

389/22601

Wednesday, November 09, 2022

2:16 PM

पावती

Original/Duplicate

सौदगी क्र.: 39M

Regn.: 39M

पावती क्र.: 25137 दिनांक: 09/11/2022

मावाचे नाव: पी.एस.एच.डी.मोरेगांव

वस्तुसंज्ञाचा अनुक्रमांक: बरन-6-22601-2022

वस्तुसंज्ञाचा प्रकार: अभिहस्तांतरणपत्र

मादर करणाऱ्याचे नाव: सुतारीबा को-ऑपरेटिव्ह होमिंग सोसायटी लिमिटेडचे सचिव राफेल जलवंतलाल दोशी

मोदगी की

रु. 30000.00

दस्त हाताळणी की

रु. 1600.00

पुष्पांची संख्या: 80

एकूण:

रु. 31600.00

आवणास मूळ दस्त, बंधनेव प्रिंट, सुची-२ अंदाजे
2:34 PM ह्या वेळेस मिळेल.

सह. दु. नि. बोरीवली 6

बाजार मूल्य: रु. 931000/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 55860/-

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

1) देयकाचा प्रकार: DHC रद्दम: रु. 1600/-

टीडी/घनादेशाचे ऑईर क्रमांक: 0811202201518 दिनांक: 09/11/2022

ईकेचे नाव व पत्ता:

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

टीडी/घनादेशाचे ऑईर क्रमांक: MH010272612202223E दिनांक: 09/11/2022

ईकेचे नाव व पत्ता:

नोंदणी वी माफी असल्यास तपसिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping track of adjusted fees

P. K. K.

मूळ दस्त प्राप्त झाला.

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 10 NOV 2022



CHALLAN
MTR Form Number-6

बरल - ६/		
२२६०९	९	८०
२०२२		



GRN	MH010272612202223E		BARCODE			Date	08/11/2022-15:18:53		Form ID						
Department				Inspector General Of Registration											
Registration Fees				Payer Details											
Type of Payment				Ordinary Collections IGR											
				TAX ID / TAN (If Any)											
				PAN No.(If Applicable)											
Office Name				BRL6_JT SUB REGISTRAR BORIVALI 6				Full Name				SUTARIA CHSL			
Location				MUMBAI											
Year				2022-2023 One Time				Flat/Block No.				PLOT NO 163 JAWAHAR NAGAR			
Account Head Details				Amount in Rs.				Premises/Building							
0030063301 Registration Fee				30000.00				Road/Street				GOREGAON WEST			
								Area/Locality				MUMBAI			
								Town/City/District							
								PIN				4 0 0 1 0 4			
								Remarks (If Any)							
								PAN2==PN=YOGINIBEN B BAROT AND OTHERS-CA							
								Amount In				Thirty Thousand Rupees Only			
Total				30,000.00				Words							
Payment Details				IDBI BANK				FOR USE IN RECEIVING BANK							
Cheque/DD Details								Bank CIN		Ref. No.		69103332022110612922		2776116218	
Cheque/DD No.								Bank Date		RBI Date		08/11/2022-15:20:22		Not Verified with RBI	
Name of Bank								Bank-Branch		IDBI BANK					
Name of Branch								Scroll No. , Date		Not Verified with Scroll					



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. :

9833398622

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी सदर चलन लागू नाही.

करल - ६/		
२२६०९	२	८०
२०२२		

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0811202201516	Date 08/11/2022
Received from SUTARIA CHSL, Mobile number 0000000000, an amount of Rs.1600/-, 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 IBKL	Date 08/11/2022
Bank CIN 10004152022110801417	REF No. 2797433314
This is computer generated receipt, hence no signature is required.	





CHALLAN
MTR Form Number-6

बगल - ६/		
२२६०१	३	८०
२०२२		



GRN	MH010272612202223E		BARCODE			Date	08/11/2022-15:18:53		Form ID
Department				Inspector General Of Registration					
Type of Payment				Registration Fees Ordinary Collections IGR					
Office Name				BRL6_JT SUB REGISTRAR BORIVALI 6		Full Name		SUTARIA CHSL	
Location				MUMBAI		Flat/Block No.		PLOT NO 163 JAWAHAR NAGAR	
Year				2022-2023 One Time		Premises/Building		GOREGAON WEST	
Account Head Details				Amount in Rs.		Road/Street		MUMBAI	
0030063301 Registration Fee				30000.00		Area/Locality		TOWN/CITY/DISTRICT	
						PIN		4 0 0 1 0 4	
						Remarks (If Any)		PAN2--PN=YOGINIBEN B BAROT AND OTHERS--CA=	
						Amount in		Thirty Thousand Rupees Only	
				30,000.00		Words			
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		69103332022110812922 2776116218	
Cheque/DD No.				Bank Date		RBI Date		08/11/2022-15:20:22 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करवावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करवावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-389-22601	0005105157202223	09/11/2022-14:15:58	IGR195	30000.00
Total Defacement Amount					30,000.00

