FORM I

See Rules 6(v) and 21 (I)

TOWN PLANNING SCHEME BANDRA No. III (1st VARIATION)(FINAL)Redistribution and Valuation Statement Form -1(WARD H/W)

Redistribution & Valuation Statement

Serial No.	Name of owner	Tenure of land	City Survey Number	ORIGINAL PLOT					FINAL PLOT									Contribu-tion (+) Compensation(-) [Column 9(c) minus column 6(c)]	Increment [Column 10(b) minus column 9(b)]	Contri-bution 50 Percent of column 12	Addition to (+)or deduc-tion from (-) Contributi on to be made under other sections	Net Demand from (+) or by (-) owner being the addition of column 11,13,14	Remarks
				Number	Area in Sq.mts.	Values in Rupees			Number	Area in Sq.mts.	Values in Rupees													
											Undeveloped			Developed									
						*Rate of original value	without reference to value of structures	Inclusive of structure			*Rate of semi-final value	without reference to value of structures	Inclusive of structure	*Rate of final plot value	without reference to value of structures	Inclusive of structure						
1	2	3(a)	3(b)	4	5	6(a)	6(b)	6(c)	7	8	9(a)	9(b)	9(c)	10(a)	10(b)	10(c)	11	12	13	14	15	16
						Rs.	Rs.	Rs.			Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
133. (a)	1) Murli Motiram Mansukhani. 2) Manohar M. Mansukhani. 3) Sou. Hiru B. Mansukhani. 4) Kum. Sushila M. Mansukhani.		685	152	618.7	16.15	9990	9990	**152**	**618.7**	16.15	9990	9990	21.48	13290	13290	-	3300	1650	-	+1650	

(Area in words : F. P. No.152 : Six hundred Eighteen Point Seven sq.mts. Only)

* Note : (a) Original Value means the value of the original plot without reference to any improvements contemplated in the Scheme (Clause (f) of sub-section (I) of section 97)

(b) Semi-Final Value means the value of the final plot without reference to any improvements contemplated in the Scheme other than improvements due to alteration of its boundaries i.e. value of the final plots as a results of improvements in its sharpe (Clause (f) of sub-section (I) of section 97)

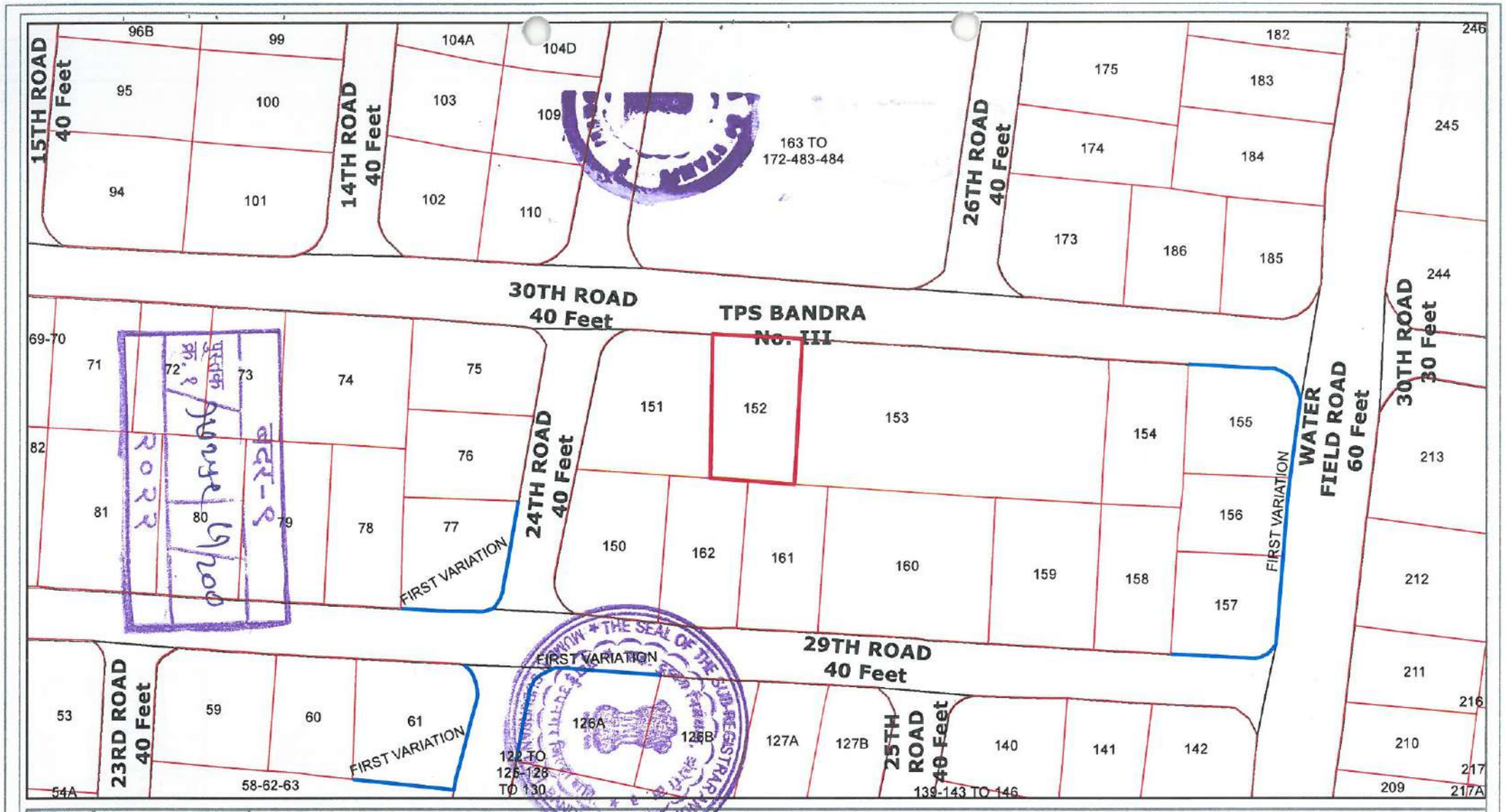
(c) Final Value means the value of the final plot with reference to improvements contemplated in the scheme on the assumption that the scheme has been completed (section 98)

