

389/161

पावती

Original/Duplicate

Thursday, January 02, 2025

नोंदणी क्र. :39म

3:00 PM

Regn.:39M

पावती क्र.: 180 दिनांक: 02/01/2025

गावाचे नाव: पी.एस.पहाडीगोरेगांव
दस्तऐवजाचा अनुक्रमांक: वरल-6-161-2025
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: साक्षी सुभाष कोदे -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:18 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक, बोरिवली क्र. ६,
मुंबई उपनगर जिल्हा.

बाजार मूल्य: रु.10602984.96 /-

मोबदला रु.14000000/-

भरलेले मुद्रांक शुल्क : रु. 700000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125025202282 दिनांक: 02/01/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013394114202425M दिनांक: 02/01/2025

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1
(Policy) : For Women - Corporations Area

Code

मुळ दस्त प्राप्त झाल.

REGISTERED ORIGINAL DOCUMENT.

DELIVERED ON 02 JAN 2025

1/2/2025

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मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202501013786	01 January 2025,02:17:59 PM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	58-पहाडी-गोरेगाव पुर्व (बोरीवली)				
उप मूल्य विभाग	भुभाग : उत्तर व पूर्वेस गावाची हद्द व अंशतः द्रुतगती मार्ग, दक्षिणेस गोरेगाव स्टेशन ते द्रुतगती मार्ग जोडणारा रस्ता व पश्चिमेस रेल्वे लाईन.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#103				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
78440	173660	199710	246700	173660	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	67.84चौरस 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-	नाही	मजला -	Second Floor		
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ नुसार मूल्यदर = 90% apply to rate = Rs.156294/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((156294-78440) * (100 / 100))+78440) = Rs.156294/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 156294 * 67.84 = Rs.10602984.96/-					
Applicable Rules = ,18,19,4					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनॉईन 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 = 10602984.96 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.10602984.96/-					

Home Print

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CHALLAN
MTR Form Number-6



GRN MH013394114202425M	BARCODE	Date 30/12/2024-12:32:58	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty		TAX ID / TAN (If Any)	
Office Name BRL6_JT SUB REGISTRAR BORIVALI 6		PAN No.(If Applicable) ARGPK3240F	
Location MUMBAI		Full Name SAAKSHI SUBHASH KODE	
Year 2024-2025 One Time		Flat/Block No. A-21, Sukhada Co-Operative Housing Society Limited,	
		Premises/Building	
Account Head Details		Amount In Rs.	
0030045501 Stamp Duty	700000.00	Road/Street Plot No.103/11, Pandurang Wadi Marg 4	
0030063301 Registration Fee	30000.00	Area/Locality Goregaon (East), Mumbai	
		Town/City/District	
		PIN 4 0 0 0 6 3	
		Remarks (If Any)	
		PAN2=ABDPS0198K-SecondPartyName=SHEELA SUBHASH SAIL-	
		Amount In Seven Lakh Thirty Thousand Rupees Only	
Total 7,30,000.00		Words	
Payment Details UNION BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN 02901793012202997110	Ref. No. 528452546
Cheque/DD No.		Bank Date 31/12/2024 00:59:52	RBI Date Not-Verified with RBI
Name of Bank		Bank-Branch UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date 1, 01/01/2025	

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Department ID : Mobile No. : 8108270545
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.



CHALLAN
MTR Form Number-6



GRN	MH013394114202425M	BARCODE		Date	30/12/2024-12:32:58	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)	ARGPK3240F		
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6			Full Name	SAAKSHI SUBHASH KODE		
Location	MUMBAI			Flat/Block No.	A-21, Sukhada Co-Operative Housing Society		
Year	2024-2025 One Time			Premises/Building	Limited,		

Account Head Details	Amount In Rs.	Road/Street	Plot No.103/11, Pandurang Wadi Marg 4
0030045501 Stamp Duty	700000.00	Area/Locality	Goregaon (East), Mumbai
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 0 0 0 6 3
		Remarks (If Any)	PAN2=ABDPS0198K~SecondPartyName=SHEELA SUBHASH SAIL~
		Amount In	Seven Lakh Thirty Thousand Rupees Only
		Words	
Total	7,30,000.00		



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Payment Details	UNION BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank CIN	Ref. No.	02901793012202497110	528452546
Cheque/DD No.	Bank Date	RBI Date	31/12/2024 00:59:52	01/01/2025
Name of Bank	Bank-Branch	UNION BANK OF INDIA		
Name of Branch	Scroll No. , Date	1 , 01/01/2025		

Department ID : Mobile No. : 8108270545
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 कार्यालयाने नोंदणी करायत्याच्या दस्तांसाठी लागू आहे. नोंदणी न करायत्याच्या दस्तांसाठी सदर चलन लागू नाही.

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 1
Date: 2025.01.02 15:01:16 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-389-161	0007522880202425	02/01/2025-15:00:27	IGR195	30000.00

GRN : MH013394114202425M Amount : 7,30,000.00

Bank : UNION BANK OF INDIA

Date : 30/12/2024-12:32:58

2	(IS)-389-161	0007522880202425	02/01/2025-15:00:27	IGR195	700000.00
Total Defacement Amount					7,30,000.00

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Signature Not Verified

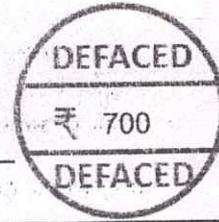
Digitally signed by DS,
DIRECTORATE OF ACCOUNTS
AND TREASURIES, MUMBAI 1
Date: 2025.01.02 15:01:16 IST
Reason: GRAS Secure Document
Location: India

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0125025202282	Date 02/01/2025
Received from SAAKSHI SUBHASH KODE, Mobile number 8108270545, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 02/01/2025
Bank CIN 10004152025010202171	REF No. 500290554892
This is computer generated receipt, hence no signature is required.	

 D ocument H andling C harges Inspector General of Registration & Stamps	
Receipt of Document Handling Charges	
PRN 0125025202282	Receipt Date 02/01/2025
Received from SAAKSHI SUBHASH KODE, Mobile number 8108270545, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 161 dated 02/01/2025 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Payment Date 02/01/2025
Bank CIN 10004152025010202171	REF No. 500290554892
Deface No 0125025202282D	Deface Date 02/01/2025
This is computer generated receipt, hence no signature is required.	



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AGREEMENT FOR SALE

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THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 2nd day of January, 2025.

BETWEEN

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MRS. SHEELA SUBHASH SAIL (PAN No. ABDPS0198K AND AADHAR CARD NO.:- 8516 2835 5801), age about 67 years; an adult Indian Inhabitant of Mumbai, residing at 1001, Radhakrishna, Pandurang wadi Road No.3, Goregaon (East), Mumbai:- 400 063 and owner of Flat bearing Flat No. A-21, admeasuring about 730 sq. ft. build up area, on 2nd floor, in the society known as Sukhada Co-Operative Housing Society Limited, situated at Plot No.103/11, Pandurang Wadi Marg 4, Goregaon (East), Mumbai:- 400 063 hereinafter referred to as the 'VENDOR' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include HER heirs, executors, administrators and permitted assigns) of the ONE PART.

AND

MRS. SAAKSHI SUBHASH KODE (PAN NO. ARGPK3240F AND AADHAR CARD NO.:- 8307 7490 2088), age about 48 years; An Adult, Indian Inhabitant of Mumbai, residing at 1003, Wing B, 10th Floor, Satsang Bharti Co-Op. Hsg. Society Ltd., Upper Govind Nagar, Malad (East), Mumbai:- 400 097 hereinafter referred to as the 'PURCHASERS', (which

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expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include HER heirs, executors, administrators and permitted assigns) of the OTHER PART.



WHEREAS by an Agreement made at Mumbai on 7th day of October, 1985 executed between M/S. PARMAC UDYOG, a firm registered under the Indian Partnership Act, having office at Pandurang Ashram, Pandurang Wadi, Goregaon (East), Mumbai:- 400 063 therein referred to as "THE BUILDERS", and MRS. SHEELA SUBHASH SAIL, therein referred to as "THE FLAT HOLDER" and herein referred to as the "VENDOR" purchased the said flat and became the absolute owner of the said flat. AND further the agreement has been duly Registered before the concerned Sub Registrar of Assurances vide Serial No.3486/1985.