बरल - ६/

२२६०१ ४ ८०

२०२२



बरल - ६/		
२२६०१	५	८०
२०२२		



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

Receipt of Document Handling Charges

PRN	0811202201518	Receipt Date	09/11/2022
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Received from SUTARIA CHSL, Mobile number 0000000000, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 22601 dated 09/11/2022 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	IBKL	Payment Date	08/11/2022
Bank CIN	10004152022110801417	REF No.	2797433314
Deface No	0811202201518D	Deface Date	09/11/2022

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



बरल - द/		
२२६०१	६	८०
२०२२		



District Deputy Registrar, Co-operative Societies, Mumbai City (4)

The Competent Authority

under section 5A of the Maharashtra Ownership Flats Act, 1963,

Bhandari Co-op Bank Building, 2nd Floor, P.L.Kale Guruji Marg, Dadar (W), Mumbai 400 028.

No.DDR-4/Mum./deed /Sutaria CHSL/334/2022

Date: 18/10/2022

To,
The Sub-Registrar /Appropriate Registration Officer
Appointed Under Registration Act, 1908
Borivali Taluka, Mumbai

बल - ६/		
२२६०७	७	८०
२०२२		

Subject: - Registration of Deed of Unilateral Conveyance as Deed of Assignment of Sutaria Co-operative Housing Society Ltd., Plot No. 163, Jawahar Nagar, Goregaon (West), Mumbai - 400 104.

Reference:- This office order No. DDR-4/Mum./D.C./Sutaria CHSL/3245/2021 dt.28/12/2021

In exercise of the powers conferred under section 5A of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, the District Deputy Registrar, Co-operative Societies, Mumbai City (4), Competent Authority under section 5A of the Maharashtra Ownership Flats Act, 1963 was pleased to pass necessary certificate in favour Sutaria Co-op. Society Ltd., Plot No. 163, Jawahar Nagar, Goregaon (West), Mumbai - 400 104 certifying that it is a fit case for grant unilateral assignment of lease rights as deemed Assignment of Lease right and interest of Opponent Nos. 01 to 05 in respect of land admeasuring 688.10 Sq. Mtrs., bearing Survey No. 110 Part, CTS No. 638, 638/1 to 638/12 in the Revenue Village - Pahadi Goregaon West, Taluka Borivali Situated at Plot No. 163, Jawaharnagar in the Mumbai Suburban District within the Registration District and Sub- District of Mumbai City and Mumbai Suburban alongwith the building situated thereon known as "Sutaria Co-operative Housing Society Ltd.", the said plot of land after verifying the documents, giving sufficient opportunities to the opponents as demanded under law of natural justice and after hearing the parties as required under the Act and the Rules and have it registered with you as required under Registration Act, 1908.

I am therefore, forwarding you herewith the Original Deed of Assignment duly signed by me and on behalf of the Promoter/Land Owner/Opponents as Vendor/Confirming Party in the above case for registration. In this condition I have to further state that by section 88 of Registration Act, 1908 it is provided that the Government officers and certain public functionaries need not appear in person or in any proceedings connected with registration of instruments executed by them in their official capacity and that in such cases reference may be made to the office for information.

In view of the above provision, the competent authority being a Government Gazetted officer and the instrument is required to be registered in the official capacity is exempted from appearing before the officer of the Sub- Registrar of Assurances for admitting the execution. You are requested to get the Deed of Assignment registered in accordance with the Registration Act.

(K. P. Jebale)
District Deputy Registrar,
Co-operative Societies, Mumbai City (4)
Competent Authority
u/s 5A of the MOFA, 1963

Enclosures-

1. Deemed Deed of Assignment order/ certificate dated 28/12/2021 issued by this office.
2. Original Deed of Assignment

बरल - १४		
२२६०१	८	८०
२०२२		



Adjudication Application Form

Application Number: 112-100598
Case Number: बरल - ६/
Name of Applicant: 1 ANUJ YOGESH RAO
Address: A102, MAITRI RESIDENCY, KANDIVALI WEST, MAHAVIRNAGAR, 400067
Date: 2022-08-17
Email: camconso@gmail.com
Mobile No.: 7303170008

To,

Collector of Stamps, Borivali

Subject: Adjudication under section 31 of the Maharashtra Stamp Act.

