCEMENT CERTIFICATE		
H.A.S. 2-JAN 2007		
2020	22	34
2024		

To: Narottam C. Sharma
Chittaranjan C. Sharma
Directors of M/s Bhaupria Properties Pvt Ltd

Sir, With reference to your application No. 2754 dated 2000 for Development Permission and grant of Commencement Certificate under section 69 of the Maharashtra Regional & Town Planning Act 1966, to carry out development and building permission under section 346 of the Mumbai Municipal Corporation Act, 1888 to erect a building in Building No. B on plot No. B situated at Road/Street Panna Divn/Village/Town Planning Scheme No. 64 P/4 Ward 2 the Commencement Certificate/Building permit is granted on the following conditions:



- The land vacated in consequence of the endorsement of the set back line and widening line shall form part of the public street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- The commencement certificate/development permission shall remain valid for a period of one year commencing from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you.
- This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if:
 - The Development work in respect of which permission is granted under this Certificate is not carried out or the use thereof is not in accordance with the sanctioned Plans.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with.

सूची क्र.2

दुय्यम निबंधक : सह द.नि.मुंबई 29

दम्न क्रमांक : 4020/2025

नोंदणी :

Regn:63m

21/02/2025

गावाचे नाव : तिरंदाज

(1) विनेखाचा प्रकार	करारनामा
(2) मोंबदला	12000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	10754572.5
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका नं - वी/203, दुसरा मजला, सिन्ड्रेला को. ऑ. हौ. सो. लि. आय. आय. टी मेन गेट समोर, पवई - मुंबई - महाराष्ट्र - 400076. (सदर दम्नात नमूद केल्याप्रमाणे निवासी सदनिकेचे एकूण क्षेत्रफळ 630 चौ. फुट कारपेट म्हणजेच 58.45 चौ. मी कारपेट)- इतर सर्व माहिती दम्नात नमूद केल्याप्रमाणे PUI: SX1203330080034 ((C.T.S. Number : CTS No. 64/F-4 of Village Tirandaz, Taluka Kurla in the Registration District and Sub-District ;))
(5) क्षेत्रफळ	1) 630 चौ. फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मुजा श्रीकुमार वय:-58; पत्ता:-प्लॉट नं: सदनिका नं - वी/203. , माळा नं: दुसरा मजला, . इमारतीचे नाव: सिन्ड्रेला को. ऑ. हौ. सो. लि. , ब्लॉक नं: आय. आय. टी मेन गेट समोर, , रोड नं: पवई - मुंबई - महाराष्ट्र - 400076. महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-BJAPS5218L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-नसीरहुमेन बाबूलाल मुल्ला वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कुलदीप मिल. , ब्लॉक नं: राम प्रसाद चाळ, हनुमान रोड, , रोड नं: 7/ जुनी पाईप लाईन, आय. आय. टी मार्केट समोर, पवई - मुंबई - महाराष्ट्र - 400076, महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-ATJPM2739E 2): नाव:-हसीना नसीरहुमेन मुल्ला वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कुलदीप मिल, ब्लॉक नं: राम प्रसाद चाळ, हनुमान रोड, रोड नं: 7/ जुनी पाईप लाईन, आय. आय. टी मार्केट समोर, पवई - मुंबई - महाराष्ट्र - 400076, महाराष्ट्र, MUMBAI. पिन कोड:-400076 पॅन नं:-AZVPM7593C
(9) दस्तऐवज करून दिल्याचा दिनांक	21/02/2025
(10) दम्न नोंदणी केल्याचा दिनांक	21/02/2025
(11) व्रतक्रमांक, खंड व पृष्ठ	4020/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	720000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुखाक्रमांसाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



विस्तारोक्त देण्यात आलेली सूची-२२

पु. सह दुय्यम निबंधक (वर्गी-२२)
मुंबई क्र. २२२

Share Certificate No. 028

Members's Register No. 028

No. of Shares 5

SHARE CERTIFICATE



Cinderella Co-Op. Housing Society Ltd.

PLOT No. 64/4, TIRANDAZ VILLAGE, OPP. IIT MAIN GATE, POWAI, MUMBAI-400 076.

(Registered under Maharashtra Co-operative Societies Act 1960)

Registration No.: MUM/W-S/HSG/TC/9773/2008-09 of 2008

Date: 14/7/2008

This is to certify That Shri/Smt./M/s. Kochukunju Pillai Dreekumar
& Mrs. Sujia Dreekumar

is the Registered Holder of 5 fully paid up shares of

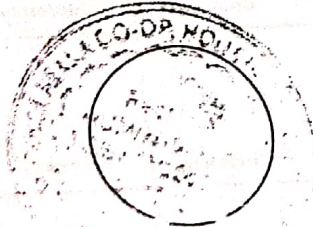
Rs. FIFTY each numbered from 136 to 140 both inclusive,


in CINDERELLA CO-OPERATIVE HOUSING SOCIETY LIMITED

Subject to the Bye-laws of the said society

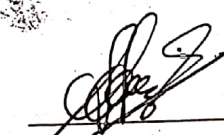
Given under the Common Seal of the said Society at Mumbai

this 15th day of September 2009.