AND WHEREAS the society of all Flats is formed by name "SUKHADA CO-OPERATIVE HOUSING SOCIETY LTD.," bearing registration no. BOM/W-P/HSG/(TC)/3106/87-88. (Hereinafter referred to as the said "Society"). And that the Vendor is the Bonafide Member of the Society and holding Share Certificate No. 5 for five fully paid-up share of Rs.50/- each, bearing its distinctive nos. from 21 to 25 (both inclusive), hereinafter referred to collectively as the said 'SHARES'

Therefore, MRS. SHEELA SUBHASH SAIL became the absolute owner of the said FLAT and the said Shares.

And whereas the Vendor further declare that her title over the said FLAT is marketable and free from all encumbrances.

AND WHEREAS the VENDOR is presently the lawful owner and occupier of FLAT bearing Flat No. A-21, admeasuring about 730 sq. ft. build up area, on 2nd floor, in the society known as Sukhada Co-Operative Housing Society Limited, situated at Plot No.103/11, Pandurang Wadi Marg 4, Goregaon (East), Mumbai: - 400 063, having CTS No. 103/11, of Village- Pahadi Goregaon (East), Taluka- Borivali, Mumbai Suburban.

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AND WHEREAS the VENDOR has agreed to sell and transfer her absolute right, title and interest in the SAID FLAT to the PURCHASER and the PURCHASER has agreed to purchase and acquire the SAID FLAT with notice of the aforesaid Agreement for Sale and after inspection of the same and with certain terms and conditions hereinafter appearing.



NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. The VENDOR has sold, transfer, assign and assure to the PURCHASERS, the SAID FLAT, at a lump sum consideration of **Rs.1,40,00,000/- (Rupees One Crore and Forty Lakhs Only) including 1% TDS amount.**

2. The aforesaid amount of **Rs.1,40,00,000/- (Rupees One Crore and Forty Lakhs Only) including 1% TDS amount** shall be payable by the Purchaser to the Vendor in the manner described below:-

a. The Purchaser have paid a sum of **Rs.68,60,000/- (Rupees Sixty Eight Lakhs Sixty Thousand Only)** as and by way of part consideration amount to the Vendor and the Vendor hereby admit and acknowledges the receipt of the same at the foot of this Agreement for Sale.

b. The Purchaser shall pay the balance remaining consideration amount of **Rs.70,00,000/- (Rupees Seventy Lakhs Only)** to the Vendor after obtaining loan from the concerned Bank or any financial Institutions or by way of own contribution on or before 45 working days after Registration of the aforesaid agreement and for obtaining loan the Vendor shall be responsible to provide all necessary documents in favor of the Purchaser and if any delay to provide the necessary documents for loan then the time period shall be extended in respect of the said FLAT. That if the Purchaser fail to pay to the Vendor within the stipulated time, then in such a circumstance, the Purchaser shall be liable to pay interest charges @ 18% per annum to the Vendor.

c. The Purchaser shall be liable to pay a sum of **Rs.1,40,000/- (Rupees One Lakh and Forty Thousand Only)** i.e. 1% of the total consideration amount as T.D.S. U/s 194-IA of the Income Tax Act, 1961 will be paid by the Purchaser on behalf of the Vendor and the necessary T.D.S.

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Certificate/Challan in the prescribed form will be provided to the Vendor. This payment will be part of the total consideration and the same shall be deposited by the Purchaser during the registration of this agreement.

3. The Vendor shall hand over the vacant and peaceful possession of the said FLAT once the entire consideration amount of **Rs.1,40,00,000/- (Rupees One Crore and Forty Lakhs Only) including 1% TDS amount** is received from the Purchaser.

4. On receiving the full consideration, the Vendor shall be deemed to have assigned and transferred absolutely and forever to the Purchaser all her rights, title and interest in the said FLAT and the shares with all her rights, interest privileges held enjoyed with or appurtenant to and reputed or known so to be.

5. The PURCHASER hereby agrees to pay to the SAID SOCIETY regularly the dues payable including periodical Property Taxes, Municipal Taxes, Maintenance charges, Sinking Fund, Insurance, Water charges, other outgoings in respect of the SAID FLAT from the date of possession of the SAID FLAT. All the aforesaid outgoings and any other liabilities shall be paid by the VENDOR to the SAID SOCIETY up to the date of giving possession of the SAID FLAT to the PURCHASER.

6. The VENDOR hereby agrees to pay all the Electricity/Telephone/Cable TV/Piped Gas Bills to the concerned authorities up to the date of giving possession of the SAID FLAT to the PURCHASER and any deposits paid by the VENDOR to THE ELECTRIC SUPPLY shall be transferred to the name of the PURCHASER, for which the VENDOR have no objection.

7. On payment of the full consideration by the PURCHASER to the VENDOR as aforesaid, the PURCHASER shall be entitled to have and to hold the SAID FLAT for unto and to the use and benefit of the PURCHASER, her heirs, executors, administrators and nominees forever and without any claim, charge, interest, deemed or lien of the VENDOR or any person/s claiming through the VENDOR.

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8. Upon the receipt of the full and final consideration by the ~~VENDOR from~~ the PURCHASER, the VENDOR shall give to the PURCHASER ~~all the~~ original documents in respect of the SAID FLAT, including the ~~aforsaid~~ Original Agreements and any other original documents in the possession of the VENDOR. Any earlier Disputes, outstanding, objections shall ~~be solved~~ and settled by VENDOR and give PEACEFUL AND VACANT POSSESSION OF SAID FLAT TO THE PURCHASER.



9. Upon the receipt of the full and final consideration by the VENDOR from the PURCHASER, the VENDOR and the PURCHASER hereby agree to sign the necessary Transfer Documents and any other papers required for the transfer of the SAID FLAT to the name of the PURCHASER. The VENDOR shall at all times co-operate with the PURCHASER in effectively getting the SAID FLAT transferred in the name of the PURCHASER, herein.

10. The VENDOR hereby undertakes and declares that from time to time and at all times hereafter and at the request and cost of the PURCHASER herein or her heirs, executors, administrators, assigns or counsel-in-law shall do and execute all the documents and such deeds and writings whatsoever for the assurances in law and better and more perfectly transferring the rights, title and interest and benefits in the SAID FLAT and every part thereof.

11. The VENDOR hereby declares that she has not contracted to sell or mortgage the SAID FLAT to any person/s or any Financial Institution/s including a Bank/s and that she has full and independent right to sell and dispose off the SAID FLAT.

12. The VENDOR hereby declares that she has not on or before the date of this Agreement for Sale mortgaged, transferred, assigned or in any other way encumbered or alienated her rights, title and interest in the SAID FLAT to any person/s and/or Bank/s and/or Financial Institution/s.

13. The VENDOR hereby declares that there is no prohibitory order by any Government /local authority /injunction by any court restraining him from

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handing over and transferring the said FLAT, the Vendor hereby declares that no attachment has been levied on the said FLAT.



14. The VENDOR hereby further declares and undertakes to indemnify the PURCHASER in the event the PURCHASER or any person/s claiming through the VENDOR suffer any loss or damage due to any claim put forward by a third party to the extent of the loss suffered by the PURCHASER or any person/s claiming through the VENDOR.

15. The Transfer charges, payable to the SAID SOCIETY in respect of the SAID FLAT shall be paid by the VENDOR and the PURCHASER in equal proportions.

16. The Stamp Duty, Registration fees and professional fees in respect of this Agreement for Sale shall be paid by the PURCHASER only.

17. The Purchaser shall pay the required stamp duty and registration fees as leviable by the Government Authority on this Agreement for Sale. The Vendor further agree to co-operate with the Purchaser for completing the registration formalities.

18. The VENDOR shall obtain from the SAID SOCIETY a 'No Objection Certificate' for the sale of the SAID FLAT prior to the execution of this Agreement for Sale and registration of the same.