Respected Sir/ Madam,

I want to here your opinion about stamp duty applicable to the document of which details have been mentioned below

Adi/IGR242/775/2022

General Information		Document Title	
CDS Office	Collector of Stamps, Borivali	Document Title	कन्वेन्स डीड बुद्रांक जिल्हाधिकारी कोर्टाची बाबतः
Article Type	25-Conveyance	Date of Execution of The Document	22 AUG 2022
Document Executed or Not	No		

Party 1 Details

Individual Persons Details

Name	Date Of Birth	Age	Occupation	Identity Proof	Email	Mobile	Address	Detail Address
Mr. ANUJ YOGESH RAO	1994-09-23	27	ADVOCATE	PAN - BOCPR1714K	camconso@gmail.com	7303170008	A102, MAITRI RESIDENCY, KANDIVALI WEST, MAHAVIRNAGAR	400067



22 SEP 2022



Property Details (Immovable)

Property Details

Property Type	Property Sub-Type	Address	Ces Office	Property Area	Boundary Type	Unit	Area	Pot Kharaba	Detail Address	Pincode
Immovable	Apartment/Flat/Room	Mahagatani, (Mumbai Suburban, Borivali, Goregaon (West))	Collector of Stamps, Borivali	URBAN	Zila Parishad	Square Meter (sq m)	688.10	0	SUTARIA CHSL PLOT NO 163 JAWAHAR NAGAR GOREGAON WEST MUMBAI 400104	400104

Attribute type	Attribute Number	Hissa No. 1	Hissa No. 2	Area
C.T.S. Number	638AND638/1T0638/12	0	0	688.10

Say About stamp Duty

Consideration OR Other Valuation	Applicant has not provided stamp payment details.	Valuation as Per Applicant's Opinion	Applicant has not provided stamp payment details.
Stamp Duty Registered as Per Applicant's Opinion	Applicant has not provided stamp payment details.	Stamp duty reason	Applicant has not provided stamp payment details.

Adjudication Fees

Adjudication Fee Payment	Yes	GRN No.	MH006453039202223E
Payment Date	17-08-2022		

The draft and other papers as per list are being submitted herewith. Kindly give your opinion under section 31 about the Stamp Duty

Registered
Name of Applicant

ANUJ Y. RAVAL (B.Com., LL.B., A.C.A.)
Advocate

Address : A-102, Nandri Residency II
Opp. Patsar Jymkhana,
Kandivali (W), Mumbai - 400 067.

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मुद्रांक जिल्हाधिकारी, बोरीवली तालुका, यांचे कार्यालय

एम. एम. आर. डी. ए. इमारत, पहिला मजला

बांद्रा - कुर्ला संकुल, बांद्रा (पुर्व), मुंबई - 400051

जा.क्र.अभि./आदेश/ 10865/22

दिनांक 29 SEP 2022

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/IGR242/775/2022 अन्वये Sutaria Co- Op Housing Society Ltd यांनी दिनांक 07/03/2022 रोजी Assignment of Lease (Deemed/Unilateral) चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे.

Date of Execution	Unexecuted
Nature of Document	Assignment of Lease (Deemed/Unilateral)
The Land Owner/ Assignor/Lessor	Dr.Kishore Mande, Compentent Authority powers conferred up him U/s 5A Maharashtra Ownership Flat (Regulation of the promotion of construction sale management and tranfer) act 1963 Jawahar Nagar Co - Op Housing Society Ltd
The Original Lessee	Dr.Kishore Mande, Compentent Authority powers conferred up him U/s 5A Maharashtra Ownership Flat (Regulation of the promotion of construction sale management and tranfer) act 1963 Manubhai V Sutaria
The Confirming party Developer / Builder	Dr.Kishore Mande, Compentent Authority powers conferred up him U/s 5A Maharashtra Ownership Flat (Regulation of the promotion of construction sale management and tranfer) act 1963 Shri Jankilal Shaligram Yoginiben B Barot Jitendrakumar S Brahmabhat
The Society	Sutaria Co - Op Housing Society Ltd
The Property	Piece and parcel of land or admeasuring 688.10 sq. Mtrs. and FSI advantage of road set back bearig Survey No.110part, CTS No.638,638/1 to 638/12 of Village - Pahadi Goregaon West, at Plot No.163, Jawahar Nagar, Goregaon (West), Mumbai - 400104 Taluka Borivali
Area	688.10 sq mtr. as per schedule
Consideration	Nil

अभिनिर्णयाकरीता सादर केलेला दस्त हा Assignment of Lease (Deemed/Unilateral) चा दस्त असुन निष्पादीत झालेला नाही. दस्ताचे अवलोकन केले असता असे दिसुन येते की, दस्तामधील मालमत्ता ही The Owner यांचे मालकीची असुन The Confirming party यांनी सदर जागेवर इमारत बांधलेली असुन त्यामधील सदनिका हया वेगवेगळ्या पक्षकारांना विकलेल्या आहेत सदर सदनिकाधारका

मालक यांनी एकत्र येवन Sutana Co-Op Housing Society Ltd सहकारी गृहनिर्माण संस्था स्थापन केलेली आहे.

