

31/01/2025



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 2229/2025

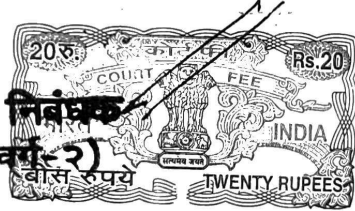
नोंदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	करारनामा	
(2) मोवदला	6250000	
(3) वाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4631100	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॅट नं -304, माळा नं: तिमरा मजला, इमारतीचे नाव: हलिमाबाई सुमार एस.आर.ए. सहकारी गृहनिर्माण संस्था, ब्लॉक नं: प्लॉट क्रमांक 175, आर.बी. मेहता रोड, रोड समोर. जैन मंदिर, घाटकोपर पूर्व मुंबई -400077, इतर माहिती: सदनिका नं: फ्लॅट नं -304, माळा नं: तिमरा मजला, इमारतीचे नाव: हलिमाबाई सुमार एस.आर.ए. सहकारी गृहनिर्माण संस्था, ब्लॉक नं: प्लॉट क्रमांक 175, आर.बी. मेहता रोड, रोड नं: समोर. जैन मंदिर, घाटकोपर पूर्व मुंबई -400077 ((C.T.S. Number : 5825 ;))	
(5) क्षेत्रफळ	1) 269 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मंजुला कांतिलाल पटेल वय:-63; पत्ता:- प्लॉट नं: फ्लॅट नं -३०४, माळा नं: तिमरा मजला, इमारतीचे नाव: ए- विंग, हलिमाबाई सुमार एस.आर.ए. सहकारी गृहनिर्माण संस्था लि., ब्लॉक नं: प्लॉट क्रमांक १७५, आर.बी. मेहता रोड, जैन मंदिरा समोर, रोड नं: घाटकोपर (पूर्व) मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ATPPP3819A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- कविता सुभाष जारकड वय:-31; पत्ता:- प्लॉट नं: रूम नं -३२, माळा नं: -, इमारतीचे नाव: विल्डिंग नं -१६, ब्लॉक नं: रेल्वे पोलिस क्वार्टर,, रोड नं: घाटकोपर (पूर्व) मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AXIPJ1324P 2): नाव:- नरेंद्र तुकाराम नजन वय:-35; पत्ता:- प्लॉट नं: रूम नं -३२, माळा नं: -, इमारतीचे नाव: विल्डिंग नं -१६, रेल्वे पोलिस क्वार्टर, ब्लॉक नं: -, रोड नं: घाटकोपर (पूर्व) मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AWOPN7671A	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/01/2025	
(10) दस्त नोंदणी केल्याचा दिनांक	29/01/2025	
(11) अनुक्रमांक, खंड व पृष्ठ	2229/2025	
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	375000	
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरत		

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 29/01/2025) to Municipal Corporation of Greater Mumbai.

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



दस्तासोबत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र. ३

Valuation ID

202501294469

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

29 January 2025,02:16:03 PM

मूल्यांकनाचे वर्ष 2024
 जिल्हा मुंबई(उपनगर)
 मूल्य विभाग 103-घाटकोपर - किरोळ - कुर्ला
 उप मूल्य विभाग भुभाग: रेल्वेच्या पूर्वेकडील पंतनगरचा रेल्वेस समांतर गाव हद्दी पर्यंत भाग (झोन क्र. 103/492 चा भूभाग वगळून)
 सर्व्हे नंबर / त. भू. क्रमांक : अंतीम प्लॉट नंबर#175

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
72550	154370	177530	192960	154370	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	30चौरस 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 - 28/06/2014

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

मजला निहाय घट/वाढ

= 100% apply to rate= Rs.154370/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर

= (((154370-72550) * (100 / 100)) + 72550)

= Rs.154370/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 154370 * 30

= Rs.4631100/-

Applicable Rules

= ,10,4

करल - 3

2224 / 30

2024

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 + मॅकेनिकल वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 4631100 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.4631100/-

Home

Print

सह. दुय्यम निबंधक
 कुर्ला - 3 (वर्ग - 2)





CHALLAN
MTR Form Number-6



GRN MH014829955 202425M		BARCODE		Date 22/01/2025-20:13:48	Form ID 25.1
Department Inspector General Of Registration				Payer Details	
Type of Payment Stamp Duty				TAX ID / TAN (If Any)	
Office Name KRL3_JT SUB REGISTRAR KURLA NO 3				PAN No.(If Applicable)	
Location MUMBAI				Full Name KAVITA SUBHASH JARKAD and NARENDRA TUKARAM NAJAN	
Year 2024-2025 One Time				Flat/Block No. FLAT NO-304, 3RD FLOOR, A WING, HALIMABAI	
Account Head Details				Premises/Building SUMAR S.R.A CHSL	
0030045501 Stamp Duty		Amount In Rs. 375000.00		Road/Street PLOT NO. 175, R. B. MEHTA ROAD, OPP. JAIN MANDIR MANDIR	
0030063301 Registration Fee		Amount In Rs. 30000.00		Area/Locality GHATKOPAR (EAST) MUMBAI	
				Town/City/District MUMBAI	
				PIN 4 0 0 0 7 7	
				Remarks (If Any) SecondPartyName=MANJULA KANTILAL PATEL-	
Total		Amount In 4,05,000.00		Words Four Lakh Five Thousand Rupees Only	
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK	
Cheque-DD Details				Bank CIN Ref. No. CPAESNFRES	
Cheque/DD No.				Bank Date RBI Date Not Verified with RBI	
Name of Bank				Bank-Branch STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date	