19. The VENDOR hereby agrees that she shall not hold the PURCHASER responsible or liable for payment of capital gain tax, if any arising pursuant to this sale.

20. Any disputes in respect of the sale of the SAID, shall be settled in Mumbai courts only, as the SAID FLAT and the executors to this Agreement are settled in Mumbai.

21. It is hereby agreed by and between the parties hereto, that they have thoroughly read the contents of this Agreement for Sale and that they have not

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found any mistakes. If after registration, the parties discover any mistakes, they are completely responsible for the same and accordingly, a Deed of Rectification shall have to be executed between both the parties herein, at the cost and consequences of either or both the parties.



22. It is specifically agreed and understood that the Vendor on receiving and realizing of Rs.1,40,00,000/- (Rupees One Crore and Forty Lakhs Only) including 1% TDS amount from the Purchaser as mentioned hereinabove the Vendor shall handover vacant and peaceful possession and assignment of the said Flat No. A-21, admeasuring about 730 sq. ft. build up area, on 2nd floor, in the society known as Sukhada Co-Operative Housing Society Limited, situated at Plot No.103/11, Pandurang Wadi Marg 4, Goregaon (East), Mumbai: - 400 063, having CTS No. 103/11, of Village- Pahadi Goregaon (East), Taluka- Borivali, Mumbai Suburban District, to the Purchaser and this Agreement for Sale shall be deemed as Deed of Sale & Assignment. The Purchaser shall then be the absolute owner of the said FLAT AND THE SAID SHARES.

THE SCHEDULE OF THE SAID PROPERTY

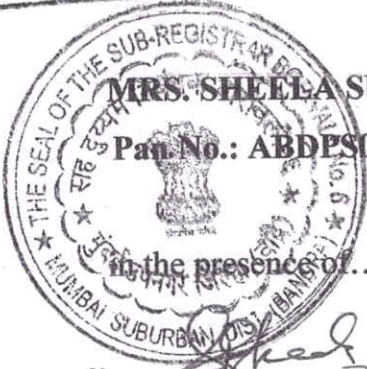
FLAT bearing Flat No. A-21, admeasuring about 730 sq. ft. build up area, on 2nd floor, in the society known as Sukhada Co-Operative Housing Society Limited, situated at Plot No.103/11, Pandurang Wadi Marg 4, Goregaon (East), Mumbai: - 400 063, having CTS No. 103/11, of Village- Pahadi Goregaon (East), Taluka- Borivali, Mumbai Suburban District of Mumbai. The said building was constructed in the year 1987 and has Ground + 4 upper Floors without lift. And the said building is assessed under Assessment No.:- PS2110110120000 by the Municipal Corporation of Greater Mumbai.

IN WITNESS WHEREOF the Parties have set and subscribed their respective hands on the day, month and year herein above written:

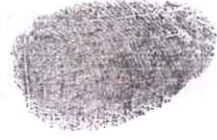
Code

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बरल - ३/
9६9 93 34
SIGNED AND DELIVERED BY THE]
Within named "THE VENDOR"]



MRS. SHEELA SUBHASH SAIL]
Pan No.: ABDEPS0198K]



Sail

In the presence of _____]

1) *[Signature]*

2) M. C. Pujapati

SIGNED AND DELIVERED BY THE]
Within named "THE PURCHASER"]

MRS. SAAKSHI SUBHASH KODE]
Pan No.:- ARGPK3240F]



Kode

In the presence of _____]

1) *[Signature]*

2) M. C. Pujapati

बरल - ६/		
१६१	१४	३५
२०२५		

RECEIPT

RECEIVED from the within named **PURCHASER**, sum of **Rs. 70,00,000/-** (**Rupees Seventy Lakhs Only**) as and by way of part consideration amount including 1% TDS amount out of total consideration amount of **Rs. 1,40,00,000/-** (**Rupees One Crore and Forty Lakhs Only**) in respect of the said **FLAT** as per the terms and conditions of this agreement by Cheque / NEFT **RTGS** in the following modes:



SR. NO.	BANK NAME	CHEQUE NO/NEFT	DATE	AMOUNT
1	Union Bank of India	UBINH24346038141	11/12/2024	Rs. 11,00,000/-
2	Union Bank of India	UBINH25001476573	01/01/2024	Rs. 24,00,000/-
3	Union Bank of India	UBINH25002487132	02/01/2025	Rs. 33,60,000/-
4	TDS Amount	-	-	Rs. 1,40,000/-
			Total	Rs. 70,00,000/-

I, SAY RECEIVED

Sheela Subhash Sail

MRS. SHEELA SUBHASH SAIL

(VENDOR)

WITNESSES:

1. *[Signature]*

2. *M. C. Prasad*

200

2 10RS.



989	71	34
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BOM./S
3486/1/21
1985

महान मुद्रांक कार्यालय
मुद्रांक ४०० ०२३
19 JUN 1984

क्रमांक 800
श्रीयुक्त श्री RAM & ASSOCIATES
स्थायित्व मुद्रांक
विकास

Boil
Mira R. Mhatre

20-23

W
Mira R. Mhatre

THIS AGREEMENT made at Bombay this ~~14th~~ ^{7th} day of ~~April~~ ^{July} 1985 BETWEEN M/S. PARMAC UDYOG, a firm registered under the Indian Partnership Act having office at Pandurang ashram, Pandurang wadi, Goregaon (East), Bombay 400 063, hereinafter referred to as the "BUILDERS" (which expression shall wherever the context requires or permits mean and include the Partners or Partners, executors, administrators and assigns) of the FIRST PART, AND Smt. Sheela Subhash Sail, Indian Inhabitant, residing at 304, Yogesh, Plot No.39-B, Pandurang wadi, Goregaon (East), Bombay-63, hereinafter referred to as "THE FLAT HOLDER" (which expression shall wherever the context requires or permits mean and include her heirs, executors, administrators, successors and assigns) of the SECOND PART;

WHEREAS the Partners of the Party hereto of the First Part viz. Smt. Sumati Ramkrishna Mhatre and Shri Chandrakant Ramkrishna Mhatre, have brought in as an asset of the partnership the immovable property plot of land admeasuring 1019 sq.mts. or thereabout 44 ft. D.P. Municipal Road, bearing City Survey No.103/11, Pahadi, Goregaon (East), and more particularly described in the Schedule ex.A. hereunder vide Annexure 'A';

WHEREAS the Parties hereto of the First Part desire to develop the said plot as part of its business for the said partners and pursuant thereto the Party of the First Part have got the Plan prepared by their Architects, and got them approved by the Municipal Corporation of Greater Bombay (the approved Plans for the sake of brevity are hereinafter referred to as "THE SAID PLANS");

WHEREAS the Party hereto of the First Part has started construction of a building on the said land consisting of Ground and four upper floors comprising of self contained residential flats with commercial premises on ground floor in accordance with the plans sanctioned by the Municipal Corporation of Greater Bombay ex.B. and as per specifications and amenities vide Annexure 'B';

Boil
UDYOG
Mira R. Mhatre

PARTNER

2
Mira R. Mhatre

PARTNER

SOM./B
 3486 / 2 / 21
 1985

269

WHEREAS the Competent Authority of the Government of Maharashtra under their Urban Ceiling Act has issued No Objection Certificate vide their letter No.C/ULC/Desk-XV/234 & 233, dt. 11.11.1983;

बल - ६/
 १६९

WHEREAS the Party of the Second Part has prior to the execution of this Agreement satisfied herself about the title of the Partners of the firm and the rights of the Party hereto of the First Part to develop the said asset of the firma and the Party of the Second Part shall not be entitled to further investigate the title of the Party of the First Part and no requisitions or objections shall be raised on any matter relating thereto;

A copy of the Certificate of the Advocate certifying title to the said land is hereto annexed as Annexure 'C';

WHEREAS the Party of the Second Part is desirous of acquiring an allotment of a flat on ownership basis on her strict performance and observance of the terms and conditions stated here