22807 92 CO
22807 92 CO

परंतु आज पर्यंत सदरील मालमत्तेचे (जमिनीचे) खरेदीखत गृहनिर्माण संस्थेच्या नावे विक्रेत्यांनी किंवा विकासकांनी करून दिलेले नाही त्यामुळे गृहनिर्माण संस्थेने District Deputy Registrar Co-op Society Mumbai City (4) याचेकडे मागील खरेदीखताकरीता अर्ज दाखल केलेले होता त्यांनी सदरील प्रकरणामध्ये योग्य ती कार्यवाही करून दिनांक 28/12/2021 रोजी सोसायटीच्या नावे Deemed Conveyance होणे बाबतचे आदेश पारित केलेले आहेत.

सदरिल सोसायटीचे एकूण 31 सभासद असून पक्षकारांनी दस्तासोबत सोसायटीच्या सभासदांची यादी सादर केलेली आहे तसेच मंजूर नकाशानुसाची प्रत व वास्तुविशारद यांचे प्रमाण पत्र सादर केले आहे.

A) 31 सभासदांपैकी 24 सभासदांनी अनुच्छेद 25 नुसार पूर्ण मुद्रांक शुल्क जमा केले आहे. परंतु प्रस्तुत प्रकरणी सदनिका क्र. 14 हि पूर्ण मुद्रांकित असल्याने एकूण 25 सभासदांचे दस्तावर मुद्रांक शुल्क जमा केले आहे.

B) 04 सभासदांचे सदनिकेचे दस्त हे दिनांक 10/12/1985 पूर्वी निष्पादीत झालेले असून दस्त निष्पादनाचा पुरावा म्हणून सन 1986 चा Form A सादर केलेला आहे या दस्तासंदर्भात दस्ताचे निष्पादनाच्या दिनांकाचे प्रचलित दरानुसार मुद्रांक शुल्काची आकारणी करणे आवश्यक आहे. ते खालीलप्रमाणे.

मुल्यदर विभाग - PS-4 1990 - दर - 800/- चौ.फुट

सदनिका/दुकान	निष्पादन दिनांक	मुल्यांकन	अनुच्छेद	मुद्रांक शुल्क
सदनिका-07	1985 Form-A/1986	रु.183500/-	25(b)	रु.11010/-
दुकान-08	1985 Form-A/1986	रु.83500/-	25(b)	रु.5010/-
सदनिका-13	1985 Form-A/1986	रु.183000/-	25(b)	रु.10980/-
गेरज-02	1985 Form-A/1986	रु.211500/-	25(b)	रु.12690/-
				रु.39690/-

C) 03 सभासदांचे सदनिकेचे दस्त हे 10/12/1985 नंतर निष्पादीत झालेला असून नोंदणीकृत नाही म्हणून सदर दस्तावर दस्तनिष्पादनाचे दिनांकाचे बाजारमुल्यावर मुद्रांक शुल्क व दंडाची आकारणी खालीलप्रमाणे आकारण्यात येत आहे.

मुल्यदर विभाग - PS-4

सदनिका/दुकान	निष्पादन दिनांक	मुल्यांकन	अनु.	मुद्रांक शुल्क	दस्तावर लावलेले मु.शु.	कमी लावलेले मुद्रांक शुल्क	दंड
12	1997	रु.556500/-	25(d)	रु.12140/-	रु.3500/-	रु.8640/-	रु.34560
14	1999	रु.453000/- मोबदला - 500000/-	25(d)	रु.8750/-	रु.8750/-	रु.00/-	रु.00
16	1989	रु.310000/-	25(d)	रु.6400/-	रु.00/-	रु.6400/-	रु.25600
						रु.15040/-	रु.60160/-

D) मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पूणे यांचे परीपत्रक क्र.15/सोसा-विकासक /दस्त टि डी आर क्षमता/563/ दिनांक 03/11/2012 नुसार मंजूर नकाशा सादर केलेला असल्याने टी.डी.आर धारण क्षमता विचारात घेउन शिल्लक घटईक्षेत्रावर खालीलप्रमाणे मुल्यांकन करण्यात येत आहे.

1	भूखंडाचे क्षेत्र	688.10	चौ.मी.
2	मंजूर नकाशानुसार अनुज्ञेय चटईक्षेत्र	845.72	चौ.मी.
3	वजा-मंजूर नकाशानुसार बांधकाम क्षेत्र	836.29	चौ.मी.
4	शिल्लक चटईक्षेत्र एकूण	9.43	चौ.मी.

मुख्यदर विभाग 2022-23 Zone - 57/267, जमीन दर रु. 70,510/- प्रती चौ.मी. बाजारमूल्य दर तत्क्यामध्ये दाखविल्यानुसार

=70510x9.43x1.4=930873/- म्हणजेच रु.9,31,000/- यावर अनुच्छेद 25(b) प्रमाणे मुद्रांक शुल्क रु.55,860/- देय आहे.