19 JAN 2025

Department ID :
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 दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.
Mobile No. : 704097259



करल - 3
2222 2 30
2024

मि. सुभा. 31/01/2025

Kavita

Narendra

करल - ३		
२२२६	३	३०
२०२५		



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 29TH day of January 2025, BETWEEN **MRS. MANJULA KANTILAL PATEL**, An adult Aged about - 63 years, (**Pan No. ATPPP3819A, Aadhaar Card No. 6035 4842 4325**), Indian Inhabitant of Mumbai, both Presently residing at - Flat No. 304, 3rd Floor, "A" Wing, Halimabai Sumar S.R.A Co- Operative Housing Society Ltd., Plot No. 175, R.B Mehta Road, Opp. Jain Mandir, Ghatkopar (East), Mumbai - 400 077. Hereinafter referred to as the VENDOR (which expression shall mean and include, unless it repugnant to the context thereof his heirs, executors, administrators and assigns) of the ONE PART,

AND 1) **MRS. KAVITA SUBHASH JARKAD**, An adult Aged about - 31 years, (**Pan No. AXIPJ1324P, Aadhaar Card No. 9264 0748 2630**), and 2) **MR. NARENDRA TUKARAM NAJAN**, An adult Aged about - 35 years, (**Pan No. AWOPN7671A, Aadhaar Card No. 7067 3616 1515**), Indian Inhabitant of Mumbai, Presently Residing at- Room No-32, Building No-16, Railway Police Quarter, Ghatkopar (East), Mumbai- 400075. Hereinafter referred to as the PURCHASER (Which expression shall mean and include, unless it be repugnant to the context thereof his heirs, executors, assigns, administrators and assigns) of the OTHER PART.

मंजुला कान्तिलाल पटेल

Kavita

Narendra

करल - 3
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WHEREAS The Vendor is the legal and lawful owner respect of a Flat Premises admeasuring 269 Sq. Ft. Situated- **Flat No-304, 3rd Floor, "A" Wing, Halimabai Sumar S.R.A Co- Operative Housing Society Ltd., Plot No. 175, R.B Mehta Road, Opp. Jain Mandir Mandir, Ghatkopar (East), Mumbai - 400 077.** Briefly described in the schedule (hereinafter for brevity's sake referred to as "The said Flat") and holding necessary document proof respect of "The sSaid Flat".

WHEREAS **Mrs. Manjula Kantilal Patel**, was owner of the Hut situated at - Flat No-304, 3rd Floor, "A" Wing, Halimabai Sumar S.R.A Co- Operative Housing Society Ltd., Plot No. 175, R.B Mehta Road, Opp. Jain Mandir Mandir, Ghatkopar (East), Mumbai - 400 077. And they said Hut is Eligible in the Sr. No. 10 of the Annexure II of Halimabai Sumar S.R.A Co- Operative Housing Society Ltd., in the name of Mrs. Manjula Kantilal Patel, Prepared by the Competent Authority and the said Hut is redeveloped under the Slum Rehabilitation Scheme.

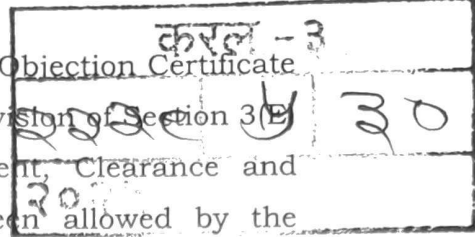


WHEREAS after compilation of the Halimabai Sumar S.R.A Co- Operative Housing Society Ltd., slum rehabilitation scheme, Mrs. Manjula Kantilal Patel, acquired the said Flat i.e. Flat No-304, 3rd Floor, "A" Wing, Halimabai Sumar S.R.A Co- Operative Housing Society Ltd., Plot No. 175, R.B Mehta Road, Opp. Jain Mandir Mandir, Ghatkopar (East), Mumbai - 400 077. In lieu of old Hut under the provision of the Slum Rehabilitation Scheme and allotted by the M/s. M. P. Group off Construction on 19/03/2014. Slum Rehabilitation Authority hand over the possession of the said Flat to Mrs. Manjula Kantilal Patel.

WHEREAS The Said Flat i.e. Flat No-304, 3rd Floor, "A" Wing Halimabai Sumar S.R.A Co- Operative Housing Society Ltd., Plot No. 175, R.B Mehta Road, Opp. Jain Mandir Mandir, Ghatkopar (East) Mumbai - 400 077. is originally allotted to one Mrs. Manjula Kantilal Patel, and her life time was the member of Halimabai Sumar S.R.A Co- Operative Housing Society Ltd., A co-operative Housing Society, registered under Registration No - M.U.M./S.R.A./H.S.G.(T.C)/11614/2009, having its office at Plot No - 175, CTS No - 5825, TPS-III, Plot No. 175, R.B Mehta Road, Opp. Jain Mandir Mandir, Ghatkopar (East), Mumbai - 400 077. hereinafter referred to as "The Said Society" for the brevity's sake.