WHEREAS the Party of the Second Part is desirous of acquiring a flat which is tentatively marked No. 1, on the Second floor, of the said plans admeasuring 730 sq.ft. of Built-Up-Area approximately, as shown in the Plan annexed hereto and marked (Annexure 'D') upon the terms and conditions herein mentioned (the aforesaid flat is hereinafter for brevity's sake referred to as "THE SAID FLAT");

The Commercial premises on the ground floor shall be owned by the Party on the First Part who shall have the right to occupy them or dispose them on ownership basis;

NOW THIS PRESENTS WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. That the Party of the First Part shall complete construction of the said building on the said land in accordance with the Plans, designs and specifications seen and approved of by the Party of the Second Part with such variations and modifications as the Party of the First Part may be obliged to do so as per the directions of the Municipal Corporation of Greater Bombay from time to time. The Party of the Second Part do hereby give her advance consent to make any variation and modifications in the said plan and also make alterations in the building subject to the observance of the building Bye-Laws and Regulations;

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PARMAC UDYOG
Mira R. Mhatre
PARTNER

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समुच्चय क्रम 386/14
दि. 19/19 से 31/10/19 तक
तारखेत 92 09

बाली लिहल्याप्रमाणे की घेतली ती-
बोंदणी की रु. पैसे
कोटी को. (एक); 2950-00
इपाल 80-00
95-00

बाळग्याचे दर्ज्यात दुय्यम निबंधक
दुय्यम बांधे कार्यालयात हुजर ठेला

एकूण ... 2275-00

X [Signature]

दुय्यम निबंधक, मुंबई

[Signature]
सब-रजिस्ट्रार, मुंबई

BUM./B
3486/20/21
1985

बरल - ६/		
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शीकती - शीका सुभाष साई वय, 20 वर्षे
रा. की 308 मोगेश पांडुरंग वाडी
मुंबई



दस्तावेज करून देता
स्थापित स्वीकार करून देता
असल्याचे कबूल करतो,

X [Signature]

1) श्री अंत: द्रा वागवे नोकरी
रा. १ सादा टेंपल लेझिन्स रोड मुंबई

2) श्री वसंत चहाण चाकर मुंबई

हे सब-रजिस्ट्रार यांच्या ओळखीचे अमुक ते वरील दस्तावेज करून घेतले आहेत. ओळख असल्याचे सांगतात व त्यांची ओळख घेतली.

X [Signature]

X वसंत चहाण

[Signature]
सब-रजिस्ट्रार, मुंबई

२१/१०/१९

250

महाराष्ट्र	राज्य	महाराष्ट्र	राज्य	महाराष्ट्र
१६१७	पाठ	३५५	पाठ	३५५

महाराष्ट्र राज्य मंत्रालय, मुंबई



वस्तुनिष्ठ कल्प देना
 वस्तुनिष्ठ कल्प देना
 वस्तुनिष्ठ कल्प देना
 R. Nihalre

१) श्री. ... हा. वागळे, नोकरी
 सा. ... लारा. टेपक, ... मंडळ

२) श्री. ... चव्हाण, दादर मुं-२८

MUM. 12
 3486 21 21
 1985

हे सब-रजिस्ट्रार यांच्या ओळखीने ...
 ओळखीने ...
 ओळखीने ...
 ओळखीने ...

७/१०/८५

[Handwritten signature]

वसंत चव्हाण

[Handwritten signature]
 सब-रजिस्ट्रार, मुंबई



पुस्तक क्रमांक १ ... क्रमांक ...
 नोंदला. ...
 तारीख ८-११-८५ ...
 मुख्य निबंधक, मुंबई

बरल - ६/
 १६१ " १६ ३५
 २०२५

16



एस ३

दस्तावेजाचा प्रकार

दिनांक

दस्तावेजाचा प्रकार -

मादर करणाराचे नाव -

२०/१०/१५
 साहू वगैरे
 शीला सु. साईत

घातिलप्रमाणे फी मिळाली :-

- नोंदणी फी
- नकल फी (फोटो)
- पुढाकनांची नकल फी
- टपालखर्च
- नकला दिवा शापन (कलम ५७)
- खोद्य किंवा गिरीक्षण
- दंड - कलम २५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नकला (कलम ५७) (फोटो)
- हतर फी (मागील पानावरील) शीला सु. साईत
- "
- "
- "
- "

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...	२१५०-००
...	००-००
...	१५-००
...	२२०५-००

दस्तावेजाचा
 नकल

रोजी तार होईल

दस्तावेजाचा मालक
 या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

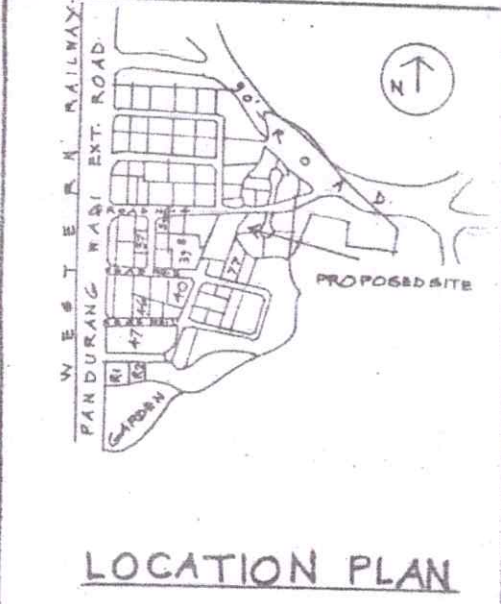
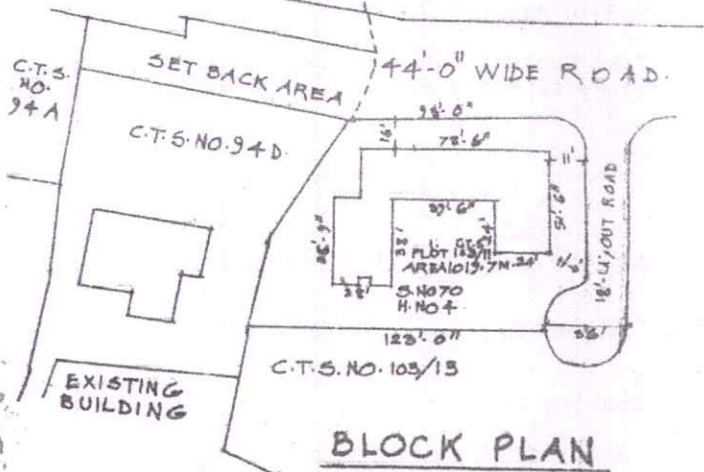
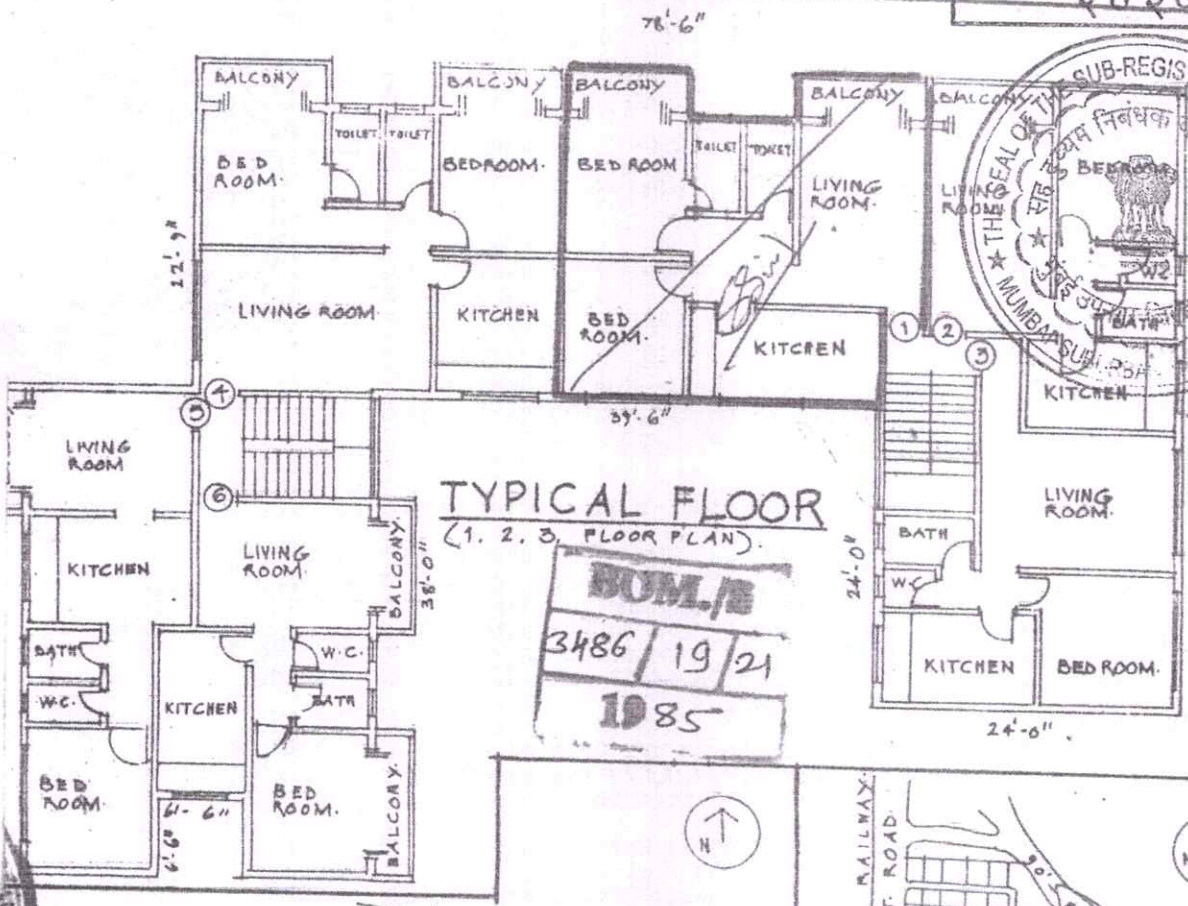
दस्तावेजाचा घाली पाव दिलेली अक्षरीतः

