

JOY Homes Cooperative Housing Society Limited

[Regd. No. MUM/W-S/HSG/ (TC) 10052/2010/2011 year 2010 dated 23/08/2010]

E Mail ID: joyhomeschs@gmail.com

Ph: 022 - 25956182

JHCHSL/21-22/56

Date: 20/10/2021

To,

MAHANAGAR GAS LTD.
Bhandup, Mumbai - 400078.

Sub: No Objection Certificate

Reference: Flat No.1102 of MR. BHARAT ASHOK MANEK in the building called CASPIA of the Joy Homes Housing Society Ltd. situated at L.B.S. Road, Near Dena Bank, Opp. Iswar Nagar, Bhandup (West), Mumbai 400078.

Dear Sir / Madam,

This is to confirm that the above Society is registered under Registration No. MUM/W-S/HSG/TC /10052/2010/2011 dated 23/08/2010 with the Registrar of Co-op. Societies.

As per the letter dated 20/10/2021 received from MR. BHARAT ASHOK MANEK we have no objection name change petition for new name reflect of MR. BHARAT ASHOK MANEK Meter No.9905898 in our record the society is not responsible for any dues payable to MAHANAGER GAS LTD by the respective flat owner.

Yours faithfully,

For JOY HOMES CHS. LTD.


Secretary



CTS NO. 406A, PIONEER COMPOUND, NEAR DENA BANK, L.B.S MARG, BHANDUP (WEST), MUMBAI - 400 078

DELIVERED

1) कर्जा नं: Chalan नं: 30000/-
 तिथि/वर्ष: 03/12/2019
 2) कर्जा नं: DHC नं: 680/-
 तिथि/वर्ष: 03/12/2019

मूल्य: ₹. 684000/-
 मूल्य: ₹. 11400000/-
 मूल्य: ₹. 670964.8/-
 तिथि/वर्ष: 03/12/2019

7:11 PM ET Mon, 12/3/19
 मूल्य: ₹. 30680.00

DELIVERED

मूल्य: ₹. 680.00
 मूल्य: ₹. 30000.00
 तिथि/वर्ष: 03/12/2019

6:51 PM
 Tuesday, December 03, 2019
 मूल्य: ₹. 39M
 तिथि/वर्ष: 03/12/2019

Original/Duplicate

http://10.10.246.12/valuation20192020/Mumbai/HTMLReports/Build.aspx 12/3/2019

महाराष्ट्र शासन
महानगरपालिका
मुंबई



वर्णनात्मक विवरण (Particulars)	मूल्य (Value)	व्याज दर (Rate)	व्याज (Interest)	एकूट मूल्य (Total Value)
मूळ मूल्य (Original Value)	1200000	12%	144000	1344000
व्याज (Interest)	144000	-	-	144000
एकूट मूल्य (Total Value)	1344000	-	-	1344000
व्याज (Interest)	144000	-	-	144000
एकूट मूल्य (Total Value)	1344000	-	-	1344000
व्याज (Interest)	144000	-	-	144000
एकूट मूल्य (Total Value)	1344000	-	-	1344000

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PIN 0312201908233	Date 03/12/2019
Received from BHARAT ASHOK MANEK, Mobile number 7039411234, an amount of Rs 680/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HBL	Date 03/12/2019
Bank CIN 10004152019120300491	REF No. 242827020
This is computer generated receipt, hence no signature is required.	

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CHALLAN
MTR Form Number-6



GRN MH009072718201920E BARCODE [Barcode] Date 03/12/2019-15:52:23 Form ID 752

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4	PAN No (If Applicable)	
Location	MUMBAI	Full Name	BHARAT ASHOK MANIYER
Year	2019-2020 One Time	Flat/Block No.	FLAT NO. 1102, 11TH FLOOR, CASIRA JAY
		Premises/Building	HOMES CHS LTD

Account Head Details	Amount In Rs.	Remarks (If Any)
0030045501 Stamp Duty	684000.00	Read/Street PIONEER COMPOUND, NEAR DENA BANK 1 b S MARG
0030063301 Registration Fee	30000.00	Area/Locality BHANDUP WEST MUMBAI
		Town/City/District
		PIN
		SecondPartyName=KAMLESH HARISHCHANDRA CHAG-
		Amount In Words
Total	7,14,000.00	Seven Lakh Fourteen Thousand Rupees Only

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Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref No
Cheque/DD No		Bank Date	RBI Date
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No.	Date

Department ID: [Blank]
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration in other offices.
शुद्ध नमूने केवल केवल कार्यालय में ही दर्ज किया जा सकता है। अन्य जगहों पर दर्ज नहीं किया जा सकता है।

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AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at MUMBAI this 03rd Day of DECEMBER 2019, BETWEEN MR KAMLESH HARISHCHANDRA GHAG aged about 41 years, (PAN : AHMPG2020R) adult, Indian Inhabitant, Owner of Flat No.1102, 11th Floor, Caspia, Joy Homes Co-Operative Housing Society Limited, Pioneer Compound, Near Dena Bank, L.B.S. Marg, Bhandup West, Mumbai-400078, hereinafter called as "THE TRANSFEROR" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the ONE PART.