दि. १५/०३/२०१४

WHEREAS the Vendor Applied for the No Objection Certificate from Slum Rehabilitation scheme under the provision of Section 30E Of The Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act 1971. And same has been allowed by the Assistant Registrar Co-operative societies, SRA and issued the No Objection Certificate for the transfer the said shares in the name of the Vendor.



WHEREAS The Vendor is Member of Halimabai Sumar S.R.A Co- Operative Housing Society Ltd., bearing Registration No. M.U.M./S.R.A./H.S.G.(T.C)/11614/2009, Plot No - 175, CTS No - 5825, TPS-III, Plot No. 175, R.B Mehta Road, Opp. Jain Mandir, Ghatkopar (East) Mumbai - 400 077.



WHEREAS The Vendor in her capacity as a Member and Shareholder own and holding the right in Premises admeasuring 260 sq. ft. carpet area or thereabouts, bearing Flat No-304, 3rd Floor Wing, of the Building of the said society Halimabai Sumar S.R.A Co-Operative Housing Society Ltd., Plot No. 175, R.B Mehta Road, Opp. Jain Mandir Mandir, Ghatkopar (East), Mumbai - 400 077. (More particularly described in the Schedule hereunder written and hereinafter for the brevity sake referred to as the "Said Flat Premises").

WHEREAS The Vendor in her capacity as a Member and Shareholder Of the said society as aforesaid has agreed to sell to said Purchaser and the Purchaser have agreed to purchase, Takeover and acquire from the Vendor the "Said Flat" and the said shares together with fixtures, fittings lying therein and all singular, benefits, rights, title, interests, appurtenant thereto and meant for more beneficial enjoyments of the "Said Premises" upon terms and conditions hereinafter mentioned.

AND WHEREAS the Vendor has offered the Said Flat premises for sale and the Purchaser has agreed to Purchase the same, both the parties hereto are desirous of reducing and recording the terms and conditions of this agreement in writing.

Now Therefore This Indenture Hereby Witnessed the Terms and Conditions Agreed To By and Between the Parties Hereto As Under:-

निकाशा. जामाका. उदा

Kavita

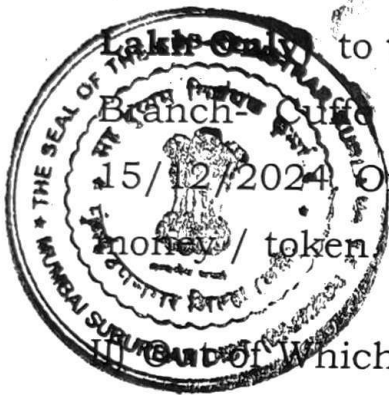
Narshetty

करल - ३

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1. The Vendor shall sell, Transfer and Assign to the Purchaser and the Purchaser shall take over and acquire from The Vendor all the singular and beneficial rights, title and interesting the "Said Flat".

2. The VENDOR hereby transfers all her rights, title, and interest in the said Flat along with five shares for the total consideration of **Rs. 62,50,000/- (Rupees Sixty Two Lakh Fifty Thousand Only)** and the Purchaser has agreed to acquire the same on the payment of **Rs. 62,50,000/- (Rupees Sixty Two Lakh Fifty Thousand Only)** are being the total consideration of everything in lump sum. The Purchaser shall make the payment of the consideration mentioned therein as under.



I) The Purchaser further paid the sum of **Rs. 1,00,000/- (Rupees One Lakh Only)** to the vendor through Cheque Drawn By-Axis Bank Ltd, Branch- Cuffe Parade Mumbai, Vide Cheque No-483489, Dated- 15/12/2024. On or before the execution of these presents as earnest money / token.

Out of which **Rs. 5,00,000/- (Rupees Five Lakh Only)** had paid by the purchaser to the vendor through Cheque Drawn By-Axis Bank Ltd, Branch- Cuffe Parade Mumbai, Vide Cheque No-483490, Dated- 23/01/2025.

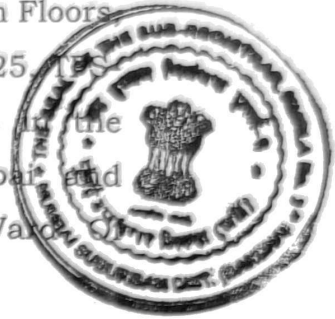
III) The Purchaser further agrees to pay the sum of **Rs. 56,50,000/- (Rupees Fifty Six Lakhs Fifty Thousand Only)** by NEFT/RTGS/Pay order / cheques being the balance remaining amount in full and final settlement by raising housing loan from a financial institutes / banks payable directly in favor of the Vendor within 60 working days from the date of executing the registered Agreement for Sale. The vendor hereby undertakes to handover the vacant and peaceful possession of the said Flat to the purchaser on receipt of the balance remaining amount as a full and final settlement. And it is also further agreed that after receiving the above amount it will be deemed to be final sale deed and further no separate sale deed is to be made. in any case, if the purchaser could not avail housing loan due to effective title of the said property to the vendor shall refund the entire consideration / amount whatever paid by them to the vendor shall return within 30 working days without any kind of deduction therefrom.