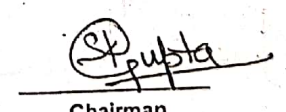




Authorised
M. C. Member



Secretary



Chairman

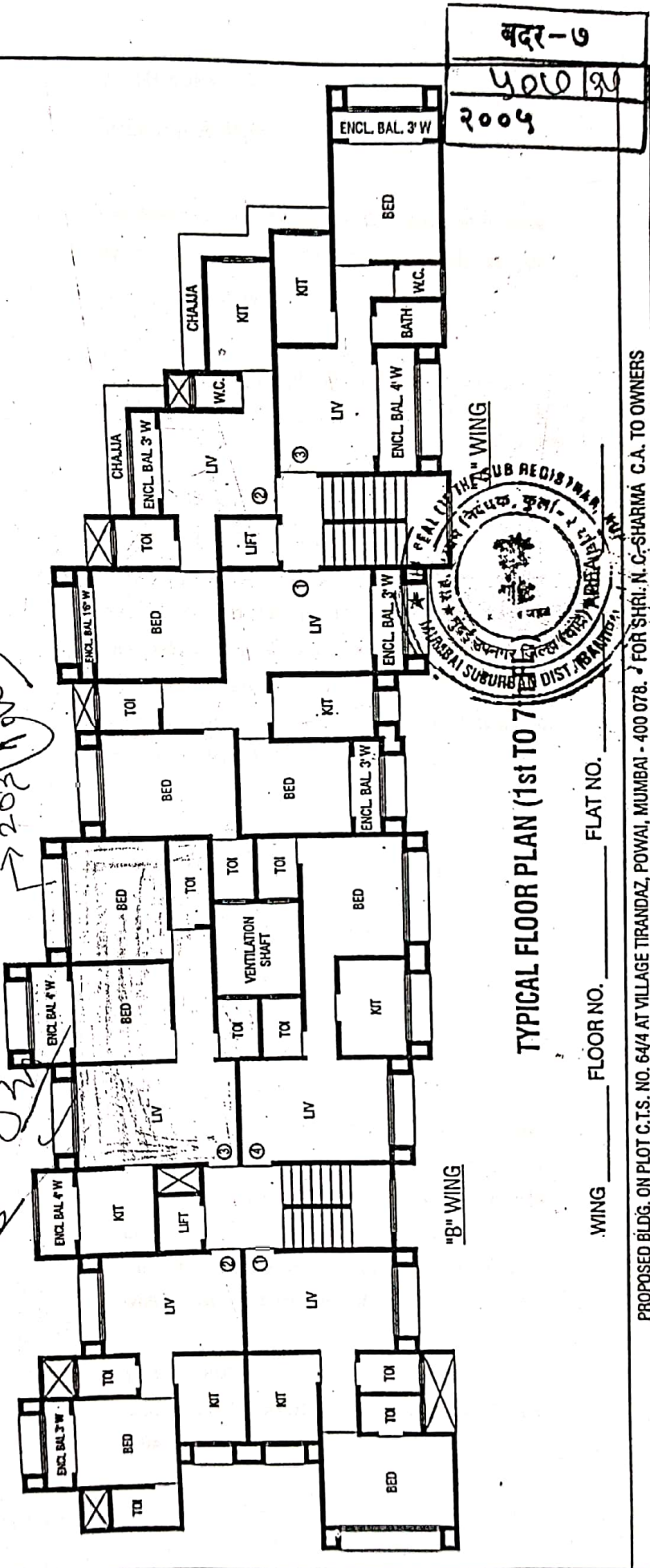
(P.T.O.)

ANNEXURE "B"

Cinderella

POWAI, MUMBAI-400 076.

Sys
202



TYPICAL FLOOR PLAN (1st TO 7th)

WING _____ FLOOR NO. _____ FLAT NO. _____

PROPOSED BLDG. ON PLOT C.I.S. NO. 64/4 AT VILLAGE TIRANDAZ, POWAI, MUMBAI - 400 076. FOR SHRI. N. C. SHARMA C.A. TO OWNERS

बदर-७
५०० ७६
२००५



भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
STATE BANK OF INDIA

I.I.T. Powai Branch (01109)
Old Swimming Pool Bldg, IIT Bombay Campus, Powai, Mumbai - 400 076.
☎ +91 22 2572 0204 / 1103 Email : sbi.01109@sbi.co.in

FILE NO.