* AND *

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MR BHARAT ASHOK MANEK aged about 45 years, (PAN : AAEPM5230A) adult, Indian Inhabitant, having address at Bunglow No.3/D, Mini Land, Tank Road, Opp.Dreams Mall, Bhandup West, Mumbai-400078, hereinafter called as "THE TRANSFEREE" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the SECOND PART.



WHEREAS the TRANSFEROR herein MR KAMLESH HARISHCHANDRA GHAG is seized and possessed of or otherwise well and sufficiently entitled to Flat No.1102 on the 11th Floor in the building CASPIA of the society known as JOY HOMES CO-OPERATIVE HOUSING SOCIETY LIMITED situated at Pioneer Compound, Near Dena Bank, L.B.S. Marg, Bhandup West, Mumbai-400078, admeasuring about 462 Sq.ft. Carpet Area, described in more details in the schedule given hereunder. Hereinafter for the brevity's sake the said flat referred to as the "Said Premises".

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AND WHEREAS the TRANSFEROR herein MR KAMLESH HARISHCHANDRA GHAG had purchased, vide Agreement dated 15th May, 2008, the aforesaid premises from the Developers M/S. JOY HOMECREATION LIMITED of Mumbai, at or for the price and on the terms and conditions contained therein. The said Agreement is registered in the Office of the Sub-Registrar of Assurance, Kurla-II, Vide Sr.No.BDR-7-3019, 2008 on 17.6.2008.

AND WHEREAS MR KAMLESH HARISHCHANDRA GHAG is the bonafide member of the JOY HOMES CO-OPERATIVE HOUSING SOCIETY LTD., a society duly registered under Registration No. MUM/WS/HSG/TC/10052/2010-2011 dated 23.8.2010 under the Maharashtra Co-operative Societies Act, 1960 (hereinafter for the sake of brevity referred to as 'the said society') and holds Ten fully paid-up share of Rs.50/- each bearing Share Nos.1591 to 1600 (Share Certificate No.159) of the aforesaid society (hereinafter for the sake of brevity referred to as 'the said shares').



AND WHEREAS the Transferee is aware of the fact that the Transferor have obtained loan from the ICICI Bank by mortgaging the said premises and the Transferee is also obtaining loan from the Bank. It is mutually agreed between both the parties that the Transferee's Bank will clear Transferor's outstanding loan amount directly to the ICICI Bank and remaining amount will go directly to the Transferor's account.

AND WHEREAS the TRANSFEROR has agreed to sell and transfer to the TRANSFEREE and the TRANSFEREE has agreed to purchase from the TRANSFEROR and the said premises and the said shares at or for the consideration and on the terms and conditions appearing herein below :-

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NOW THEREFORE IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Transferor has agreed to sell, transfer and assigns unto the Transferee the said premises and also the rights and interest therein and in membership of the said society and all rights in respect of the said shares unto the Transferee and relying on the aforesaid representations and declarations made by the Transferor to the Transferee, the Transferee has agreed to purchase from the Transferor his rights, titles and interests including the beneficial interest in the said premises and said shares at or for the total consideration of **RS.1,14,00,000/- (RUPEES ONE CRORE FOURTEEN LAKHS ONLY)** to be paid by the Transferee to the Transferor in the following manner:

2. In pursuance of the above clause No.1 the Transferee has paid to the Transferor **Rs.19,00,000/- (Rupees Nineteen Lakhs Only)** on or before the execution of this Agreement. (The receipt whereof the Transferor does hereby admit and acknowledge).

The Transferee shall pay **Rs.1,14,000/- (Rupees One Lakh Fourteen Thousand Only)** being 1% Tax deducted at source (TDS) as per Section 194 IA of the Income Tax Act, 1961, on account of the Transferor hereto and challan / TDS Certificate in respect thereof shall be handed over to the Transferor.