3. The Vendor hereby relinquishes all his rights, titles, claims, and interests in respect of the said Flat in favor of the Purchaser,

THE SCHEDULE OF THE "SAID PREMISES" HEREINABOVE REFERRED TO:-

करल - ३
२२२ ११ ३६

A Flat admeasuring 269 sq. ft. Carpet area bearing Flat No-304, 3rd Floor, "A" Wing, of the building of Halimabai Sumar S.R.A Co- Operative Housing Society Ltd., bearing Registration No. M.U.M./S.R.A./H.S.G.(T.C)/11614/2009, Plot No - 175, CTS No - 5825, TPS-III, Plot No. 175, R.B Mehta Road, Opp. Jain Mandir, Ghatkopar (East) Mumbai - 400 077. Building with lift consist of Ground + Seven Floors constructed in the year 2014 bearing CTS No - 5825, TPS-III, Village - Ghatkopar - Kiro, Taluka - Kurla, in the Registration District and Sub-District of Mumbai and Mumbai Suburban, Assessed under the 'N' Ward of the Municipal Corporation Of Greater Mumbai.



In Witness Whereof The Parties Hereto Have Set And Subscribed Their Respective Hands And Seals On The Day And Year First Hereinabove Written.

Signed Sealed & Delivered By The)
Within named "Vendor")

MRS. MANJULA KANTILAL PATEL

मंजुला कान्तिलाल पटेल

In The Presence Of)



1. Paras Kantilal Patel.

2. ANIL SHENPHAD SONUNE

Signed, Sealed & Delivered By The)
Within named "Purchasers")

1) **MRS. KAVITA SUBHASH JARKAD**



Kavita



2) **MR. NARENDRA TUKARAM NAJAN**

In The Presence Of)



Narendra



1. *Swag K. Patel*

2. Anil,



झोपडपट्टी पुनर्वसन प्राधिकरण बृहन्मुंबई

टे.सी.क-३/SRA/CO/OW/२०२५

दिनांक : १०/०३/२०२५.

करल - ३		
२२००	१३	३०
२०२५		

प्रति

श्रीम.मंजुला कांतीलाल पटेल (अर्जदार)

तिसरा मजला, सदनिका क्रमांक ३०४, ए-विंग,
हलीमाबाई सुमार एस.आर.ए. सहकारी गृहनिर्माण संस्था मर्या.,
प्लॉट क्रमांक १७५, आर.बी.महेता मार्ग, जैन मंदीर समोर,
घाटकोपर (पूर्व), मुंबई- ४०० ०७७.

विषय : प्राधिकरणाकडील परिपत्रक क्र. १४५ नुसार नोंदणीकृत करारनामा करुन मुद्रांक शुल्क रक्कमेचा भरणा करणेबाबत.

संदर्भ : श्रीम.मंजुला कांतीलाल पटेल यांचेकडील अर्ज प्राधिकरणास प्राप्त दि. २०/१२/२०२४. (आ.क्र.GEN/२०२४/११५६१)

वरील संदर्भिय विषयाकडे आपले लक्ष वेधण्यात येते.

२/- हलीमाबाई सुमार एस.आर.ए. सहकारी गृहनिर्माण संस्था मर्या., प्लॉट क्रमांक १७५, आर.बी.महेता मार्ग, जैन मंदीर समोर, घाटकोपर (पूर्व), मुंबई- ४०० ०७७. या संस्थेने संस्थेच्या पुनर्वसन इमारत, ए-विंग, तिसरा मजला मधील निवासी सदनिका क्रमांक ३०४ चा ताबा मुळ लाभार्थी श्रीम.मंजुला कांतीलाल पटेल यांना दि. १०/०३/२०१४ रोजी दिला असल्याचे M/D. M.P. GROUP OF CONSTRUCTIONS BUILDERS & DEVELOPERS यांचे दिनांक २८/०६/२०१४ रोजीच्या ताबा पावती वरुन दिसून येते. त्यांना सदरची सदनिका खरेदीधारक श्रीम.कविता सुभाष जारकड व श्री.नरेंद्र तुकाराम नजन यांना विकायची असल्याने या कार्यालयाकडे प्राधिकरणाकडील परिपत्रक क्र. १४५ नुसार खरेदी विक्रीच्या हस्तांतरणास वरील संदर्भिय प्रस्तावान्वये परवानगी मागितलेली आहे.

मुळ लाभार्थी परि-२ मधील अ.क्र. १० वर श्रीम.मंजुला कांतीलाल पटेल हे निवासी वापराकरीता पात्र असून त्यांना दि. १०/०३/२०१४ रोजी दिला असल्याचे ताबा पावतीवरुन दिसून येते. त्यानुसार सदर सदनिकेस पाच वर्षे झालेली आहेत. उपरोक्त संदर्भ क्रं.०२ नुसार झोपडपट्टी पुनर्वसन प्राधिकरणातील निवासी /सदनिका अनिवासी गाळा यांचे खरेदी विक्री करिता ५ वर्षांचा कालावधी करणेत आलेला आहे.

आपण सादर केलेल्या सदनिका/गाळयासंबंधी मुळ झोपडीधारकाच्या वारसाने तक्रार केली किंवा आपण सदर सदनिका/गाळेधारकाची फसवणूक करुन अथवा चुकीची किंवा बनावट कागदपत्रे सादर करुन आपले नाव हस्तांतरीत केल्याचे सिध्द झाल्यास आपल्या नावे केलेले सदनिका/गाळा हस्तांतरण रद्द



प्रशासकीय इमारत, आर.बी.महेता मार्ग, बंद्रा (पूर्व), मुंबई- ४०० ०५१.