मागे नोंदलेले हजेरी पत्रावली
 हजेरी करवा.

घातिल

208

बरल - ६/१२		
९६९	२०	३५
२०२५		



PROPOSED BUILDING ON PLOT NO. 1, C.T.S. 103/11, PANDURANG WADI, VILLAGE PAHADI, GOREGAON (EAST) BOMBAY 400063.

ARCHITECTS.
M/S. R. P. MHATRE AND ASSOCIATES
CHARTERED ARCHITECTS & ENGINEERS,
PANDURANG ASHRAM, GOREGAON (EAST) 400063

REVISED:
AT NO. 07C BUILT-UP AREA 730 sqft. FLOOR Second

BUYER.
(Signature)

M/S. PAKMAC 05706
Mira R. Mhatre
PARTNER

बरल - ६/		
१६९	२१	३५
२०२५		

ISSUED

ENGINEER MUMBAI MAHANAGARPAIKA.

No. CS/4807/1911/AF.

To
Sari R.L. Mhatre, Architect.

25 FEB 1987



Sub: Permission to occupy the completed bldg.
on G.P.No. 105/11 of village Pahadi,
Goregaon East.

Sir,
Ref: Your letter dated 24-10-1986.

By direction I have to inform you that the permission to occupy the completed portion of ground plus 4(part) upper floors shown by you in the red colour in the plans submitted by you on 11-10-1986 is hereby granted. Please note that this permission is without prejudice to action under section 353A/471 of B.M.C. Act and subject to following conditions.

1. That the certificate u/s 270A of B.M.C. Act shall be obtained from A.E.W.P/S and a certified copy of the same shall be submitted to this office.
2. That the water supply for premises for which occupation is granted shall be restricted to 50% of normal requirements and no complaint for short supply of water shall be entertained in future.
3. That the Coop. Housing Society shall be registered within 4 months from the date of issue hereof as per undertaking submitted.

Yours faithfully,

[Signature]
Executive Engineer Bldg. Proposals (WS) P.

POSTED

Copy to: Owner Mrs. S.R. Mhatre & Shri C.R. Mhatre & Ors.

25 FEB 1987

Executive Engineer Bldg. Proposals (WS) P.

E.E.V.,/A.E.W.P/S,/ A.A. & C.F/S/A.H.S.R.III/W.O.P/R/
Dy.C.E.(D.P.)

Copy forwarded for information please.

GR 23/2

[Signatures]
E.E.B.P. (WS) P.

बरल - ६/
१६९ २२ ३५
२०२५

मालमत्ता पत्रक

विभाग/नांजे - पहाडी गोरगांव (पु) तालुका/न.भू.मा.क्र. -- न.भू.अ.गोरगांव

मा. भू.पत्रक क्रमांक/ फा. प्लॉट नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणा प्रकार
१०३/११			१०१९.७	AGRI



सुविधाधिकार
हक्काचा मुळ धारक वर्ष
पट्टेदार
इतर भार
इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०५/०७/१९७५	मा.अ.उ.जि.मु.अ. अंधेरी कडील क्र.ADC/LND/D ४९४७ दि. ०४/०४/१९७५ अन्वये नवीन पोट हिस्सा पडला	S.I.	H श्री. पी.वी. सांमत - सांमत अविमक्त हिंदु कुटुंब	सह- न.भू.अ.क्र. ५ मुंड. सह XXX
२९/०५/१९७६	श्री. पी.वी. सांमत आणि इतर यांच्यामध्ये झालेल्या पार्टीशन डिंड प्रमाणे	S.I. SR/BOM/ S-१७५ दि. २६.१२.७५	H १) श्री. पद्माकर वाळकृष्ण सांमत २) श्री. अरुण पद्माकर सांमत ३) श्री. गिरीश पद्माकर सांमत ४) श्रीमती कुसूम पद्माकर सांमत	सह- २२/०७/१९७६ न.भू.अ.क्र. ५ मुंड. सह XXX
२९/०५/१९७६	श्री. पी.वी. सांमत आणि इतर यांच्याकडून ख.ख. र.रू. ७६७३१/-	S.I. SR/BOM/ S-१७५/ २६/१२/१९७५	H १) श्रीमती सुमती रामकृष्ण म्हात्रे २) श्री. चंद्रकान्ता रामकृष्ण म्हात्रे	सह- १२/०७/१९७६ न.भू.अ.क्र. ५ मुंड. सह XXX
१३/०२/२००६	मा.अधीक्षक भूमि अभिलेख मुं.उप जिल्हा यांचे कडील आदेश क्र. न.भू.सं.३/न.भू.अ.गोरगांव/अभिलेख पुनर्लेखन दि. ६/२/०६ अन्वये सदर मिळकत पत्रिकेचे पुनर्लेखन केलेली नोंद केली.			फेरफार क्र.५२ प्रमाणे सह- १३/२/२००६ न.भू.अ.गोरगांव
०३/१२/२०१५	मा.जमावंदी आयुक्त आणि संचालक भूमी अभिलेख (म.राज्य) पुणे यांचेकडिल परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद /२०१५. पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.प.गो.(पु) फ.फा.क्र.५९७/२०१५ दिनांक ३/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र आक्षरी एक हजार एकोणोस पूर्णांक सात दशांश मात्र चौ.मी.नमूद केले.			फेरफार क्र.५९७ प्रमाणे सह- ३/१२/२०१५ न.भू.अ.गोरगांव

नवकल प्राप्त तारीख २२/११/१६ नवकल अर्ज क्रमांक २६६९
नवकल तयार तारीख २५/११/१६ नवकल शुल्क ११०
नवकल दिव्याची तारीख २५/११/१६ कागद शुल्क २
नवकल तयार करणार
नवकल तपासणी करणार



न.भू.अ.गोरगांव प्रतिनिधी
मुंबई उपनगर जिल्हा
नगर भूमापन अधिकारी, गोरगांव

१५/११/१६ नवकल फी १२२५

बरल - ६/		
१६९	२३	३५
२०२५		



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये बजावण्यात आलेले मालमत्ता कराने