तसेच उर्वरीत क्षेत्रफळ 9.43 चौ. मी. इतके आहे त्यावर रु.9,31,000/- इतके बाजारमूल्य निश्चित होत आहे. त्यावर महाराष्ट्र मुद्रांक अधिनियम 1958 मधील अनुच्छेद 25 (b) नुसार मुद्रांक शुल्क देय आहे.

बाजारमूल्य	अनुच्छेद	देय मुद्रांक शुल्क	दंड
05 सभासदांचे दस्तावर मुद्रांक शुल्क	25(d)	रु.54,730/-	रु.60,160/-
उर्वरीत क्षेत्राचे बा.मु. रु.9,31,000/- (6%)	25 (b)	रु.55,860/-	रु.00/-
अभिहस्तांतरणपत्राच्या दस्तावर 25 सदनिकांची संख्या x रु.100/-	कलम - 4	रु.2,500/-	रु.00/-
एकूण देय मुद्रांक शुल्क		रु.1,13,090/-	रु.60,160/-

महाराष्ट्र शासन सहकार, पणन व वस्त्रोद्योग विभाग शासन निर्णय क्रमांक सगृयो-2017/प्र.क्र.192/14-स, दि.22/06/2018 मधील मुद्रा क्र.(ड) मधील (1) (ii) - अभिहस्तांतरणाच्या विषयवस्तु असलेल्या सर्व सदनिका सध्याच्या गाळेधारकांच्या लाभातील करारनामे निष्पादनांच्या दिनांकाच्या वेळी प्रचलित अनुच्छेद 25 मधील संबंधीत दरानुसार योग्य मुद्रांकावर, रितसर नोंदणी केले असतील तर सस्येला अभिहस्तांतरणपत्राच्या दस्तावर सदनिकांची संख्या x रु.100/- इतके मुद्रांक शुल्क घेण्यात यावे असे नमूद आहे.

अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसूची 1 मधील अनुच्छेद 25 (b),25(d) कलम - 4 नुसार उर्वरीत मुद्रांक शुल्क रु.1,13,090/- व दंड रु.60,160/- देय असल्याबाबत जा.क्र.अभि./नोटीस/9751/2022, दिनांक 14/09/2022 अन्वये आदेश पारित करण्यात आले होते.

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमूद माहिती व प्रकरणामध्ये सादर केलेल्या कागदपत्राच्या आधारे निम्नस्वाक्षरीकार खालील प्रमाणे आदेश देत आहे.

आदेश

- अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसूची 1 मधील अनुच्छेद 25 (b),25(d) कलम - 4 नुसार उर्वरीत मुद्रांक शुल्क रु.1,13,090/- व दंड रु. 60,160/- देय असल्याबाबत जा.क्र.अभि./नोटीस/9751/2022, दिनांक 14/09/2022 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याचे दिनांक 28/09/2022 रोजी विरूपित केलेल्या चलना वरून दिसून येत असल्याने दिनांक 14/09/2022 रोजीचा आदेश अंतिम आदेश म्हणून कायम करण्यात येत आहे.

2. प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करताना नोंदणी फी जरी कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बोरीवली हे जबाबदार राहणार नाही.

3. उपरोक्त नमुद केलेल्या मुद्रांक शुल्क व दंड याबाबत संस्थेच्या सदस्यांना रीतसर कळविण्याची जबाबदारी ही सोसायटीची आहे.

4. जर संस्थेने सदस्याच्या वतीने परस्पर रक्कम भरल्यास आणि त्यातून वाद निर्माण झाल्यास त्यास सोसायटी जबाबदार राहिल.

5. सभासदांना या कार्यालयाशी पत्र व्यवहार करावयाचा असल्यास सोसायटीच्या मार्फतच करण्यात यावा.

6. एकुण पाने 1 ते 38 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.

दिनांक:

(वैशाली चव्हाण)

मुद्रांक जिल्हाधिकारी, बोरीवली.

29 SEP 2022

प्रति	Sutaria Co - Op Housing Society Ltd
पत्ता	Plot No.163, Jawahar Nagar, Goregaon (West), Mumbai - 400104
प्रत	सह दुय्यम निबंधक बोरीवली कार्यालय क्र.1/2/3/4/5/6/7/8/9

महत्वपूर्ण सुचना :

महाराष्ट्र नोंदणी (दस्त नोंदणीसाठी ओळख पडताळणी) नियम, 2018 कलम 5 अन्वये दस्त नोंदणीच्या वेळी पक्षकाराची ओळख संमती आधारित आधार प्रमाणिकरण सेवेद्वारा पडताळण्यात आलेली असेल तर पक्षकाराच्या ओळखी बाबत खात्री पटविण्यासाठी इतर व्यक्तीची / साक्षीदाराची आवश्यकता नाही.