संपर्क क्र. २६५६५८००/२६५९०४०५/१८७९, फॅक्स क्र. २६२२५५०४/१८७९, संकेतस्थळ : www.sra.gov.in ई-मेल : info@sra.gov.in

करण्याचा हक्क झोपडपट्टी पुनर्वसन प्राधिकरणाकडे राखून ठेवण्यात येत आहे व अशा प्रकारच्या कृत्यास प्राधिकरणाचे अधिकारी/कर्मचारी जबाबदार राहणार नाही.

प्रस्तावासोबत अर्जदार/खरेदीधारक यांनी सादर केलेल्या कागदपत्रांच्या बाबतीत काही तक्रारी प्राप्त झाल्यास किंवा सादरचे पुरावे खोटे असल्याचे भविष्यात सिध्द झाल्यास त्याबाबतची सर्व जबाबदारी भारतीय पुरावे कायदाकलम १०१ आणि १०२ व भारतीय फौजदारी दंडसंहिता १८६० चे कलम १७७, १९२, १९९, २००, ४२०, ४६५, ४६८ आणि ४७१ नुसार कागदपत्रे देणाऱ्या व्यक्तींची राहिल, याची नोंद घ्यावी.

करत - ३		
२२२९	१४	३०
२०२५		

सहाय्यक निबंधक,
सहकारी संस्था (पुर्व व पश्चिम उपनगरे)
झो.पु.प्रा, बृहन्मुंबई

प्रत माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी -

श्रीम.कविता सुभाष जारकड व श्री.नरेंद्र तुकाराम नजन (खरेदीधारक)

पत्ता : सदनिका क्रमांक ३०४, तिसरा मजला, ए-विंग, हलीमाबाई सुमार एस.आर.ए. सहकारी गृहनिर्माण संस्था मर्या., प्लॉट क्रमांक १७५, आर.बी.महेता मार्ग, जैन मंदीर समोर, घाटकोपर (पूर्व), मुंबई- ४०० ०७७.



हलीमाबाई सुमार (एस.आर.ए.) सह. गृहनिर्माण संस्था मर्यादित

नोंदणी क्र. एम.यु.एम./एस.आर.ए./एच.एस.जी.(टी. सी)/११६१४/२००९

प्लॉट क्र. १७५, आर.बी.महेता मार्ग, जैन मंदिर समोर, घाटकोपर (पूर्व), मुंबई-७७.

जावक क्र.: ०१२७

दिनांक : २८/१२/२०२४

TO WHOMSOEVER IT MAY CONCERN

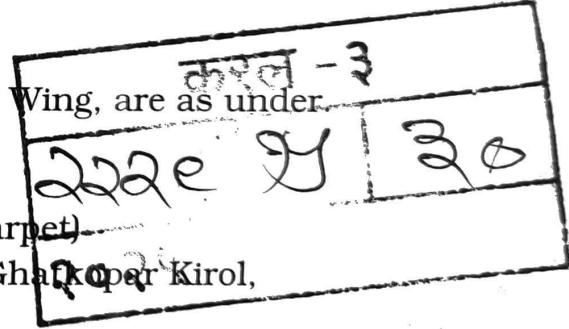
This is to certify that **Smt. Manjula Kantilal Patel**, is the bonafide Member of our Society, holding Flat No. 304, 3rd Floor, "A" Wing, in the building of Halimabai Sumar S.R.A. Co- Operative Housing Society Ltd,

Further, we confirm that the Society has no objection for Sale and transfer of the Said Flat to **1) Mrs. Kavita Subhash Jarkad & 2) Mr. Narendra Tukaram Najam**, the prospective member/s.

We certify that there are NO DUES outstanding against the present bonafide member of the Society **Smt. Manjula Kantilal Patel**.

Particulars of Flat No. 304, 3rd Floor, "A" Wing, are as under

Floor : 3rd Floor
Area : 269 Sq. Ft. (Carpet)
T.S. No. : 5825, Village: Ghator Kirol,
Taluka - Kurla,
Year of Construction : 2014
Nos. of Floors : Ground + 7 Upper floors with lift.
Municipal Ward : N/Ward.



* Note :- Society has not issued share certificate to any Members.

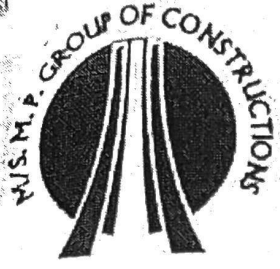
Halimabai Sumar S.R.A. Co- Operative Housing Society Ltd,



Chairman

हरजोगनजी शर्मा

Secretary



M.P. GROUP OF CONSTRUCTIONS

BUILDERS & DEVELOPERS

107, "Atlantic Commercial Tower", R. B. Mehla Road, Patel Chowk, Opp. Jain Digambar Temple, Ghatkopar (E), Mumbai - 400 077. Tel. 2501 3734. E-mail mpgroupofconstruction@yahoo.co.in

: Regd. Off. :

ताबा पत्र

दिनांक : 28-6-2014

प्रति,
श्री. /श्रीमती. मंजुला.बि.पटेल

करल - 3
2220 ५ 30
2024

विषय : सदनिका क्रमांक 308 चा ताबा देण्याबाबत .