लेखा क्रमांक PS2110110120011	मालमत्ता करवर्ष/दियक कालावधी २०२३-२०२४ ०१/०४/२०२३ ते ३१/०३/२०२४	देयक क्रमांक २०२३१०BIL20648327 २०२३२०BIL20648328
पत्रकाराचे नाव व पत्ता : Mr. 21/A २ND, 21/A, 2ND, SUKHADA CO OP HSG. SOC. LTD., Pandurangwadi, Goregaon (East), Mumbai-400063	प्रेषक - Asstt. Assessor & Collector, P South Ward, Municipal Office Building, C. T. S. No. 746, Village Pahadi, S. V. Road, Goregaon (West), Mumbai - 400 0104. ईमेल - aacps.ac@mcbgm.gov.in दूरध्वनी क्र. ०२२ २८७२ ००५१	
मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्याची नावे. PS 1469(5) 70 PAHADI GOREGAON EAST HOUSE WITH SHOPS SHRI P B SAMANT		
प्रथम करनिर्धारण दिनांक: ०१/०६/१९७४	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य: २१६५८५५/-
एकूण भांडवली मूल्य (अक्षरी): ₹ Twenty One Lakh Sixty Five Thousand Eight Hundred Fifty Five Only		
दि. ३१/०३/२०१० या तारखेपर्यंतची थकवाची ₹ ०	दि. ०१/०४/२०१० ते ३१/०३/२०२३ या तारखेपर्यंतची थकवाची ₹ ०	
कराचे नाव	०१/०४/२०२३ ते ३०/०९/२०२३ (२०२३१०) Bill Amount in (₹)	०१/१०/२०२३ ते ३१/०३/२०२४ (२०२३२०) Bill Amount in (₹)
सर्वसाधारण कर	११९१	११९१
जल कर	०	०
जल लाभ कर	७४७	७४७
मलनिःसारण कर	०	०
मलनिःसारण लाभ कर	४६४	४६४
म.न.पा. शिक्षण उपकर	४३३	४३३
राज्य शिक्षण उपकर	३७९	३७९
रोजगार हमी उपकर	०	०
वृक्ष उपकर	२२	२२
पथ कर	५४२	५४२
एकूण देयक रक्कम	३७७८	३७७८
कलम १५२ अ नुसार वंडाची रक्कम	०	०
आगाऊ अधिदानाचे समायोजन	०	०
भरावयाची निव्वळ रक्कम	३७७८	३७७८
प्रतिदानाची निव्वळ रक्कम	०	०
अक्षरी रुपये (Payable Amount)	₹ Three Thousand Seven Hundred Seventy Eight Only	₹ Three Thousand Seven Hundred Seventy Eight Only
अंतिम देय दिनांक	२५/०५/२०२४	२५/०५/२०२४

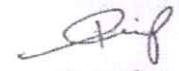


To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first)
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTPS2110110120011, Name-BMC Property Tax.
Cheque/DD/PO payment should be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

Scan to open BMC Website :



मान. न्यायानयन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबादल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्ववकी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे.
या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

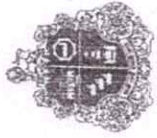

महेश पाटील
करनिर्धारक व संकलक

User Category :- R

Rs. 7556/-

E & OE

RECEIPT NO. 23 / 0078579



BRIHANMUMBAI MUNICIPAL CORPORATION (BMC) WARD

Assessment and Collection P/S

Received with Thanks from :-

Billing Name : Mr. 21 / A. 2ND

Assessee's Name : SHRI P B SAMANT

Date : 07/03/2024 11:55:53
Receipt No : 2024ACR04394842
Tax : Property
Account No PS2110110120011

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

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Pnity+G.Pnity+ Dischg.F.+Unlawful+Adm.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chg Amt.
202310BIL20648327	26/02/2024	3778	0+0+0+0+0+0+0	3778	0	3778	3778
202320BIL20648328	26/02/2024	3778	0+0+0+0+0+0+0	3778	0	3778	3778

Seq.No. Instrument type Date No. MICR No. Bank Status Amount
1/ Chq/ 07/03/2024/ 153039/ 400013091/ BANK OF INDIA/ 7556 Cheque() 7556 0 7556 7556

Net Amount	CGST	SGST	UGST	IGST	Gross Value
7556	0	0	0	0	7556

Total in Words: Seven Thousand Five Hundred Fifty Six Only

Cheque Received Subject to Realisation

Advance Payment

HSN/SAC NO. : 999111

REGISTRATION NO. : 27/AL/1004/20



बरल - ६/		
१६९	२४	३५
२०२५		

Sukhada Co-operative Housing Society Ltd.

Reg. No. Bom/W-P/HSG/(TC) 3106/87-88

Plot 103/11, Pandurang Wadi Marg 4, Goregaon (East), Mumbai 400063

Date:- 13th December २०२४ - ६/

१६९	२५	३५
२०२४		

To whom so ever it may concern

This is to certify that **Mrs. Sheela Subhash Sail** is the member of "**Sukhada CO-OP HOS. SOC. LTD**" [Regn.No. **Bom/W-P/HSG/(TC)3106/87-88**] and holds flat no **A-21** on **2nd floor**, admeasuring **730 SFT** (Built-up) at **Sukhada CO-OP HOS. SOC., Pandurang wadi, Raod no. 4**, plot of land bearing **CTS No. 103/11** of **Pahadi, Goregaon east, Mumbai 400063**. The society has **No Objection** for the sale of said flat. As on today there are no dues pending from the member to the society. We further certify that the said building is constructed in **1987** consist of ground and 4 upper floors and assessed under assessment No- **PS2110110120000** By The Municipal corporation of greater Mumbai.



M. Rajwade

Secretary



SUKHADA CO.OP. HOS. SOC. LTD

THE SUKHADA CO-OPERATIVE HOUSING SOCIETY LIMITED
(Registered under M.C.S. Act 1960) (Registration No. BOM/WP/HSG/CTC/3106/87-88
and Date 9-2-1988)

No. 5

Authorised Share Capital Rs. 5,30,000 Divided into 10,600 Shares each of Rs. 50/- only
Member's Register No. 5

THIS IS TO CERTIFY that Smt. SHEELA SUBHASH SAIL

of _____ is the Registered Holder of [FIVE] Shares from No. 21
to 25 of Rs. 250/- [Rupees Two Hundred Fifty only]
in THE SUKHADA CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 10th day of May 1988



बरल - ६/		
१६९	२६	३५
२०२५		

Memo / 1 of the Transfers of the within menti / shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered.	Sr. No. in the Share Register at which the name of the Transferee is recorded.
1	2	Hon. Secretary	4	5
1	Chairman	Hon. Secretary		Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
		Hon. Secretary		Committee Member
		Hon. Secretary		Committee Member



बॉर्नली - ६/
१९९ २० ३५
२०२५

SUKHADA CO-OP. HOUSING SOCIETY LTD.

Regn. No. BOM/W-P/HSG/(TC)3106/87-88
Plot No. 130/11, 4th Road, Pandurangwadi, Goregaon (E)
Mumbai - 400 063

LTD. बरल - ६/		
१६९	२८	३५
२०२५		

Bill for Oct'24

Name [A21] MRS. SHEELA S. SAIL



Bill No. 842

Date 22/10/2024

No.	Nature of Charges	Amount
1.	WATER CHARGES	415.00
2.	SINKING FUND	30.75
3.	REPAIRS FUND	293.25
4.	ELECTRICITY CHARGES	150.00
5.	INSURANCE PREMIUM	28.00
6.	SERVICE CHARGES	270.00
7.	SECURITY SERVICE	525.00
8.	PEST CONTROL CHARGES	30.00
9.	FEASIBILITY REPORT EXPENSE	538.00
10.	EDUCATION FUND	10.00

PAPERLESS INITIATIVE

Preserve Trees, Stop Deforestation,
Cut Down Pollution & Save Water

Help nature by receiving Maintenance
bills through Email, Web-Portal & SMS

Since 1993



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☎ : 9619457254/9619232775/9082463851
☎ : 9967191324
Email: acmecomputersindia@gmail.com
Website: www.acmecomputers.net.in

Other services provided by us

Web Portal online service, Agreement for Sale,
Gift Deed, Release Deed, Power of Attorney, Indemnity Bond,
Affidavit, Memorandum of Understanding, Uploading Annual returns,
Updating Statutory registers, Byelaws adoption,
Drafting and Filing 'V' form, Election procedure, TDS return filing,
Income Tax return filing and GST return filing.