बगल - ६/		
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CHALLAN
MTR Form Number-6



GRN	MH008389628202223E	BARCODE			Date	27/09/2022-18:12:42	Form ID
Department			Inspector General Of Registration		Payer Details		
Type of Payment			Non-Judicial Stamps Duty on Unstamped or Unsuff Stamped Doc SoS Mumbai		TAX ID / TAN (If Any)		
Office Name			CSB_COLLECTOR OF STAMPS BORIVALI		PAN No.(If Applicable)		
Location			MUMBAI		Full Name		
Year			2022-2023 One Time		Flat/Block No.		
Account Head Details			Amount In Rs.		Premises/Building		
0030052601 Amount of Tax			52930.00		Road/Street		
					Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					ADJIGR242/775/2022		
Total			52,930.00		Amount In		
					Words		
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details					Bank CIN		
Cheque/DD No.					Ref. No.		
Name of Bank					Bank Date		
Name of Branch					RBI Date		
					Bank-Branch		
					Scroll No. , Date		

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
राज्य चालन केंद्र द्वाऱा निबंधक कार्यालयात नोंदणी करवावयाऱ्या दस्तऐवजी लागू आहे. नोंदणी न करतावयाऱ्या दस्तऐवजी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0004165657202223	28/09/2022-14:26:57	IGR242	52930.00
Total Defacement Amount					52,930.00

बोरल - ६/		
२२६०१	१८	८०
२०२२		





CHALLAN
MTR Form Number-6



GRN	MH00839050720223E	BARCODE			Date	27/09/2022-18:22:12	Form ID
Department	Inspector General Of Registration		Payable		बिल - ६/		
Type of Payment	Non-Judicial Stamps Fine and Penalties SoS Mumbai only		TAX ID / TAN (If Any)	22607 9E CO			
Office Name	CSB_COLLECTOR OF STAMPS BORIVALI		PAN No.(If Applicable)				
Location	MUMBAI		Full Name	SUTARIA CHSL २०२२			
Year	2022-2023 One Time		Flat/Block No.	PLOT NO 163 JAWAHAR NAGAR			
Account Head Details	Amount In Rs.		Premises/Building				
0030054401 Penalties	60160.00		Road/Street	GOREGAON WEST			
			Area/Locality	MUMBAI			
			Town/City/District				
			PIN	4 0 0 1 0 4			
			Remarks (If Any)	ADJ/IGR242/775/2022			
			Amount In	Sixty Thousand One Hundred Sixty Rupees Only			
			Words				
Total	60,160.00						
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	69103332022092723038 2768927450		
Cheque/DD No.			Bank Date	RBI Date	27/09/2022-18:23:32 Not Verified with RBI		
Name of Bank			Bank-Branch	IDBI BANK			
Name of Branch			Scroll No. , Date	100 , 28/09/2022			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दफ्तरी कार्यालय नोंदणी कार्यालय दस्तावेजी लागू आहे. नोंदणी न कार्यालया दस्तावेजी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0004165672202223	28/09/2022-14:27:24	IGR242	60160.00
Total Defacement Amount					60,160.00

बोरल - द/		
22809	20	CO
2022		



District Deputy Registrar, Co-operative Societies, Mumbai City (4)

The Competent Authority

under section 5A of the Maharashtra Ownership Flats Act, 1963,

Bhandari Bank Building, 2nd Floor, P.L.Kale Guruji Marg, Dadar (W), Mumbai 400 028

No.DDR-4/Mum./D.C./Sutaria CHSL /deed adjudication/ 1044 /2022

Date:- 22/03/2022

To,

The Collector of Stamps,
MMRDA Building,
Bandra-Kurla Complex,
Bandra (East), Mumbai- 51

बल - ६/		
२२६०९	२९	६०
२०२२		

Subject: - Adjudication of Deed of Unilateral deemed Lease Assignment of Sutaria Co-operative Housing Society Ltd., Plot No. 163, Jawahar Nagar, Goregaon (West), Mumbai - 400 104.

Reference: This office order No. DDR- 4/Mum./D.C./ Sutaria CHSL/3245/2021

Date:- 28/12/2021

In exercise of the powers conferred on me under section 5A of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, this office has issued the order of deemed assignment of lease dated 28/12/2021. In connection with the above order, the applicant society has submitted the adjudication deed in this office along the affidavit stating that the deed is strictly on the basis of order and no modifications are made in the deed by the applicant. Hence this office is now forwarding the deed for adjudication.

You are requested to adjudicate the Stamp Duty for unilateral deemed lease assignment of the applicant society in accordance with law.