वरील वाबत आपण कळविण्यात येते की, दिनांक १६-०३-२०१४ रोजी ६-०२ वाजता लॉटरी पद्धतीने निवासी सदनिका क्रमांक ३०४ चे वाटप आपणास नियमानुसार करण्यात आलेले आहे .

सदनिका क्रमांक ३०४ चा ताबा आपणास आज दिनांक १०-०३-२०१४ रोजी सकाळी/दुपारी ११-ता.प. देण्यात येत असून सदनिकाची चावी ताब्यात घेवून पोहच द्यावी ही विनंती .

सदनिकाचा ताबा मिळाला

श्री. /श्रीमती. मंजुला.बि.पटेल.



ताबा आमच्या समोर देण्यात आलेला आहे

(संस्थेचा सही व शिक्का)

मंजुला. बि.पटेल.

मंजुला. बि.पटेल.

मुख्य प्रवर्तक

चेअरमन/सचिव

इतिमाबाई सुमार (एस.आर.ए) सहकारी
गृहनिर्माण संस्था (भर्यादित)

विकासक (Developers)

M/s. M. P. GROUP OF CONSTRUCTION

V. Mehla

इतिमाबाई सुमार

श्रीमती. मंजुला.बि.पटेल

Partner

सचिव

अध्यक्ष

A.A.A.

Address: [illegible]	करल - 3
Pin: [illegible]	2808/2830
Phone: [illegible]	2024
Fax: [illegible]	

NO. SRA/ENCI/2248/N/PL/AP
Dated:

19 MAR 2014

To:
Shri. Jaysing Shinde,
Architect,
C/7, Swapna-Safalya,
Sasmira Marg,
Prabhadevi, Mumbai - 400 025.

करल - 3	
2808	2830
2024	

Sub-Amended plan Cum Part Occupation Permission for Rehab Wing
A of Composite Bldg. under S.R. Scheme on plot bearing O.P.S.
No. 5825 corresponding T.F. No. 175, Chhatkopar T.P.S. village
Chhatkopar, Khol, Tal-Kurla, Patel Chowk, R.B. Mehta Marg,
Chhatkopar (E), Mumbai-400 077 for "Hallmubhai Sumar SRA OHS
Ltd"

Ref: Your letter dt. - 12/12/2013 & 16/01/2014



With reference to your letter mentioned above, I have to inform you that the permission to amended plans (as regards the location of entry room, U.G. Tank & O.H.W.T.) and occupy the full Rehab Wing of Composite Building of S. R. Scheme comprising Ground Floor, etc. were completed under the supervision of Architect Shri Jaysing Shinde, License No. CA/81/6694 of MCGM Licensee Structural Engineer Mr. K. H. Shah of M/s. Paras Consultants, License No. STR-S/33 and License Site Supervisor M. G. Nalk License No. N/114/SS-II shown by red colour in the plans submitted by you is hereby granted subject to the following conditions.

- 1) That this Occupation Permission is for 13 Rehab Residential Tenements, 01 Res./Comm. Tenements, 01 welfare Centre, 01 Balwadi, 01 Society office and 25 PAP tenements.
- 2) That the certificate under section 270A of BMC Act shall be obtained from A. E. (WV) 'N' ward and a certified copy of the same shall be submitted to this office.

Gopal D. Sarpal
[Signature]



BILL OF SUPPLY
RESIDENTIAL



MANJULA KANTIL PATEL
304 PLOT NO-175, HALIMA CHSL PATEL CHOWK
R.B.MEHTA ROAD GHATKPAR (E) MUMBAI 400077
Mobile : 98*****02
Email : para*****@yahoo.co.in
PAN :
GST :

BILL DATE
26-Feb-2025

METER STATUS
Active

CYCLE NUMBER
09

TYPE OF SUPPLY
SINGLE PHASE

TARIFF
LT I (B)

CONNECTION DATE
26-06-2014

SANCTIONED LOAD (kW)
3.08

BILL NUMBER
101535520945

BILL DISTRIBUTION NO.
**Chembur/Tilak Nagar/
09/308/011/011/001**

BILLING STATUS
Regular

PRESENT READING DATE
24-Feb-2025

PREVIOUS READING DATE
24-Jan-2025



CA NO:151990882

₹230.00

Due Date: 19-Mar-2025

The due date refers to only current bill amount, previous balance is payable immediately

Bill Month	Units Consumed	Current Month Bill	Net Other Charges	Previous Outstanding
Feb-25	17	₹235.04	₹10.85 Cr	₹6.87

Bill Period: 25-Jan-2025 - 24-Feb-2025

Previous Units : 39

- Round sum payable by discount date **05-Mar-2025** : Amt ₹220.00 Discount ₹1.99
- Round sum payable after due date **19-Mar-2025** : Amt ₹230.00 DPC ₹2.94

Scan code to pay your bill via (use any UPI app)



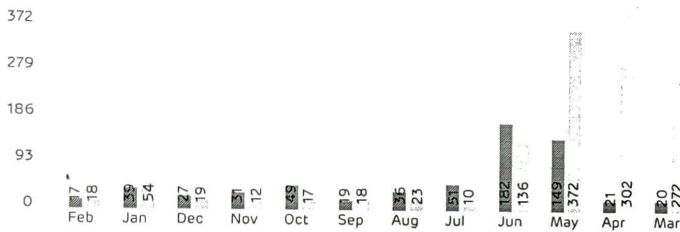
Nearest Collection Centre (Cash/Cheque)

