

Date.....  
L & V. B.  
7 SEP 2004  
116

श्री. विजय गोविंदजी तुक्कर  
★ परवाना धारक मुद्रांक विक्रेता ★  
डू. नं. ४, नु भांची विल्डींग, अंगाजी धाम मंदिराजयक,  
सी. रोड, मुलुन्द (प.)  
क्रमांक 5001 दिनांक.....  
सर्वधी/धी/धामना.....  
याना रु. ....

13 SEP 2004

SHETH DEVELOPERS PVT. LTD.

M/S. SHETH DEVELOPERS PVT. LTD.  
11, Vora Palace, 1st, 2nd & 3rd Floor, Near Dena Bank  
M.G. Road, Kandivali (W).  
BOMBAY-400 067.

LETTER OF ALLOTMENT

To, MRS. ANJANA VIVER

Dear Sir,

Ref: Allotment of parking space No 17 on stilt podium / basement in connection to your flat No. 303 in B Wing in building "OASIS" at VASANT O'CAR

This is to confirm and record that we have agreed to sell and you agreed to purchase a parking space No. 17 on stilt/basement/podium of Rs. 5000/- (Rupees Five thousand only)

444 242  
2023

the 3<sup>rd</sup> Floor in the V  
Oasis Co-operative  
Oscar, L.B.S. Marg,  
right to use One Stl  
on Plot of land bear  
533 (Part) and 53  
Sub-urban, within  
Greater Mumbai.  
Building of the s  
consisting of Stl

4. The DONEE has accepted the said gift and taken over possession of the said Flat and became the absolute owner thereof.

5. The DONORS and the DONEE undertake to execute the necessary documents as and when required to give proper effect to what is agreed herein and to transfer the respective joint and undivided share, right, title and interest of the DONORS in the said Flat along with the said Shares of the said Society in the name of the Donee as its absolute owner.



The DONORS confirm that they have executed this Gift Deed voluntarily and without any force or coercion of

7. The Stamp Duty and the Registration Charges of this Deed shall be borne and paid by the DONEE. This Gift is being made by father and mother in favour of their son, therefore the same is covered under the provision of Article 34 of the Schedule I of The Maharashtra Stamp Act, 1958 (as amended on 24/4/2015), whereby the Stamp Duty of Rs. 200/- is payable on this Deed along with applicable cess.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective signatures on the day and year first hereinabove written.

-THE SCHEDULE ABOVE REFERRED TO-

THE RESIDENTIAL PREMISES bearing Flat No. 303, admeasuring 717 Sq. Ft. Carpet area or thereabouts, located on

SIGNED SEAL  
By the withinnal  
(1) SHRI R. NA  
PAN: AACPNZ

(2) SMT  
PAN: AAAPN

In the prese  
1. D  
2. T.A.



444	90	42
2023		

the 3<sup>rd</sup> Floor in the Wing B of the Building known as "Oasis" of Oasis Co-operative Housing Society Limited, situated at Vasant Oscar, L.B.S. Marg, Mulund (West), Mumbai - 400 080, along with right to use One Stilt Car Parking Space Bearing No. 17, standing on Plot of land bearing C.T.S. No. 514 (Part), 531 (Part), 532 (Part), 533 (Part) and 534 of Village Nahur, Taluka Kurla, District Mumbai Sub-urban, within the limits of "T" ward of Municipal Corporation Greater Mumbai. The Occupation Certificate in respect of the Building of the said Society is received in the Year 2000 and it consisting of Stilt + 8 Upper Floors with lift facilities.



**SIGNED SEALED AND DELIVERED**

By the withinnamed DONORS

(1) SHRI R. NAGARAJAN,  
PAN: AACPN2204R



(2) SMT. VANAJANAGARAJAN,  
PAN: AAAPN4578N



In the presence of  
1. D.M. Ho  
2. P.A. Jowri



x *Rajagan*



x *Vanaji Nagarajan*



VALID UPTO 23/11/20

Gen-115-1000-2

करल ४		
५५५	४०	५२
FORM "A" २०२३		

MUNICIPAL CORPORATION OF GREATER MUMBAI

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966  
No. CE/4674 /BPES/AT 2023

COMMENCEMENT CERTIFICATE

To Shri Ashwin Sheth  
C.A. Owner.