BREAKUP OF ARREARS	Total	2290.00
Principal Arrears 538.00	Arrears	538.00
Interest Arrears 0.00	Amount Due	2828.00

Rupees Two thousand eight hundred twenty-eight only

Note 1. Interest will be charged @21% p.a. on payment outstanding for 2 months.
2. Cheque should be crossed and order in favour of Society.

For SUKHADA CO-OP. HOUSING SOCIETY LTD.

E & O E

Treasurer / Secretary

RECEIPT

Received with thanks from [A21] MRS. SHEELA S. SAIL

Receipt No.	348
Date	21/09/2024

Sum of Rupees Two thousand two hundred ninety only
By IMPS Agst B.No. 880 Pd. for Aug'24(Full) Rec Dt. 21/09/2024 Rs. 2290.00

For SUKHADA CO-OP. HOUSING SOCIETY LTD.

Rs. 2290.00

Subject to Realization of Cheque
E & O E

Rs 1752/- Per Month is normal
Maintenance charge

Treasurer / Secretary



BILL OF SUPPLY

RESIDENTIAL

Scan QR code for kiosk payment



SHEELA S SAIL

A-21 SUKHADA SOCIETY PANDURANG WADI ROAD
NO 4 GOREGOAN E MUMBAI 400063

Mobile : 98*****04
Email : subh*****la@yahoo.com
PAN :
GST :

BILL DATE
31-Oct-2024

TARIFF
LT I (B)

BILL DISTRIBUTION NO.
**Malad/Dindoshi/
12/044/12/012/007**

METER STATUS
Active

CONNECTION DATE
Prior to Aug-2011

BILLING STATUS
Regular

CYCLE NUMBER
12

SANCTIONED LOAD (kW)
1.31

TYPE OF SUPPLY
SINGLE PHASE

BILL NUMBER
100371375172

PRESENT READING DATE
29-Oct-2024

PREVIOUS READING DATE
28-Sep-2024

989 2e 3y

CA NO:101155591
₹3530.00
Due Date: 21-Nov-2024

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

Bill Month
Oct-24
Units Consumed
335
Bill Period: 29-Sep-2024 - 29-Oct-2024
Previous Units : 266

Current Month Bill
₹3548.09
Previous Outstanding
₹32.05

- Round sum payable by discount date **07-Nov-2024**: Amt **₹3500.00** Discount **₹29.84**
- Round sum payable after due date **21-Nov-2024**: Amt **₹3570.00** DPC **₹44.35**

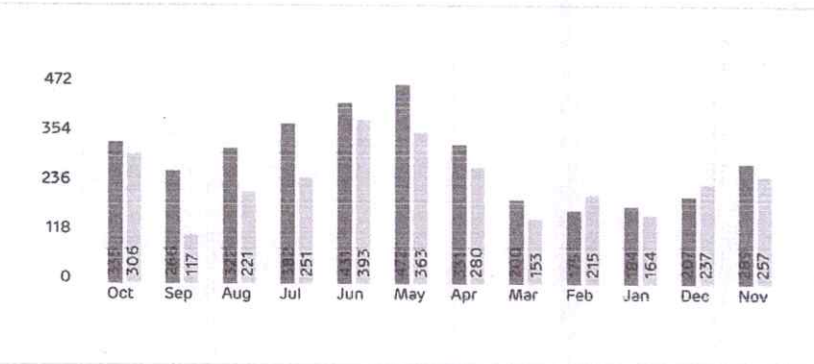
Scan code to pay your bill via (use any UPI app)
UPI BBPS NACH

Nearest Collection Centre (Cash/Cheque)
Adani Electricity, Malad, MBH colony, Dindoshi, Western Express Highway, Malad(East), Mumbai-400097

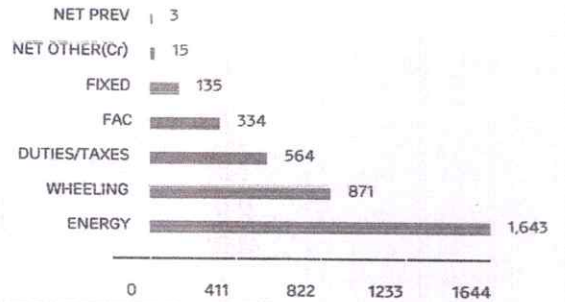


CONSUMPTION TREND

■ Current year □ Previous year



MAJOR BILL COMPONENTS



METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
4623386	31301.00	30966.00	1	335

Total Consumption 335

IMPORTANT MESSAGE

- As per Honorable MERC approval dated 30th August 2024, 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.
- Part of your consumption has attracted higher billing due to increase in consumption in this month.
- Please note that all important communication related to your account are being sent on 98*****04 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 NOV-24 bill is 28/11/2024

HELP CENTER

19122 Toll Free No.(24x7) | www.adanielectricity.com
helpdesk.mumbaielectricity@adani.com
Adani Electricity, Malad, MBH colony, Dindoshi, Western Express Highway, Malad(East), Mumbai-400097
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:

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.

Watch our film that inspires to spread goodness beyond the festive season.
To watch, scan this QR CODE.

बरल - ६/		
१६९	३०	३५
२०२५		

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
ABDPS0198K

नाम / Name
SHEELA SUBHASH SAIL

पिता का नाम / Father's Name
SHANTARAM LOLU NAIK

जन्म की तिथि / Date of Birth
22/06/1957

हस्ताक्षर / Signature



Sail



भारत सरकार
Government of India



Issue Date: 09/08/2013



शीला सुभाष सेल
Sheela Subhash Sail
जन्म तारीख / DOB: 22/06/1957
महिला / Female



8516 2835 5801

मेरा आधार, मेरी पहचान

Sail

बरल - ६/		
९६९	३९	३५
२०२५		



भारतीय विशिष्ट पहचान आधिकारण
Unique Identification Authority of India



पत्ता: 1001 राधाकृष्णा, पांडुरंग वाडी रस्ता नं. 3, गोरगाव ईस्ट, मुंबई, मुंबई उपनगर, महाराष्ट्र, 400063

Print Date: 20/07/2022

Address: 1001 Radhakrishna, Pandurang Wadi Road No 3, Goregaon East, Mumbai, Mumbai Suburban, Maharashtra, 400063



8516 2835 5801



1947



help@uidai.gov.in



www.uidai.gov.in

Sail

PURCHASER : SAAKSHI SUBHASH KODE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAAKSHI SUBHASH KODE
MANOHAR MAHADEV SADADEKAR
15/09/1976
Permanent Account Number
ARGPK3240F

Signature

2387
25
19/09/1976

Fode

भारत सरकार
Government of India

आधार

बरल - ६/		
१६९	३२	३५
२०२५		

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 0000/00695/30605

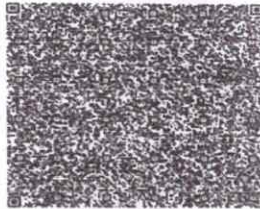
Download Date: 22/12/2020

To
साक्षी सुभाष कोडे
Saakshi Subhash Kode
W/o subhash Kode
1003 WING B 10TH FLOOR
SATSANG BHARTI CO.OP.HSG SOCIETY LTD.
UPPER GOVIND NAGAR
Mumbai
Malad East
Mumbai Suburban Maharashtra - 400097
9869202681

Issue Date: 19/12/2020

Signature valid

Digital Signature
AUTHORITY: INDIA
Date: 2020/12/18 16:28:57
IST



Fode



आपला आधार क्रमांक / Your Aadhaar No. :