It is agreed by and between parties hereto that the balance payment of **Rs.93,86,000/- (Rupees Ninety Three Lakhs Eighty Six Thousand Only)** shall be paid by the Transferee to the Transferor (as mentioned in the recital hereinabove), within 60 days from the date of registration of this Agreement, time being the essence of this Agreement.

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Nothing contained in these presents shall be considered as a transfer, Assignment, demise, sale or conveyance of the said right, title and interest on the said premises till the balance amount is paid by the Transferee hereinafter mentioned herein to him.

The Transferor shall handover quiet and vacant possession of the said premises after the realization of cheque of the balance consideration as mentioned herein above and execute all requisite documents for that purpose.

- The Transferor declares that he is holding the said premises quietly without any claim or obstruction from any other person. The Transferor further declare that he has the full power and absolute right to sell the said premises to the Transferee in the manner agreed herein. The Transferor further declare that said premises is free from any encumbrances, claims or demands by way of sale, transfer, mortgage, lease, or otherwise and there is no litigation of any other nature whatsoever of any person against him in respect of the said premises (except mentioned in the recital heremabovel).



The Transferor declare that there is no charge on the said premises and that he has not mortgaged or encumbered his right, title and or interest in the said premises and/or in the said shares and the same are free from all encumbrances (except mentioned in the recital heremabovel). The Transferor further declare that except himself there is no one else who had or has any right, title interest or claim in the said premises or the shares. The Transferor also declares that there is no suit pending in any court of law in respect of the said premises (except mentioned in the recital heremabovel).

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4. The Transferor do hereby convey with the Transferee as follows:-

a) That notwithstanding any act, deed matter or thing whatsoever by the Transferor or any person or persons lawfully or equitably claiming by, from, through, under or in trust for him made, done, committed or omitted or knowingly suffered to the contrary the Transferor has good right, full power and absolute authority to convey, transfer and assure the said premises hereby agreed to be transferred, conveyed and assigned in favour of the Transferee as aforesaid AND had not done, committed or omitted any act, deed matter or thing whereby the ownership possession, occupation or enjoyment of the said premises may be rendered void or voidable for any person or any account.

b) The Transferor hereby declares that the premises is free and clear from all encumbrances, claims and demands of whatsoever nature and kind the same has never before this transfer been charges, mortgaged, encumbered, dealt with disposed of in any manner whatsoever to any other party or person (except mentioned in the recital hereinabove).

c) The Transferor has hereby agreed to execute or cause to be executed at the request and costs of the Transferee all such further and other acts, deeds, matters and things in law whatsoever as may be required by the Transferee or his Counsel at Law for better and more perfectly transferring, conveying and assigning the said premises in favour of the Transferee.

d) The Transferor is not restrained either under the Income Tax Act or any other statute of Law for the time being in force from dealing with or disposing of the said premises or any part thereof to the Transferee in any manner whatsoever.

(Signature)

(Signature)



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The Transferor is not restrained by any decree or order of any Court or Authority having jurisdiction in India from dealing with or disposing of the said premises to any person or party.

- f) The Transferor has clear marketable title free from encumbrances of any nature whatsoever and there are no outstanding estate or effects by way of bid, of consideration lease, ten, charge, mortgage or otherwise however in any manner whatsoever (except mentioned in the recital hereinabove).
- g) The Transferor has not been adjudicated insolvent nor he has committed any Act of insolvency nor there any order of any Court or Authority restraining the Transferor or creating any liability on the Transferor from entering into this agreement.



The transfer of the said premises and the said shares in the books of the said society from the name of the Transferor to the name of the Transferee shall be done by execution and submission by both the parties of various forms prescribed under the laws of the said society accompanied by the application of the Transferee for the membership of the said society with prescribed admission fees and transfer fees. It is mutually decided between both the parties that the society transfer charges shall be paid by both the parties in equal manner.

- 6. The Transferor's Bank i.e. ICICI Bank shall hand over to the Transferee's Bank the Original Agreement, s, Original Share certificate and other original papers relating to the said premises and said shares at the time of receiving full and final amount.
- 7. The taxes, monthly contributions and all other outgoings, in respect of the said premises will be paid by Transferor till the date of the handing over of the possession of the said premises and thereafter the same will be paid by the Transferee herein.

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Transferor do hereby covenant with the Transferee that he shall pay his share of taxes, monthly contributions and all other outgoings, up to date in respect of the said premises till the date of handing over of possession of the said premises.