IIT POWAI

Loan A/c.No.	COLLATERAL No.	OTHER DETAILS
--------------	----------------	---------------

<input checked="" type="checkbox"/> HOME LOAN	<input type="checkbox"/> CAR LOAN	<input type="checkbox"/> PERSONAL LOAN	<input type="checkbox"/> EDUCATION LOAN
<input type="checkbox"/> PAL	Model: Make: Dealer:	<input type="checkbox"/> XPRESS CREDIT	<input type="checkbox"/> Scholar Loan
<input type="checkbox"/> NEW		<input type="checkbox"/> SBI HOME TOP UP	<input type="checkbox"/> Student Loan
<input checked="" type="checkbox"/> RESALE		<input type="checkbox"/> SBI L.A.P.	<input type="checkbox"/> Study in India
<input type="checkbox"/> TAKEOVER		Purpose :	<input type="checkbox"/> Study in Abroad*
From:			COURSE: _____
<input type="checkbox"/> PRIVELEGE / SHAURYA		INST: _____	
<input type="checkbox"/> PMAY		*COUNTRY _____	
<input type="checkbox"/> Other: _____			

LOS:	LOS Dt.:	Scheme
Amt: ₹ 87.76 Lac	Tenure: _____ months	A/c.type Maxgain [] / O.D. [] / Term Loan []

Primary Applicant : Shri./Smt. HASINA NAZIRHUSEN MULLA

Co-Applicant/s : Shri./Smt. NAZIRHUSEN B MULLA (Relation: _____)

Co-Applt./Guarantor : Shri./Smt. _____ (Relation: _____)

RESIDENCE	INCOME PARTICULARS																
Address : <u>OPP IIT POWAI</u> <u>MUM- 400076</u>	Income of (applt.): <input type="checkbox"/> Pmry. <input type="checkbox"/> 1 st Co.App. <input type="checkbox"/> Co.App																
Contact/s :	<table border="1"> <tr> <th>Applicant</th> <th>Service</th> <th>Business</th> <th>Profession</th> </tr> <tr> <td>Primary</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1st Co.App.</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2nd Co.App.</td> <td></td> <td></td> <td></td> </tr> </table>	Applicant	Service	Business	Profession	Primary				1 st Co.App.				2 nd Co.App.			
Applicant	Service	Business	Profession														
Primary																	
1 st Co.App.																	
2 nd Co.App.																	
E-mail I.D./s :																	

Property Details:	SCHOLAR / STUDENT LOAN:
	Course Period: _____ Repayment Term: _____
	Category: GEN / OBC / SC / ST / Interest Subsidy YES / NO

Moratorium : Yes {} No {} (if yes, period : _____ mths.)	SBI Life : Yes {} No {} (Product : _____)
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SBI DATABASE of Applicant/s	
S.B./PPF/TDR A/C.No.:	C.I.F. No. :
S.B./PPF/TDR A/C.No.:	C.I.F. No. :
Exstng.HL/CL/PL/EL :	C.I.F. No. :

SANCTION	DISBURSEMENT	INSPECTION	MIGRATION

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*Legal - 4/10/20
Vol - Vastu*

FORM A: PERSONAL DETAILS

APPLICANT CO-APPLICANT GUARANTOR

Existing Customer: Yes No

IF Yes, CIF No/Account No. 037470141861

Name: First Name: NASINA Middle Name: NAZIR Last Name: MULLA

Date of Birth: 13/03/1971 PAN: AZUPM7593C

Mobile: 9892575781 e-mail: hnmulla71@gmail.com

Name of Spouse: RAHIL ENTERPRISE N.H.22/2

Name of Father: MHAMOLA MULLA

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 936338989381

2) Voter ID No.

3) Passport No.

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: O.P. KUIDEEP FLOOR MILL, H1011 D

Address 2: PIPE LINE, RAM PRASAD CHAWL HT

Address 3: MARKET POWAI

Village: POWAI City: MUMBAI

District: MUMBAI State: MAHARASHTRA

Country: INDIA Pin Code: 400076

Current address same as the permanent address: Yes No

Current Address:

Address 1: SAME AS ABOVE

Address 2: SAME AS ABOVE

Address 3: SAME AS ABOVE

Village: City:

District: State:

Country: Pin Code:

Address type for communication: Permanent Current

Residential type: Rented Company lease Owned

Years residing in current address: 30 Months residing in current address: 06

Relationship with Primary Applicant:

Spouse Father Mother Brother Sister Son Daughter Daughter-in-law

Others, Please specify

No. of existing house/plot owned individually or jointly by the customer:



H.N. Mulla
R

H.N. Mulla