Sir,  
With reference to your application No. 5035 dated 14-2-03

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional & Town Planning Act, 1966, to carry out development and building permission under section 346 of the Mumbai Municipal Corporation Act, 1888 to erect a building in Building No. 5 on plot No. A C.T.S.No. 514(P1), 531(P1), 532(P1), 533(P1), 534 Divn/Village/Town Planning Scheme No. Nashur situated at Road/Street Mulund (W.) Ward T

the Commencement Certificate/Building permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not exist in you.
5. This Commencement Certificate is renewable every year but such period shall be in no case exceed three years provided further that such lap any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:

(a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with



...2/-



**BRIHANMUMBAI MAHANAGARPALIKA**  
CEI/4694 /BPES/AT

To:  
Shri. Arun Thakker  
335 Kailash Plaza  
Vallabh Baug Lane  
Ghatkopar (East)  
Mumbai-400 075

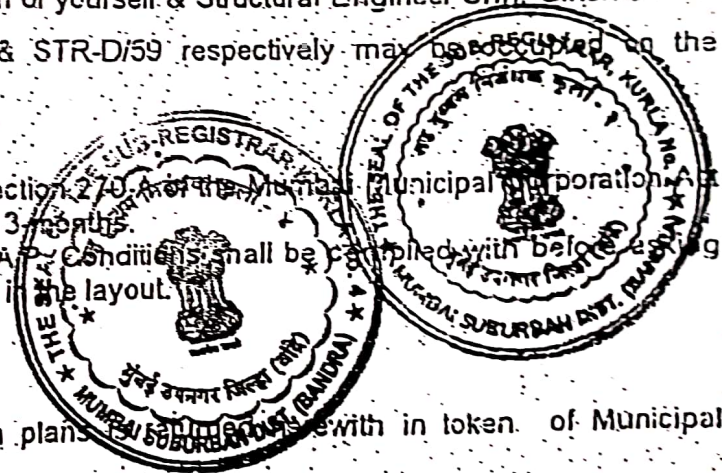
करल ४		37 MAY 2005	RCC
444	४२	५२	२०२३

Sub:- Full Occupation permission to proposed bldg. No.5 on sub plot 'A' bearing CTS No.514 (Pt), 531(Pt), 532(Pt), 533(Pt), 534 of village Nahur at L.B.S. Marg, Mulund (W).

Sir,

The full development work of bldg. No.5 on sub plot 'A' bearing CTS No.514 (Pt), 531(Pt), 532(Pt), 533(Pt), 534 of village Nahur at L.B.S. Marg, Mulund (W) completed under the supervision of yourself & Structural Engineer Shri. Girish Draidid holding Licence No.T/107/LS & STR-D/59 respectively may be REGISTERED on the following conditions.

1. That Certificate under Section 270 of the Mumbai Municipal Corporation Act shall be submitted within 3 months.
2. That the balance IOD / A.P. Conditions shall be complied with before O.C.C. to other buildings in the layout.



A set of certified completion plans shall be submitted with in token of Municipal approval.

Note: This permission is issued without prejudice to actions under sections 305, 353A of Mumbai Municipal Corporation Act.

Yours faithfully,

*[Signature]*  
Executive Engineer  
(Building Proposals)(E.S.)



**TRUE COPY**

*[Signature]*

M/S. S. V. THAKKER & ASSOCIATES  
CORPORATE ARCHITECT, SURVEYOR & VALUER  
335, KAILASH PLAZA VALLABH BAUG LANE  
GHATKOPAR (E), MUMBAI-400 075

BASIS CO-OPERATIVE HOUSING SOCIETY LTD.

*[Signature]*

31 MAY 2003

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To,

Shri. Hiren Thakker  
335, Kailash Plaza  
Vallabh Baug Lane  
Ghatkopar (East)  
Mumbai-400 075

Subj:- Full Occupation permission to proposed bldg. No.5 on sub plot 'A' bearing CTS No.514 (Pt), 531(Pt), 532(Pt), 533(Pt), 534 of village Nahur at L.B.S. Marg, Mulund (W)

Sir,

The full development work of bldg. No.5 on sub plot 'A' bearing CTS No.514 (Pt), 531(Pt), 532(Pt), 533(Pt), 534 of village Nahur at L.B.S. Marg, Mulund (W) completed under the supervision of yourself & Structural Engineer Shri. Girish Dravid holding Licence No.T/107/LS & STR-D/59 respectively may be occupied on the following conditions.