This is electronically generated report. This Form-I is to read with accompanying T.P. Plan and Remark letter ChE/TP/TPRF202207111403438/TPS/14.07.2022


THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3
सह. दुय्यम निबंधक, अंधेरी क्र. ३
मुंबई उपनगर जिल्हा वांद्रे
MUMBAI SUBURBAN DIST. BANDRA




बदर-९
पुस्तक क्र. १
९०५९
८/२००
२०२२



N	Scale 1:1200	Land Bearing F.P.No(s) 152 of TPS BANDRA No. III TPS Scheme in H/W Ward. This Plan is to read with Form-I & TP Remark letter u/no CHE/TPRF202207111403438/DP/WS/H/W. This is an electronically generated document. Hence, No signature required. Assistant Engineer (Town Planning) Dated: 14/07/2022

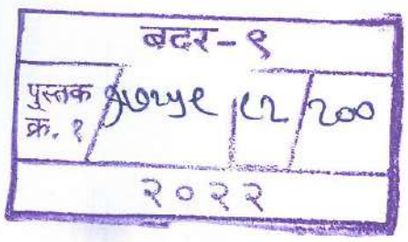
MUNICIPAL CORPORATION OF GREATER MUMBAI
(Town Planning Department)

Office of the Chief Engineer (Development Plan),
5th Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.

Legend
- TPS shop line as per 1st variation final
- TPS shop line as per principal scheme
- TPS Roadwidening
- TPS Boundary
- Final Plot Boundary
- TPS Roads
- TPS Nallas




OF THE SUB-REGISTRAR ANDHERI NO. 3
MUMBAI SUBURBAN DIST. BANDRA


बदर-९
पुस्तक क्र. १
१२/२००
२०२२

"ANNEXURE - B3"

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 चलीत कलम 200 अन्वये व तावणगत बालेले बावयांना कराचे देयक.