8. The Transferor do hereby agree to keep indemnified the Transferee against the payment of all such outgoings, costs, charges, fees, taxes, loans and other dues relating to the said premises or any payment of whatsoever nature pertaining to the period prior to the handing over of the possession of the said premises to the Transferee.
9. The Transferor has hereby covenant with the Transferee that after taking possession of the said premises, the Transferee shall enjoy quietly and peacefully and occupy the said premises without any hindrance, denial, demands, interruption or eviction by the Transferor or any person lawfully or equitably claiming through, under or in trust of the Transferor.
10. The Transferee do hereby covenant with the Transferor that he will pay his share of taxes, all outgoings, etc. in respect of the said premises after taking possession of the same regularly and shall become member of the said society and shall abide by all the rules, regulations and bye-laws of the society.
11. The Transferor and the Transferee shall execute the necessary documents as and when required for giving proper effect to what is agreed herein and to transfer the said premises in the names of the Transferee in all respect, in the records of the said society.
12. The Transferor does hereby covenant with the Transferee and agrees from time to time and at all times whenever called upon by the Transferee or his



(Signature)

(Signature)

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heirs, executors, administrators and assigns or Advocates, to do and execute or cause to be done and executed all the necessary documents, conveyance, sale deed, Affidavits, undertakings, applications for more perfectly securing the interest of the Transferee in the said premises and the said shares.

13. The Transferee shall be entitled to the transfer of the share money, sinking fund, Electricity/Water meters/ Mahanagar Gas meter/deposits if any in respect of the said premises lying and deposited with the said society in respect of the said premises to his name.

14. The Stamp Duty and Registration charges if any, payable on this Agreement shall be borne and paid by the Transferee herein.



15. Before the execution of this Agreement the Transferor has shown to the Transferee the condition of the said premises and the Transferee has agreed to purchase the premises on 'as is where is basis'. Any costs towards repairs, etc. will be borne by the Transferee.

SCHEDULE OF THE PROPERTY

Residential Premises bearing Flat No.1102 on the 11th Floor in the building CASPIA of the society known as JOY HOMES CO-OPERATIVE HOUSING SOCIETY LIMITED situated at Pioneer Compound, Near Dena Bank, L.B.S. Marg, Bhandup West, Mumbai-400078, admeasuring about 462 Sq.ft. Carpet Area, bearing C.T.S. No.406-A to 406-D, Village - Kanjur, Taluka Kurla, District Mumbai Suburban Registration District and Sub-District of Mumbai City and Mumbai Suburban District within the limits of "S" ward.

(Signature)

(Signature)

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IN WITNESS WHEREOF THE PARTY HERETO HAVE
 HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
 SIGNATURES THE DAY AND THE YEAR FIRST
 HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED BY)
 WITHIN NAMED "TRANSFEROR")
 MR KAMLESH HARISHCHANDRA GHAG)
 In the presence of

1. Rohit Suresh Rane

[Signature]



[Signature]



2. NARESH LAVU POLEKAR
 14. Ram Nilwas. Bhandari (w)

[Signature]



SIGNED, SEALED AND DELIVERED BY)
 WITHIN NAMED "TRANSFeree")
 MR BHARAT ASHOK MANEK)
 In the presence of

1. NARESH LAVU POLEKAR

[Signature]



2. Rohit Suresh Rane

[Signature]

[Signature]

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RECEIPT

RECEIVED of and from Transferee MR BHARAT ASHOK MANEK a sum of Rs.19,00,000/- (Rupees Nineteen Lakhs Only), being the part consideration payable by him to me as referred hereinabove.

S. N.	Name of Bank	Chq.No.	Date	Amount
1.	Abhudaya Co.Op Bank	102101	28.10.2019	2,00,000/-
2.	Abhudaya Co.Op Bank	RTGS 0004193360000053	02.12.2019	17,00,000/-
TOTAL				19,00,000/-



I SAY RECEIVED/-
Rs.19,00,000/-

(Signature)

MR KAMLESH HARISHCHANDRA GHAG
TRANSFEROR

WITNESSES :

1. Rohit Suresh Same

(Signature)

2. NAKESH LAVU POCEKAR

(Signature)

Share Certificate No. **0159**
 Number & Reg. No. **159**
 No. of Shares **10**

Share Certificate
 (Authorised Share Capital of Rs. 1,00,000/-
 Divided into 4000 Shares each of Rs. 50/- only)
Joy Homes
Co-op. Housing Society, Ltd.
 (Registered under Maharashtra Co-op. Societies Act, 1960)

Plot No. MUMW-SHSGI(TC)10052/2010/2011year2010dL23/08/2010
 CTS No. 406A, PIONEER COMPOUND,
 NEAR DENA BANK, L.B.S. MARG, BHANDUP (W), MUMBAI-400 078
 This is to certify that Shri. / Smt. / Ms / M/s.
KAMLESH HARISHCHANDRA
GHAG

is the registered holder of **TEN** fully paid up
 Shares of Rs. Fifty each numbered from **1591** to **1600**
 (both inclusive) of Rs. **FIVE HUNDRED ONLY**
 in respect of Flat No. **CASPIA 1102**
 Joy Homes Co-op. Housing Society Ltd., Mumbai - 400 078
 subject to the Bye-Laws of the said Society.