1. That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted within 3-months.
2. That the balance IOD / A.P. Conditions shall be complied with before asking O.C.C. to other buildings in the layout.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note :-

This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

*[Signature]*  
Executive Engineer  
(Building Proposals)(E.S.)

TRUE COPY

*[Signature]*  
M/S. S. V. THAKKER & ASSOCIATES  
CORPORATE ARCHITECT, SURVEYOR & VALUER  
335, KAILAS PLAZA VALLABH BAUG LANE  
GHATKOPAR (E), MUMBAI-400 075



खर - ७

दस्ता क्रमांक ( २९९९ / २००४ )

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11. On the request of the Purchaser, the Developers have agreed to allot to the Purchaser on Ownership basis flats/shops/parking spaces/terraces No. 303 on the 3<sup>rd</sup> Floor of the Wing B of the Building known as "Oasis", hereinafter referred to as "the said premises". The building "Oasis" in which the said premises is situated is hereinafter referred to as "the said building" and is shown by hatched lines on the Layout Plan annexed hereto being Annexure "A".

12. The Purchaser has seen the sketch plan and layout plan of the said Plot, and also the Building Plan of the said buildings to be constructed by the Developers on the said Plot.

13. The Purchaser has demanded from the Developers who have given inspection to the Purchaser of all the documents of title relating to the said property, the plans, design and specification prepared by the Developer's Architects and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Rules framed thereunder.

14. Copies of the Title Certificate issued by the Advocate of the Developers, Copies of Property Cards in respect of the said property and copies of the plans and specification in respect of the said premises and the said Building are hereto annexed to this agreement.

15. The Developers are entering into separate Agreements with several other persons and parties for sale of flats/shops/car parking space/terraces and other premises in the said building and in the other buildings to be constructed on the said Plot.



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**THE SECOND SCHEDULE ABOVE REFERRED TO.**

(As shown as Plot B on the plan annexed)

All that piece and parcel of land bearing S. No. 151 A(Part) and S. No. 89(Pt) corresponding C.T.S.No. 534 (pt), 531(pt) of village Nahur Taluka Kurla, registration sub-district of Bandra, Bombay Sub-urban District ( In Municipal Limit of Greater Mumbai) admeasuring 10882 sq.mtrs. thereabouts out or property described in Schedule First and as marked in red washed alongwith the right of way of access road from L.B.S. Marg, Mulund (West) out of the property described in Schedule First on or towards East, West, North and South surrounded by property of Lessor as described and referred to in Schedule First above.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

(As shown as Plot A on the Plan annexed)

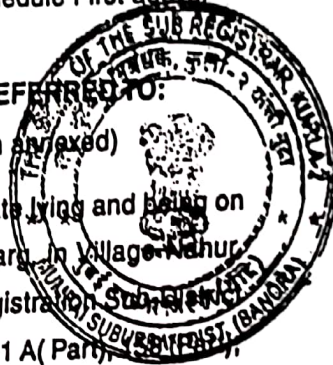
All that piece and parcel of land, situate lying and being on and to the West of Lal Bahadur Shastri Marg, in Village Nahur, Taluka Kurla District Bombay Suburban Registration Sub-District Bandra and bearing Survey Nos. 89(Part), 151 A( Part), 168 (Part) corresponding CTS No. 514 (pt), 531 (pt), 532 (pt), 533(pt) and 534 respectively and total admeasuring 49,250 sq.mtrs. or thereabouts which excludes leasehold land admeasuring 10,882 sq.mtrs. leased out to Western Ministil Limited as per Indenture of Lease dated 11.09.1979 and 25.01.1990 and more particularly shown by black coloured boundary line on the Plan annexed hereto and bounded as follows:

On or towards North partly by property belonging to Messrs. National Schrader Scovil Duncan Ltd. and partly by S. No. 172 A(pt.)

On or towards South by proposed 18.3 M. wide Development plan road as per sanctioned Development plan of Municipal Corporation of Greater Mumbai.

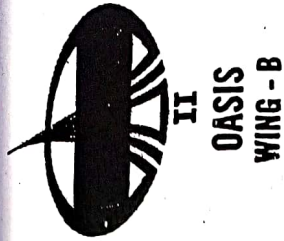
On or towards West by 36.00 m. wide proposed Development Plan road and Tansa Pipe Line.