लेखा क्रमांक	मालमत्ता वर्ष	पत्र क्रमांक	दिनांक
HW0601690070000	2021-2022	202110BE 13452517 202120BE 13452518	01/09/2021

पक्षकाराचे नाव व पत्ता : HON SECRETARY IOI Al

MANOHAR COOP HSG SCTY LTD PLOT NO 152 TPS III 30TH ROADBANDRA WEST MUMBAI 50

Asstt. Assessor & Collector 'H' West Ward, Municipal Office Building, Bhausaheb Hiray Marg, Khar (West), Mumbai - 400 052

ईमेल : ward.hw.ac@mcgm.gov.in दूरध्वनी क्र. 022-26440120 Ext 425

मालमत्ता क्रमांक यादीतील क्रमांक, रस्त्याचे नाव/क्रमांक यांचे तपशील व इतर माहिती : मालमत्ता क्रमांक : मालमत्तेचा प्रकार, क्षेत्रफळ, वापराचा प्रकार, देयक पाठविले जाणे.
HW 5478 152 TPS 3RD 30TH ROAD HOUSE WITH GARAGE IOI Al MANOHAR COOPERATIVE HOUSING SOCIETY LTD

मालमत्ता करयोग्यतेचा दिनांक	31/03/1970	जल आकारणी क्रमांक : -	एकूण मालमत्ता मूल्य	₹ 44566855

एकूण मालमत्ता मूल्य (अक्षरी) : ₹ Four Crore Forty Five Lakh Sixty Six Thousand Eight Hundred Fifty Five Only

31/03/2010 या मालमत्तेवरील थकबाकी ₹ 0 दि. 01/04/2010 ते 31/03/2021 या मालमत्तेवरील थकबाकी ₹ 0

देयक कालावधी 01/04/2021 ते 31/03/2022

(सर्व रकमा रुपयांमध्ये)

कराचे नाव	01/04/2021 ते 30/09/2021	01/10/2021 ते 31/03/2022
मलनिस्सारण कर	2974	2974
[illegible]	0	0
[illegible]	2225	2225
[illegible]	0	0
[illegible]	1382	1382
[illegible]	1297	1297
[illegible] (शिक्षण) उपकर	1097	1097
[illegible] उपकर	101	101
[illegible]	65	65
[illegible]	1647	1647
एकूण देयक रक्कम	10788	10788
कलम152 व सुधार इमारती रक्कम	0	0
एसआरएकरीता व्याजासह रक्कम	0	0
आगाऊ अग्रिदानाचे समायोजन	0	0
चालूसाठी निव्वळ रक्कम	10788	10788
थकितासाठी निव्वळ रक्कम	0	0
अक्षरी रुपये	₹ Ten Thousand Seven Hundred Eighty Eight Only	₹ Ten Thousand Seven Hundred Eighty Eight Only
अंतिम देय दिनांक	30/11/2021	31/12/2021

"To make payment through NEFT:
IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTHW0601690070000 , Name-MCGM Property [illegible] Please note payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

सदर डम्पींग्ज हा नागरिकांना कराचा भरणा सुलभतेने करता यावा यासाठी मुंबईचा अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तावेज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तींची पूर्तता करणा-या पात्र मालमत्तांस मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सवलत अनुज्ञेय आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम १५४(१ ड ड) चा अंतर्भाव होण्या सापेक्ष जारी करण्यात येत आहे.

स्वच्छ भारत
एक कदम स्वच्छता की ओर

(विश्वास पो मोटे)
करनिर्धारक व संकलक

E & OE

User Category :- rRnRC

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बदर-१
पुस्तक क्र. १ Junye 13 200
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ANNEXURE – C

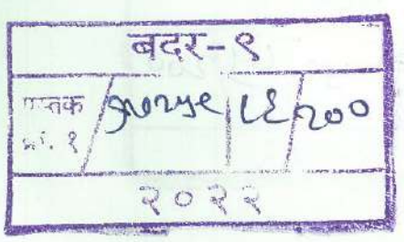
Names of the Members and Details of the Members' Existing Flats and shares held in the Society

S. No.	Name(s) of the Member(s)	Details of the Members' Existing Flats			Details of the Members' Shares	
		Flat No.	*Floor*	*Carpet Area (sq.ft.)*	*Certificate No.*	*Distinctive Nos.*
1.	Mr. BhajanlalLalchandLulla	1	G	735	*1*	*1 to 5*
2.	Mr. Lawrence Jude Sunil Fernandes Ms. Manisha Lucy Fernandes	2	G	445	*2*	*6 to 10*
3.	Mr. Ivan Fletcher	3	G	485	*3*	*11 to 15*
4.	Mrs. Maya Bhagwan Ramchandani Mr.AjayBhagwan Ramchandani Ms Aarti Bhagwan Ramchandani	4	1st	735	*4*	*16 to 20*
5.	Mrs. Meena A. Talreja Mr.Anand A. Talreja Ms Aarti A. Talreja	5	1st	445	*5*	*21 to 25*
6.	Ms. NimmiRamchandLalwani	6	1st	485	*6*	*26 to 30*
7.	Mr. Shyamlal LalchandLulla	7	2nd	735	*7*	*31 to 35*
8.	Mr. Raju Shyamlal Lulla Mr. Anil Shyamlal Lulla	8	2nd	445	*8*	*36 to 40*
9.	Mrs. Simran S. Bhojwani	9	2nd	485	*9*	*41 to 45*
10.	Mr. Arvinder Singh	10	3rd	735	*21 (Dup)*	*46 to 50*
11.	Mrs. Farida Aboojiwala	11	3rd	445	*19 (Dup)*	*51 to 55*
12.	Mr. SafaraliRamzanaliMardhani	12	3rd	485	*12*	*56 to 60*