Given under the Common Seal of the said Society on this
09 th day of **March** 20**13**
 For & on behalf of
Joy Homes Co-op. Housing Society Ltd.

[Signature]
 Authorised
 Member of the Committee



Share Certificate No. **0159**

Share Certificate
 (Authorised Share Capital of Rs. 1,00,000/-
 Divided into 4000 Shares each of Rs. 50/- only)
JOY Homes
Co-operative Housing Society Limited
 (Registered under the Maharashtra Co-op. Societies Act, 1960)

(Regd. No. MUMW-SHSGI(TC)10052/2010/2011year2010dL23/08/2010)
 CTS No. 406A, PIONEER COMPOUND, NEAR DENA BANK, L.B.S. MARG, BHANDUP (W), MUMBAI-400 078

This is to certify that Shri. / Smt. / Ms / M/s. **KAMLESH HARISHCHANDRA**
GHAG

is the registered holder of **TEN** fully paid up Shares of Rs. Fifty each numbered
 from **1591** to **1600** (both inclusive) of Rs. **FIVE HUNDRED ONLY**
 in respect of Flat No. **CASPIA 1102** in Joy Homes Co-op. Housing Society Ltd.,
 Mumbai - 400 078 subject to the Bye-Laws of the said society.

Given under the Common Seal of the said Society on this **09** TH day of



[Signature]
 Authorised
 Member of the Committee

[Signature]
 Non Secretary

[Signature]
 Chairman

For & on behalf of
Joy Homes Co-op. Housing Society Ltd.

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 2099
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MEMORANDUM OF TRANSFERS OF SHARE (S) MENTIONED OVER LEAF

Date of Transfer	Transfer No.	Registration No. of Transfer	Name(s) of the Transferee(s)	Registration No. of Transfer
			Authorised M.C. Member	Chairman Secretary
			Authorised M.C. Member	Chairman Secretary
			Authorised M.C. Member	Chairman Secretary
			Authorised M.C. Member	Chairman Secretary
			Authorised M.C. Member	Chairman Secretary
			Authorised M.C. Member	Chairman Secretary
			Authorised M.C. Member	Chairman Secretary



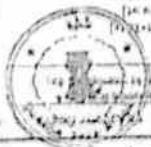


No.	Date (in Malay)	Description	Particulars
			<p>1) ...</p> <p>2) ...</p> <p>3) ...</p>



No.	Date (in Malay)	Description	Particulars
			<p>1) ...</p> <p>2) ...</p> <p>3) ...</p>

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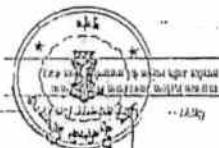


Handwritten notes and signatures in the top left section of the document.

Rectangular stamp or box containing handwritten text and numbers, possibly a date or reference number.



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Sl. No.	Name of the person	Address	Age	Sex	Religion	Marital Status	Occupation	Signature	Date
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करल-४	
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ANNEXURE TO
VALID UPTO

MUNICIPAL CORPORATION OF GREATER MUMBAI

11.6 MAY 2006

REGULATED
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
NO CITY 37/6 MPES/ANE

COMMENCEMENT CERTIFICATE

वदर-७
17 MAY 2006
२००८

Int. & Loc. C.A. to the M.C.

reference to your application No. 5708 dated 21/04/06 for Development and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permit of the Mumbai Municipal Corporation Act 1888 to erect a building on plot No. C.T.S. No. 406A to 406/D in Village / Town scheme No. Kanjur situated at Road / Street the Commencement Certificate / Building permit is granted on the following conditions: and vacated on consequence of the enjoyment of the set back line part of the public street.



No new building or part thereof shall be occupied or allowed to be occupied or be used by any person until occupation permission has been granted. Commencement certificate/ development permission shall remain valid for one year from the date of its issue.

Application does not entitle you to develop land which does not vest in you. Commencement Certificate is renewable every year but such extended period shall be in no more than three years provided further that such lapse shall not be any subsequent application for fresh certificate under section 44 of the Maharashtra Regional & Town Planning Act 1966. Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if: 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. 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.