(Dr. Kishor Mande)

District Deputy Registrar,

Co-operative Societies, Mumbai City (4)

Competent Authority u/s 5A of the MOFA, 1963

Enclosures-

1. Deemed conveyance order/ certificate dated 28/12/2021 issued by this office.
2. Unilateral Deemed Lease Assignment Deed.

ANUJ Y. RAJANI (LL.B., A.C.A.)
Address : A-102, W. Residency II,
Opp. to 100, Khandivada,
Kandivali (W), Mumbai - 400 067.



बगल - ६/		
२२६०१	२२	८०
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(1) ...
 ...
 ...
 ...

Section 32(I) (b) of the Bombay Stamp Act, 1958.

MH00838402520W3E
MH00838962820W3E
MH00839050720W3E

Office of the
Collector of Stamps
Case No. Adj. 1722/2022
Date 07.10.2022

18/3

Received from Shri. Sutaria Co-op Housing Society Ltd
residing at
Stamp duty of Rs. 558.60/-
Fifty Five Thousand Eight Hundred sixty only
side challan No. Dated 24/10/2022

Certified under Section 32(I) (b) of the
Bombay Stamp Act, 1958 that the full duty
of Rs. 558.60/-
which is in instrument is chargeable has
been paid in full.

Place Borivali
Date 29 SEP 2022
Collector of Stamps
Borivali

25
2500/-
54730/-
60160/-

बरल - ६/		
22607	23	८०
२०२२		

**ASSIGNMENT OF LEASE
(DEEMED/ UNILATERAL)**

THIS ASSIGNMENT OF LEASE (DEEMED/ UNILATERAL) is
executed & granted at Mumbai on this 18th day of October in
the Christian year TWO THOUSAND TWENTY TWO

Shri K. P. Jebale

By Dr. Kishor Mande, Competent Authority, as per the powers
conferred upon him U/s 5A of Maharashtra Ownership Flat
(Regulation of the promotion of construction, sale, management
and transfer) Act 1963.

Area 684.10 Sq. Mtr
Builtup / Carpet
MV = 93,000/-



Kartik

इ प्रमाणपत्र मुद्रा मुद्राक अधिनियम 1958 अन्वये जलसत्यापन नियमान्वये निर्मित
केलेले आहे. परंतु उक्त दस्त नोंदनीसाठी नोंदणी अधिका-यासमोर दाखल झाल्यास, नोंदणी
अधिनियम 1908 च्या अधिनियमातील तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणी
कार्यवाही करतील

3

बरल - ६/		
22807	28	CO

On ~~account~~ of the then defaulting predecessors/Builders/Developers/Promoters/Assignors in title as per revenue record/Agreement for Sale, etc.:

(1) **Jawahar Nagar Co-operative Housing Society Limited.**

having last known address at Plot No.27, Jawahar Nagar, Goregaon (West), Survey No.110 part, CTS No:638,638,638/1 to 638/12, Mumbai: 400104 hereinafter referred to as "**THE LAND OWNER/ASSIGNOR/LESSOR**" (which expression

shall unless the context or meaning be otherwise repugnant mean and include its successors and assignee) of the **FIRST PART** and,



(2) **Manubhai V. Sutaria** having address at Room No.1, Ground Floor, Plot No.163, Jawahar Nagar Road No.2, Goregaon (west), Mumbai -400104 hereinafter referred to as "**THE ORIGINAL LESSEE**" ^{ASSIGNOR} (which expression shall unless the context or meaning be otherwise repugnant mean and include his heirs, legal representatives, executors, administrators and assignee) of the **SECOND PART**;

*Prakash
Kantale*

(3)(i.) **Shri. Jankilal Shaligram** having address at Plot No.163, Jawahar Nagar, Goregaon (West), Survey No.110 part, CTS No:638,638,638/1 to 638/12, Mumbai: 400104, HEREIN AFTER REFERRED TO AS "**THE CONFIRMING PARTY**"

*Prakash
Kantale*

4

बरल - ६/		
२२६०९	२५	८०
२९३२		

(ii.) **YOGINIBEN B. BAROT** having address at Plot No.163, Jawahar Nagar, Goregaon (West), Survey No. 110 part, CTS No:638,638,638/1 to 638/12, Mumbai: 400104,

(iii.) **JITENDRAKUMAR S. BRAHMABHAT** having address at Plot No.163, Jawahar Nagar, Goregaon (West), Survey No.110 part, CTS No:638,638,638/1 to 638/12, Mumbai: 400104 hereinafter referred to as **"THE BUILDERS/DEVELOPERS/PROMOTERS"** (which expression shall unless the context or meaning be otherwise repugnant mean and include their respective heirs, executors, administrators, and assignee) of the SECOND PART;