Adani Electricity, Tilak Nagar, Street No -3, Near Sahakar Cinema, Chembur, Mumbai-400089

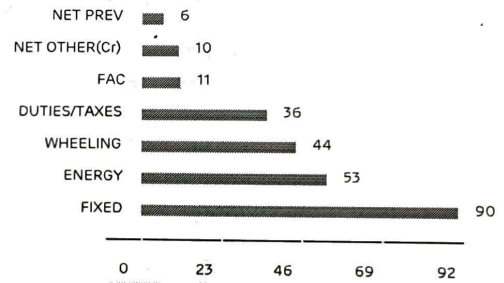
Abaji Naralkar
Abaji Naralkar
Division Head - Chembur

CONSUMPTION TREND

■ Current year ■ Previous year



MAJOR BILL COMPONENTS (Rounded off amt)



METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
SM10405930	1033.00	1016.00	1	17

Total Consumption 17

IMPORTANT MESSAGE

- As per Honorable MERC approval dated 15 January 2025, Fuel adjustment charge (FAC) is being levied in current month. For any query, kindly connect at our Toll free number: 19122 or visit <https://www.adanielectricity.com/faqs> for details.
- Please note that all important communication related to your account are being sent on 98*****02 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services
- Tentative meter reading date for your MAR-25 bill is 26/03/2025

HELP CENTER

19122 Toll Free No. (24X7) www.adanielectricity.com

helpdesk.mumbaielectricity@adani.com

Adani Electricity, Tilak Nagar, Street No -3, Near Sahakar Cinema, Chembur, Mumbai-400089

Whatsapp Us on : 9594519122

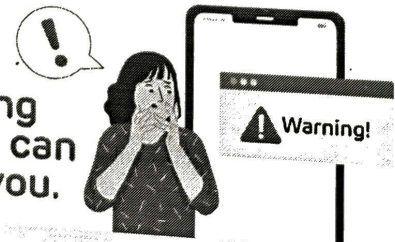
For power interruption complaint or restoration status

1. Missed Call on 9594519122 from your Registered Mobile No
2. SMS POWER <9 digit account no.> to 9594519122" from your Registered Mobile No

For internal complaint redressal system (ICRS), visit our website: www.adanielectricity.com

Join us on:

Missing alerts can cost you.



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



SCAN HERE

This bill for power supply cannot be treated or utilised as proof that the premises for which the power supply has been granted is an authorised structure nor would the issuance of the bill amount to proof of ownership of the premises.

APPLICATION FORM

HOW YOUR BILL WAS CALCULATED

Heads

	Rate	Amount(₹)
Electrical Energy (HSN Code 27160000)		
1. Fixed Charge		
2. Wheeling Charges		90.00
3. Green Power Tariff		44.20
4. Energy Charge		0.00
5. Fuel Adjustment Charge (FAC)#		53.55
6. Government electricity duty	Refer Tariff Structure below	11.05
7. Maharashtra Govt. tax on sale of electricity	16.00%	31.81
(A) Current month's bill amount (Sum of 1 to 7)	26.04p/unit	4.43
a. Others/SD interest/VDS interest		235.04
b. Delayed payment charge on previous month's bill		0.00
c. Digital Payment discount		0.00
d. Paperless E-Bill discount		0.85Cr
e. Interest on arrears		10Cr
f. Adjustments		0.00
(B) Net other charges in current bill (Sum of a to f)		0.00
Current Month charges (A+B)		10.85Cr
Previous month's bill amount		224.19
Payment received up to(16-Feb-2025)		396.87
Prompt/Advance payment discount		390.00
TDS credit/Other payments		0.00
(C) Net previous balance		6.87
Total Bill Amount (A+B+C)		231.06
Round Sum Payable with this bill		230.00
Amount deferred		0.00

Your security deposit (SD) with us ₹ 1486.73
Your unpaid security deposit (SD) ₹ 100.00

As per Electricity Supply Code, you can also opt for your own meter (adhering to BIS standards)

YOUR TARIFF STRUCTURE (EFFECTIVE FROM 01.04.2024) ₹

LT I (B)	Fixed Charge Per month	Energy Charge Per Unit	Wheeling Charge Per Unit	FAC Rate Per Unit Feb-25
RESIDENTIAL Units/Months				
0 - 100	90.00	3.15	2.60	0.65
101 - 300	135.00	5.40	2.60	1.10
301 - 500	135.00	7.10	2.60	1.40
>500	160.00	8.15	2.60	1.65

Above fixed charges are for single phase connections. Fixed charge of Rs.160 per month will be levied on residential consumers availing 3 phase supply. Additional Fixed Charge of Rs. 160 per 10 kW load or part thereof above 10kW load shall be payable. Temporary supply consumers shall pay 1.5 times the Fixed Charges applicable for this category.