The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

करल-४	
१५३०३	२५३३
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conditions of this certificate shall be binding not only on the applicant but on his heirs, assigns, managers, administrators and successors and every person deriving title through or under him. The Municipal Commissioner has appointed Shri V. M. Lashaka ^{Joint} ~~Joint~~ Executive to exercise his powers and functions of the planning Authority under Section 15 of the said Act.

C.C. is valid upto 11/6 MAY 2006

C.C. upto 10th floor as per amended plan dated 12/5/2005

करल-३	
३०१९	१०१०
२००८	

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

2005
RE/3716/BPES/ANS
as per amended
29/8/05

V. M. Lashaka
Assistant Engineer Building
Proposals (Eastern Suburbs)
Executive Engineer (Building Proposals)
Eastern Suburbs
FOR

Manoj
Assistant Engineer Building Proposals
(Suburbs I S & T Wards)



RE/3716/BPES/ANS 18 JUL 2006

C.C. for wing 'D' & 'E' of 11th floor upto 10th floor as per amended plan dt. 27/4/2006.

Manoj
Assistant Engineer Building Proposals
(Eastern Suburbs)

RE/3716/BPES/ANS 21 AUG 2007

11 floor as per approved amended plans 7-8-2007

Manoj
Executive Engineer Building Proposals
(Eastern Suburbs)



RE/3716/BPES/ANS 4 JAN 2008

C.C. as per approved amended plan dt. 2/1/08

Manoj
Executive Engineer Building Proposals
(Eastern Suburbs)

RE/3716/BPES/ANS 1 FEB 2008

11 floor as per approved amended plan dt. 2/1/08

Manoj
Executive Engineer Building Proposals
(Eastern Suburbs)

करल-४		
१५३३	२३	३५
२०१९		

OCCUPANCY

BRIHANMUMBAI MAHANAGARPALIKA
No. CE/3716/BRES/AN⁵ 31 MAR 2008

To,
Shri Jayant B. Soni C.A. to Owner
306/310, Madhara Building
3rd floor, B.K.C.
Bandra (East),
Mumbai-400 061.

Sub:- Full Occupation permission to building i.e. balance Occupation of 15th floor of Wing "D" & "E" and Full Occupation to Wing "C" of Building No.1 on Sub Plot 'A' of plot bearing CTS No.406/A to 406/D of village Kanjur, Bhandup (West).

Sir,

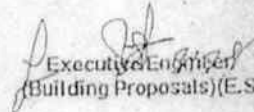
The Full development work of building i.e. balance development work of 15th floor of Wing "D" & "E" and full development work of Wing "C" of building No. 1 on sub Plot 'A' of plot bearing CTS No.406/A to 406/D at Kanjur Bhandup (West) is completed under the supervision of Architect Shri M.V. Dalsaria and Structural Engiener Shri P.T. Gala having Licensed No.CA/82/7254 and STR /11 respectively may be occupied on the following conditions.

1. That certificate under Sec 27D-A of the Mumbai Municipal Corporation Act shall be submitted before applying for B.C.C. or within 3 months or whichever is earlier.

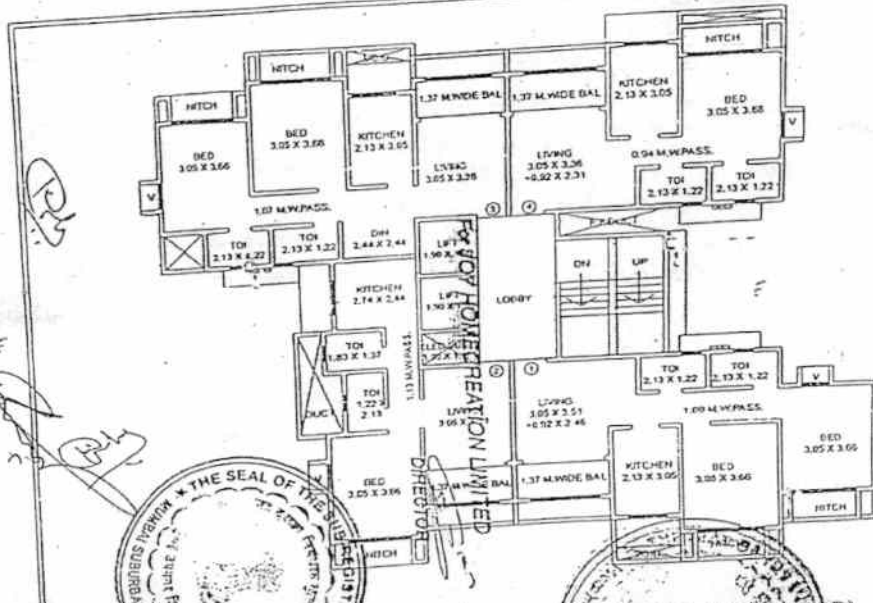
A set of certified completion plans is returned herewith in token of Municipal approval.