8307 7490 2088

VID : 9184 2472 0588 9478

माझे आधार, माझी ओळख

भारत सरकार
Government of India

आधार

साक्षी सुभाष कोडे
Saakshi Subhash Kode
जन्म तारीख/DOB: 15/09/1976
महिला/ FEMALE

Download Date: 22/12/2020

Issue Date: 19/12/2020

8307 7490 2088
VID : 9184 2472 0588 9478

माझे आधार, माझी ओळख

WITNESS : SUBHASH KODE & MEHUL PRAJAPATI

बरल - ६/		
१६९	३३	३५
२०२५		



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक/ Enrolment No.: 0000/00693/92563

Download Date: 16/12/2020

To
सुभाष भास्कर कोडे
Subhash Bhaskar Kode
SUBHASH KODE
1003 WING B 10TH FLOOR
SATSANG BHARTI CO.OP.HSG.SOC.LTD.
UPPER GOVIND NAGAR
MALAD EAST
Mumbai
Malad East
Mumbai Suburban Maharashtra - 400097
9833286365

Issue Date: 16/12/2020

Signature valid



आपला आधार क्रमांक / Your Aadhaar No. :

3566 6134 3264
VID : 9109 2402 5923 7013

माझे आधार, माझी ओळख



M. Prajapati



भारत सरकार
GOVERNMENT OF INDIA



मेहुल आर्ष प्रजापति
Mehul I Prajapati
जन्म तारीख/DOB: 18/04/1989
पुरुष/ MALE

4511 2335 8712



माझे आधार, माझी ओळख



Signature

389/161

गुरुवार, 02 जानेवारी 2025 3:00 म.नं.

दस्त गोषवारा भाग-1

बरल-6

दस्त क्रमांक: 161/2025

दस्त क्रमांक: बरल-6 /161/2025

बाजार मूल्य: रु. 1,06,02,985/-

मोबदला: रु. 1,40,00,000/-

भरलेले मुद्रांक शुल्क: रु.7,00,000/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

दु. नि. सह. दु. नि. बरल-6 यांचे कार्यालयात

पावती:180

पावती दिनांक: 02/01/2025

अ. क्रं. 161 वर दि.02-01-2025

सादरकरणाराचे नाव: साक्षी सुभाष कोदे -

रोजी 2:58 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

दस्त हजर करणाऱ्याची सही:

एकुण: 30700.00

सह. दुय्यम निबंधक, बारीवली क्र. ६,
मुंबई उपनगर जिल्हा.सह. दुय्यम निबंधक, बारीवली क्र. ६,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 02 / 01 / 2025 02 : 58 : 14 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 02 / 01 / 2025 02 : 58 : 54 PM ची वेळ: (फी)

बरल - ६/		
१६९	३४	३५
२०२५		



प्रतिज्ञापत्र

• सदर दस्तावेज हा नोंदणी १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. • दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. • दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीदारक हे संपूर्णपणे जबाबदार राहतील.

दिनांक: _____

दिनांक घेणारे: _____



02/01/2025 3 04:52 PM

दस्त गोषवारा भाग-2

बरल-6

दस्त क्रमांक:161/2025

दस्त क्रमांक :बरल-6/161/2025

दस्ताचा प्रकार :-करारनामा

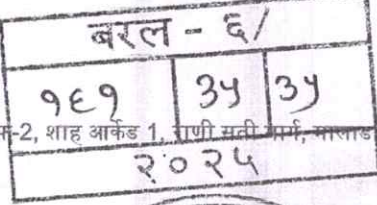
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:शीला सुभाष सेल - पत्ता:प्लॉट नं: 1001, माळा नं: ., इमारतीचे नाव: राधाकृष्ण, ब्लॉक नं: गोरगाव पूर्व, रोड नं: पांडुरंगवाडी रोड क्र.3, महाराष्ट्र, MUMBAI. पॅन नंबर:ABDPS0198K	लिहून देणार स्वाक्षरी:- <i>Shilpa</i>		
2	नाव:साक्षी सुभाष कोडे - पत्ता:प्लॉट नं: 1003, वी विंग, माळा नं: 10 वा मजला, इमारतीचे नाव: सत्संग भारती को ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: मालाड पूर्व, रोड नं: अप्पर गोविंद नगर, महाराष्ट्र, MUMBAI. पॅन नंबर:ARGPK3240F	लिहून देणार वय :-48 स्वाक्षरी:- <i>Kode</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:02 / 01 / 2025 03 : 02 : 30 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:मेहुल प्रजापति वय:35 पत्ता:रॉयल सर्व्हिसेस, एफ-2, शाह आर्केड 1, राणी मती मार्ग, मालाड पूर्व, मुंबई पिन कोड:400097		
2	नाव:सुभाष कोडे वय:54 पत्ता:1003, विंग वी, 10 वा मजला, सत्संग भारती को ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, अप्पर गोविंद नगर, मालाड पूर्व, मुंबई पिन कोड:400097		



प्रमाणित करणेत येते की, या दस्तामध्ये एकूण 34 पाने आहेत.
पुस्तक क्र. १/बरल-६/१६१ २०२५
बर नोंदला, दिनांक 2 JAN 2025

शिक्षा क्र.4 ची वेळ:02 / 01 / 2025 03 :

शिक्षा क्र.5 ची वेळ:02 / 01 / 2025 03 : 03 : 22 PM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक, बोरीवली क्र. ६,

Payment Due मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, बोरीवली क्र. ६,

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	मुंबई उपनगर जिल्हा. Deface Number	Deface Date
1	SAAKSHI SUBHASH KODE	eChallan	02901793012202497110	MH013394114202425M	700000.00	SD	0007522880202425	02/01/2025
2		DHC		0125025202282	700	RF	0125025202282D	02/01/2025
3	SAAKSHI SUBHASH KODE	eChallan		MH013394114202425M	30000	RF	0007522880202425	02/01/2025

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

161 /2025

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02/01/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

दस्त क्रमांक : 161/2025

नोंदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	14000000
(3) बाजारभाव(भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10602984.96
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: फ्लॉट नं.ए-21, दुसरा मजला, सुखदा को ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, पांडुरंग वाडी मार्ग 4, गोरेगाव पूर्व, मुंबई, 400063...सदर दस्तातील निवासी मिळकत महिला खरेदीदार असल्याने एकुण मुद्रांक शुल्कामध्ये शासन आदेश क्र मुद्रांक - 2021/ अनौ.सं.क्र-12/प्र.क्र.107/म-1/(धोरण)दि 31/03/2021 अन्वये 1 % मु.शु. टक्के सबलत देण्यात आली आहे....सदनिकेचे एकूण क्षेत्रफळ 730 चौ फूट विल्ड अप आहे. PUI: PS2110110120000 ((C.T.S. Number : 103/11 ;))
(5) क्षेत्रफळ	1) 730 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 असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-शीला सुभाष सेल - वय:-67; पत्ता:-प्लॉट नं: 1001, माळा नं: , इमारतीचे नाव: राधाकृष्ण, ब्लॉक नं: गोरेगाव पूर्व, रोड नं: पांडुरंगवाडी रोड क्र.3, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:- ABDPS0198K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-साक्षी सुभाष कोदे - वय:-48; पत्ता:-प्लॉट नं: 1003, बी विंग, माळा नं: 10 वा मजला, इमारतीचे नाव: सत्संग भारती को ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड , ब्लॉक नं: मालाड पूर्व, रोड नं: अप्पर गोविंद नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-ARGPK3240F
(9) दस्तऐवज करून दिल्याचा दिनांक	02/01/2025
(10) दस्त नोंदणी केल्याचा दिनांक	02/01/2025
(11) अनुक्रमांक, खंड व पृष्ठ	161/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	700000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनामाठी विचारात घेतलेला तपशील:-

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

दस्तासोबत सुची क्र. II

खरी प्रत

(Signature)
सह. दुय्यम निबंधक बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SAAKSHI SUBHASH KODE	eChallan	02901793012202497110	MH013394114202425M	700000.00	SD	0007522880202425	02/01/2025
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[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]