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

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पुस्तक क्र. १ | ७७५९ | ५ | २००
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THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3
MUMBAI SUBURBAN DIST. BANDRA


बदर-९
पृष्ठक
क्रं. १
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ANNEXURE - D

2-1

3RS

INDIA

तीन रुपया

THREE RUPEES

भारत

महाराष्ट्र

CERTIFIED TRUE COPY

J. F. SALDANHA, LL.B.
ADVOCATE & NOTARY, GR. BOMBAY.
195, TURNER ROAD,
BANDRA, BOMBAY - 400 050.

5 FEB 1996

CERTIFIED under section 32, clause (a) of the Bombay Stamp Act, 1958, that the instrument is exempt from stamp duty.

GENERAL STAMP OFFICE
Bombay

INDENTURE OF CONVEYANCE

THIS INDENTURE made at Bombay this 1st day of December 1975 January

BETWEEN (1) Murli Motiram Mansukhani (2) Manchar Motiram Mansukhani (3) Smt.Hiroo B.Mansukhani (4) Smt.Verka Chandru Mirchandani (nee Sonbeila Motiram Mansukhani), Hindu inhabitants hereinafter jointly and severally called "Vendors" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, successors, executors and administrators) of the one part; in favour of the IDEAL MANOHAR CO-OPERATIVE HOUSING SOCIETY LIMITED, BOMBAY a society registered under the Maharashtra Co-operative Societies Act, 1960, under registration No.BOM/HSG/4079 of 1973 and having their registered office in "Manohar" Plot No.15A, 30th Road, T.P.S.III, Bandra, Bombay-50, hereinafter called "Purchaser" (which expression shall unless it be repugnant to the context or the meaning thereof mean and include its successor and assigns) of the other part;

WHEREAS by an indenture of sale bearing the date 7th day of July in the year one thousand nine hundred and sixty two MADE BETWEEN (1) Lawrence Victor Gonsalves, (2) Eileen Dorothy Gonsalves (therein referred to as Vendor and herein referred to as original

....2.

vendor") as the party of the first part AND MOTIRAM GULABRAI MANSUKHANI, since deceased(therein referred to as the Purchaser and herein referred to as the "Original Purchaser") as the party of the other part, AND registered at Bombay at the office of Sub-Registrar of Bombay at Bandra under serial No.1709-1/10 1962 of Book AND (hereinafter called said indenture of conveyance) for the consideration therein mentioned, the said (1) Shri Lawrence Victor Gonsalves and (2) Eileen Dorothy Gonsalves covenated with the "original purchaser" to convey, assign and transfer the vacant piece or parcel of land or ground admeasuring 740 square yards or thereabouts, more particularly described in the first schedule to the said indenture of conveyance AND WHEREAS after the said indenture of conveyance , the ORIGINAL PURCHASER" commenced construction of building thereon now known as "Manohar" which "A" AND WHEREAS the said building consists of 12 residential flats not exceeding 690 square feet each and two garages not exceeding 150 square feet each,the cost of which is less than Rs.50,000/- per flat and / or garage AND WHEREAS during the course of construction of the said building "Manohar" the "origianl purchaser" entered into several agreements with several parties for sale on ownership basis the aforesaid flats and garages in the said building "Manohar" and received from them, the consideration as mentioned in the agreements for sale, with the intended acquirers of flats.

AND WHEREAS before the possession of the said flat and garages was delivered to the respective flats and garage

.....3...

THE SEAL OF THE SUB-REGISTRAR BANDRA MUMBAI SUBURBAN DIST.

बदर-१
क्रं. १ 9092 11/200
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