Bill Days	Base Days	Total Units	1st Slab	2nd Slab	3rd Slab	4th Slab
31	28	17	17	0	0	0

ADVANCE PAYMENT DETAILS (₹)

ADJUSTMENT/TCS DETAILS (₹)

Opening Balance Adjustments Closing Balance Discount

LAST PAYMENT DETAILS

Payment Date Payment Amount (₹) Payment Mode
16-02-2025 390.00 Online

For energy saving tips please visit:
www.adanielectricity.com

Scan this QR code for
Genius Pay Centre (kiosk for bill Payments)

For Cheque payments: Date of realization of cheque or 3 days from submission of cheque (whichever is earlier) shall be deemed to be the date of receipt of payment (subject to realization) cheque should be Account payee of local clearing and not post-dated

Make cheque payable to Adani Electricity Mumbai Ltd. A/C No.151990882

Mention A/C no and respective amount on back of cheque while making multiple bill payments by single cheque

Missing alerts can cost you.



To ensure you never miss any electricity related alerts and notifications, Register / Update your phone number and Email ID right away.



SCAN HERE

For Bill payment via RTGS/NEFT, log-in to your net banking a/c, add payee as below

Payee Account No. EPAEML151990882
Payee Name ADANI ELECTRICITY MUMBAI LIMITED
Bank Name HDFC Bank Ltd.
Branch Name Kanjurmarg Branch, Mumbai
IFSC HDFC0004989
Account Type Current



To view supply code SOP, including power quality regulations 2021, Scan the QR code below or visit.

www.adanielectricity.com/corporate/regulatory

PRINCIPAL PLACE OF BUSINESS / CONSUMER GRIEVANCE REDRESSAL FORUM (CGRF)

Address: Adani Electricity, Devidas Lane, Off SVP Road, Near Devidas Lane Telephone Exchange, Borivali West, Mumbai 400 103
Phone: 022-50745004
Email: consumerforum.mumbaielectricity@adani.com
Website: <https://www.adanielectricity.com/cgrf>

ELECTRICITY OMBUDSMAN

Address: 107,108 Arcadia, NCPA Marg, Nariman Point, Mumbai 400021 Maharashtra
Email: electricityombudsmanmumbai@gmail.com

REGISTERED OFFICE AEML

Address: Adani Corporate House, Shantigram, Near Vaishno Devi Circle, S. G. Highway, Khodiyar Ahmedabad, Gujarat, India-382421
CIN: U74999GJ2008PLC107256
PAN: AADCD0086F
GSTIN: 27AADCD0086F1ZW

NOTE

- To pay online visit www.adanielectricity.com
- For digital mode of payment, get discount of 0.25% of the monthly bill (excluding taxes and duties), subject to a cap of Rs.500
- Power thefts are not just a loss to us but a loss to the society. "Be a responsible citizen, to report theft, call on 19122". Kindly note that theft of electricity in any manner attracts penal action under the Electricity Act, 2003
- As per MERC, Interest on Security Deposit is at the bank rate declared by RBI as on 1st April of the financial year. For FY 2024-25, it is 6.75%
- Electricity Duty as per Govt. of Maharashtra Notification No. ELD. 2016/CR[1]252/Energy-1 of 21.10-2016 ELD-2020/CR-34/Energy-1 of 14.08.2020. Tax on Sale of Electricity as per Govt. of Maharashtra Notification No. VVK-2018/CR[1]161/Energy-1 of 26-12-2018.

LOCATION DETAILS OF GENIUS PAY CENTRE FOR BILL PAYMENTS

FORM PERSONAL DETAILS

Existing Customer: Yes No

If Yes, CIF No/ Account No.

First Name

Middle Name

Name: NAJAN NARENDRA TUKARAM

Date of Birth: 14111990 PAN: AWOPN7672A

Mobile: 7040972595

e-mail: narendranajang8@gmail.com

Name of Spouse:

Name of Father: TUKARAM NAJAN

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 706736161515

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 Foreign Citizen Person Of Indian Origin (PIO)

FOR DEFENCE PERSONNEL: Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER: Defined Benefit Pension New Pension Scheme

Residential Address



HOME LOAN CENTRE, GHATKOPAR

Seen Done
17/02/2025
Lalit ID
DDE Done
18/2/25

11/M
36279643

SSL	Code No.	MUM99999
	File Ref No.	Lead No. RP02/25020052
ASE	NAFIS SHAIKH	7021950186
ASM	SUDHIR PEDAMKAR	
AQM	ROHIT PENKAR	

Rupam

RLMS Number	RLMS - 50/250220023126 RLMS - 50/250212012476
LOS Branch Name	[REDACTED]
Branch Code	[REDACTED] Ghatkopar 1131
Source Type	
Expected Disbursement Date	
Reference ID	
Applicant Name	NARANDRA NAJAN TUKARAM
CIF No.	A/C No 33958727908
Co-Applicant Name	KAVITA JARKDABE
CIF No.	Cif A/C No 87615106038 - 24103289367
Applicant	
Date of Birth	14-11-1990
Pan Card Number	AWOPN7671A
Bank Account Number	
Bank Account Number	
E-mail	narandranajan98@gmail.com
Mobile No.	
Loan Amount & Interest Rate	57,00,000/-
Tenure	30 Yr

Narandranajan
19/10/2025

AMT	
PROCESSING OFFICER	
RESI/OFF	
TIR	CR004 REKHA DOBRY
VALUATION	AC8IA
SITE	

MAHEBOOB SHAIKH
HL REBAL
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