AND

In favour of **"SUTARIA CHSL"** a Co-Operative housing society registered under the Maharashtra Co-operative Societies Act, 1960 bearing **Registration no. BOM/WP/HSG/TC/1719/85-86** dated **14/01/1986** and having its registered office at Plot No.163, Jawahar Nagar, Goregaon (West), Mumbai-400104 standing on land bearing Survey No. 110 part, CTS No : 638, 638/1 to 638/12 Village-Pahadi Goregaon West, Taluka-Borivali, hereinafter referred to as **"THE ASSIGNEE/THE SOCIETY"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include its Successors and Assignee) of the **OTHER PART;**

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२२६०१	२६	८०
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WHEREAS:-

(1) The Jawahar Nagar Co-operative Housing Society Limited

is the Land owner/Lessor of the land bearing Survey No. 110 part, CTS No : 638, 638/1 to 638/12 Village- Pahadi Goregaon West, Taluka-Borivali,, situated at Plot No.163, Jawahar Nagar, Goregaon (West), Mumbai-400104 (hereinafter for the sake of brevity referred to as "**the said plot**").

(2) The Lessor has leased out the said Plot to one Mr. Manubhai

V. Sutaria for 998 years commencing from 1-10-1947. By an indenture dated 22nd January, 1971 between Jawahar Nagar Co-operative Housing Society Limited therein referred to as "The Lessor" of the one part and Manubhai V. Sutaria therein referred to as "The Lessee" of the other part; Jawahar Nagar Co-operative Housing Society Limited agreed to grant a perpetual lease for 998 years of the said land to Manubhai V. Sutaria.

(3) Further, Manubhai V. Sutaria and one Shri. Jankilal

Shaligram constructed the building on the said land originally comprising of Ground plus 3 upper floors consisting of total of 25 residential flats 4 Shops and 2 Garages and let out to the total of 31 tenants. (herein referred to as the Said Building) (Collectively the Said plot land and Said Building are hereinafter referred to as the Said property.)

*Prakash
Rastogi*

बगल - ६/		
२२६०७	२७	८०

(4) Manubhai V. Sutaria has already submitted the plans to the Bombay Municipal Corporation for putting up the extension to the existing property and the same has been approved by the Bombay Municipal Corporation under approval no. CE/1870/AP dated 5th November, 1974.

(5) Further, by an agreement dated 23rd January, 1976 between Manubhai V. Sutaria therein referred to as "The ASSIGNOR" of the one part and Yoginiben B. Barot and Jitendrakumar S. Brahmabhat therein referred to as "The Purchasers" of the other part; Manubhai V. Sutaria agreed to assign the said plot land along with building comprising of 31 tenants occupying 25 residential flats 4 Shops and 2 Garages to the Yoginiben B. Barot and Jitendrakumar S. Brahmabhat on the terms and conditions contained therein.

(6) Yoginiben B. Barot and Jitendrakumar S. Brahmabhat thereafter agreed to and converted the said tenancy rights of the tenants into the ownership and thus the tenancy of the existing tenants is converted into ownership rights of their respective premises. Thus became the owners of their respective Flats/Shops/Garages and then formed a housing Society under the name of **"SUTARIA CO-OPERATIVE HOUSING SOCIETY LIMITED"** which is duly Registered with the Registrar of Co-operative Housing Societies, bearing Registration Number **BOM/WP/HSG/TC/1719/85-86 dated 14/01/1986** having address at Plot No.163, Jawahar Nagar, Goregaon (West), Mumbai-400104 standing on Land Bearing Survey No. 110 part, CTS No : 638, 638/1 to 638/12 Village-

Pankaj
Kurhik

बॉली - ६/		
२२६०७	२८	८०

Pahadi Goregaon West, Taluka-Borivali more particularly described in the Schedule hereunder to obtain the conveyance/ the assignment of lease of THE SAID LAND and the building and to maintain the same, provide common services to the members.

- (7) The building plans were sanctioned in respect of building of Ground plus Three upper floors from the Executive Engineer, Building proposals under Sanction No. CE/3164/BP(WS)/AP and obtained Commencement Certificate CE/3164/BSII/AP on 18th May, 1980 and IOD dated 25th March, 1980.



(8) All the Flats/Units/Shops/Garages owners were admitted as the members of the said Society and were issued shares of the said society. The details of the present members in respect of each flats the details of respective agreement, stamp duty paid, registration fees paid, Index II of the registered individual flats/units/shops/garages agreements owned by respective members, area of the flat etc are provided in Exhibit No. E.



- (9) Thus the said Yoginiben B. Barot and Jitendrakumar S. Brahmabhat were required to assign the lease rights of the plot of land **admeasuring 688.10 Sq. mts. and FSI advantage of road set back area** (as per property card attached) bearing Survey No. 110 part, CTS No : 638, 638/1 to 638/12 Village- Pahadi Goregaon West, Taluka-Borivali situated at Plot No.163, Jawahar Nagar, Goregaon (West),

P. K. Kulkarni
Kulkarni