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

Yours faithfully,


Executive Engineer
(Building Proposals)(E.S.).





TYPICAL FLOOR PLAN (1ST TO 7TH & 9TH TO 15TH FLOOR)
 DIVISION OF PROPERTY
 PROPOSED RESIDENTIAL BUILDING NO. - 1 ON SUB DIVISION PLOT - A OF PROPERTY BEARING
 C.T.S. NOS. 406-A, 406-B, 406-C & 406-D OF VILLAGE - KANDIVALUKA WEST, MUMBAI

Note: The information contained in this plan is indicative of the kind of development that is proposed and is subject to the approval of the authorities. While every care has been taken in providing this information, the developer reserve the right to make changes to the plan at their sole discretion.

Building Name / Wing "CASHIA"

Floor No. 1102
 Floor 11th

2099
 94303 W
 2099



NAME OF OWNER
 M/S. JOY HOME CREATION LTD
 206-210, ALAKHIA, 100 FT. ROAD,
 C.A. BANDRA ALDEA ECHOKA,
 BANDRA - EAST, MUMBAI - 400051

2099
 100

आयकर विभाग
INCOME TAX DEPARTMENT
KAMLESH HARISHCHANDRA GHAG
HARISHCHANDRA KRISHNAJI GHAG
101111076
Permanent Account Number
AHHM02020R

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. 2017/13/15/02595

To
Kamlesh Harishchandra Ghag
NCO Harishchandra Ghag
C-102 Jyoti Complex
E. B. Durg
Ignored Vans Road
Bhandup West
Mumbai
(Bhandup West Kurla, Mumbai Suburban,
Maharashtra - 400078)
9820604420



आपका आधार क्रमांक / Your Aadhaar No. :

2809 6528 6751

माझे आधार, माझी ओळख

भारत सरकार
Government of India
Kamlesh Harishchandra Ghag



जन्म तारीख / DOB: 19/11/1978

पुरुष / MALE

2809 6528 6751

माझे आधार, माझी ओळख

भारत सरकार
Government of India
Nafesh Lavu Polekar
जन्म तारीख / DOB: 22/08/1978
पुरुष / MALE
6691 2516 1272



6691 2516 1272

मेरा आधार, मेरी पहचान

PERMANENT ACCOUNT NUMBER
AAEPM5230A
नाम / NAME
BHARAT ASHOK MANEK
पिता या माता / FATHER'S NAME
ASHOK VIJAYMAL MANEK
जन्म तारीख / DATE OF BIRTH
23-09-1974
परिवार / SIGNATURE
DIRECTOR OF INCOME TAX SYSTEMS



माझे आधार, माझी ओळख
करल-8
943 63 2 30
2098
भारत सरकार
Government of India
4902 3176 6385



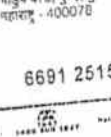
नाम / Name
Manek Uharat
जन्म तारीख / DOB: 23/09/1974
पुरुष / MALE

भारत सरकार
Government of India
Address:
S/O Ashok Manek, 3/D mini land, tank
road, opposite Dreams mall, Mumbai,
Mumbai, Maharashtra - 400078



DR. NO. MH03 20190018310
VDRD TIR. 10-06-2022 (MT)
DOI 05-10-2019
05-10-2019
05-10-2019
05-10-2019
DOB 11-08-1992 AG

भारत सरकार
Government of India
Address
Room No. 1/1 S K Niwas
Godevi Tembhipada Road,
Bhandup West Near
Timepass Group Mumbai
Mumbai Bhandup West
Maharashtra - 400078
6691 2516 1272



मेरा आधार, मेरी पहचान

GRN : MH009072718201920E Amount : 7,14,000.00 Bank : IDBI BANK Date : 03/12/2019-19:52:23

2	(SI)-391-15393	0004670876201920	03/12/2019-18:51:24	IGR200	684000.00
Total Defacement Amount					7,14,000.00

(Handwritten marks)

करली-४
 १५३०३ ३१/३०
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1. Verify Scanned Document for correctness through Number (4 pages on a sheet) printed after scanning.
 2. Get print immediately after registration.
 For feedback, please write to us at feedback.maha@gmail.com