On or towards East by public road known as Lal Bahadur Shastri Marg (old Bombay Agra Road).





40' WIDE INT. ROAD



OASIS  
WING - B

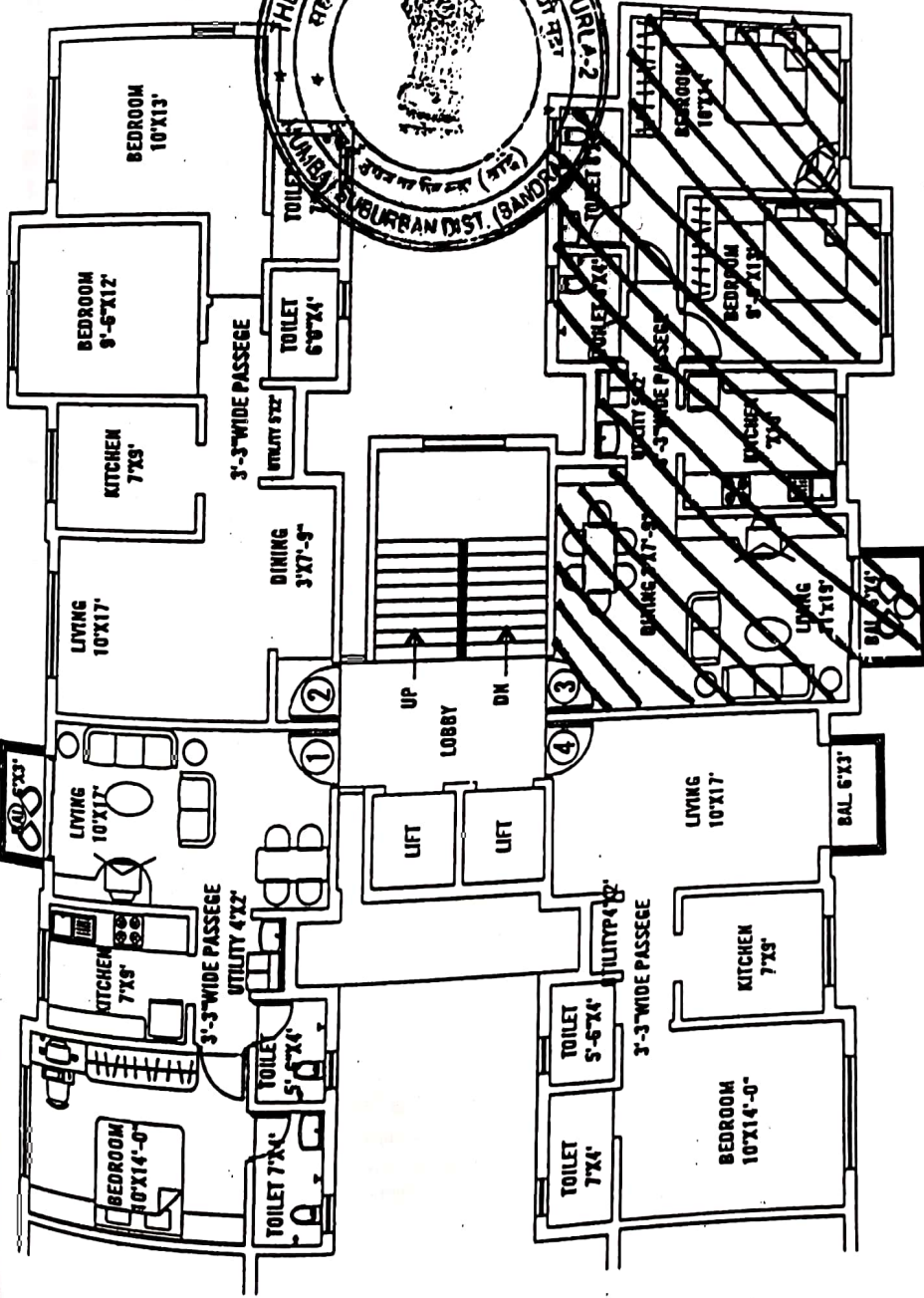
SHETH DEVELOPERS PVT. LTD.

M. A. SHAH (C. A.)

FLAT NO.:	303
FLOOR:	3 <sup>rd</sup>

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बख्त क्रमांक ( 2999 (2008) )



GARDEN SIDE

TYPICAL FLOOR PLAN (1st To 8th)