15393/2019

Deportment Number: 0312201908230
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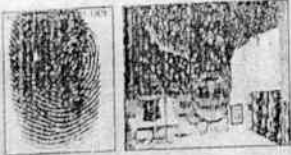
दिनांक 03/12/2019 06:54:05 PM
 दिनांक 03/12/2019 06:53:43 PM
 दिनांक 03/12/2019 06:53:13 PM

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID Photo)
2	विद्यार्थी संघ	03/12/2019 06:54:05 PM	XXXX XXXX 6751 M विद्यार्थी संघ
1	विद्यार्थी संघ	03/12/2019 06:53:43 PM	XXXX XXXX 6385 M विद्यार्थी संघ

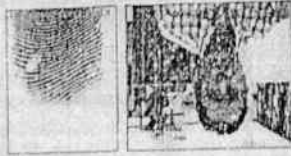
सर्वोपरि नोंदीतले विद्यार्थी संघातील विद्यार्थी यांच्या नावांची यादी आहे. या यादीतून कोणत्याही विद्यार्थी यांच्या नावाची सुधारणा करण्यासाठी या यादीतून कोणत्याही विद्यार्थी यांच्या नावाची सुधारणा करावी.

दिनांक 03/12/2019 06:53:13 PM

विद्यार्थी संघातील विद्यार्थी यांच्या नावांची यादी आहे. या यादीतून कोणत्याही विद्यार्थी यांच्या नावाची सुधारणा करण्यासाठी या यादीतून कोणत्याही विद्यार्थी यांच्या नावाची सुधारणा करावी.



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 विद्यार्थी संघ, महाराष्ट्र शासन, मुंबई.
 विद्यार्थी संघ, महाराष्ट्र शासन, मुंबई.
 विद्यार्थी संघ, महाराष्ट्र शासन, मुंबई.



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 विद्यार्थी संघ, महाराष्ट्र शासन, मुंबई.
 विद्यार्थी संघ, महाराष्ट्र शासन, मुंबई.

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04/12/2019

सूची क्र.2

दुय्यम निबंधक : सत द.नि. कुर्ला 4

दस्त क्रमांक : 15393/2019

नोंदणी :

Regn 63m

गावाचे नाव : कांजूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11400000
(3) बाजारभाव(भाडेपट्ट्याच्या बद्धतिसपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6709964.8
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर जाण : सदनिका नं: फ्लॅट नं. 1102, माळा नं: 11 वा मजला, इमारतीचे नाव: कॅम्पिपा, जॉय होम्स को ऑप ही सो लि, व्हीक नं: पियोनिअर कंपाउंड, देना बँक जवळ, एल वी एस मार्ग, रोड नं: भांडुप पश्चिम मुंबई 400078, इतर माहिती: एकूण क्षेत्रफळ 462 चौ फुट कारपेट ((C.T.S. Number : 406-A TO 406-D :))

(5) क्षेत्रफळ

1) 51.52 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असलेले तत्व

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- कमलेश हरिश्चंद्र घाग वय:-41; पत्ता:- फ्लॅट नं 1102, 11 वा मजला, कॅम्पिपा, जॉय होम्स को ऑप ही सो लि, पियोनिअर कंपाउंड, देना बँक जवळ, एल वी एस मार्ग, भांडुप पश्चिम मुंबई, भांडुप इन्स्टी. इस्टेट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400078 फोन नं:-AHMPG2020R

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- भरत अप्पोक मानेक वय:-45; पत्ता:- बंगली नं. 3/डी, - मिनी लॅंड, टँक रोड, डिम्स मॉल समोर, भांडुप पश्चिम मुंबई, भांडुप इन्स्टी. इस्टेट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400078 फोन नं:-AAEPM5230A

(9) दस्तऐवज करून दिल्याचा दिनांक

03/12/2019

(10) दस्त नोंदणी केल्याचा दिनांक

03/12/2019

(11) अनुक्रमिक, खंड व पृष्ठ

15393/2019

(12) बाजारभावाप्रमाणे मुद्राक शुल्क

684000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) पौरा

रत. दुय्यम निबंधक कुर्ला-४
मुंबई उपनगर जिल्हा

मुल्यांकन तपशील

मुद्राक शुल्क आकारताना निवडलेला अनुदेश

within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुसभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
कर नोंदवही अद्ययावत करणे गरजेचे आहे.
मुद्राक शुल्क व नोंदणी शुल्क विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
नोंदणी शुल्क दस्तऐवज दाखले करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

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

Details of this transaction have been forwarded by Email (dated 04/12/2019) to Municipal Corporation of Greater Mumbai.

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