

151/16090

पावती

Original/Duplicate

Thursday, October 19, 2023

नोंदणी क्र.: 39म

12:40 PM

Regn.: 39M

पावती क्र.: 17197

दिनांक: 19/10/2023

मावाचे नाव: एकसर

दस्तऐवजाचा अनुक्रमांक: बरल7-16090-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मयूर सतिश सोनी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त ,यंदनेल प्रिंट,सूची-२ अंदाजे
1:00 PM ह्या वेळेस मिळेल.

सह दु. नि. का. बोरीवली 7

वाजार मुल्य: रु.11478680.625 /-

मोबदला रु.19820000/-

भरलेले मुद्रांक शुल्क : रु. 1189200/-

सह. दुय्यम निबंधक बोरीवली-७,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

हीडी/घनादेश/पे ऑर्डर क्रमांक: 1023193204590 दिनांक: 19/10/2023

दॅकेचे नाव व पत्ता:

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

हीडी/घनादेश/पे ऑर्डर क्रमांक: MH009686146202324P दिनांक: 18/10/2023

दॅकेचे नाव व पत्ता:

Mayur

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 20231019814 19 October 2023, 10 34 05 AM

मूल्यांकनाचे वर्ष 2023
जिल्हा मुंबई(उपनगर)
मूल्य विभाग 87-एकसर (बोरीवली)
उप मूल्य विभाग भुभाग लींक रोडच्या पूर्वेकडील व लोकमान्य टिळक रस्त्याच्या दक्षिणेकडील एकसर गावाचा सर्व भूभाग
सह नंबर /न भू क्रमांक सि टी एस नंबर#374

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
खुली जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक मोजमापनाचे एकक
58240 134430 157700 208100 134430 चौरस मीटर

बांधीव क्षेत्राची माहिती
बांधकाम क्षेत्र (Built Up)- 78चौरस मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधीव
बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय- 0 TO 2वर्षे बांधकामाचा दर - Rs 30250/-
उद्दवाहन सुविधा- आहे मजला - 5th floor To 10th floor

रस्ता सन्मुख -
Sale Type - Resale First Sale Date - 17/03/2016
Sale/Resale of built up Property constructed after circular dt 02/01/2018

मजला निहाय घट/वाढ = 105% apply to rate= Rs 141152/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= ((141152-58240) * (100 / 100)) + 58240)
= Rs 141152/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 141152 * 78
= Rs. 11009856/-
E) बंदिस्त वाहन तळाचे क्षेत्र 13.95चौरस मीटर
बंदिस्त वाहन तळाचे मूल्य = 13.95 * (134430 * 25/100)
= Rs 468824 625/-

Applicable Rules = ,10,4,16

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 11009856 + 0 + 0 + 0 + 468824.625 + 0 + 0 + 0 + 0 + 0
=Rs 11478680.625/-

Hicma

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CHALLAN
MTR Form Number-6



SRN	MH009686146202324P	BARCODE			Date	18/10/2023-14:09:42	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			PAN No.(If Applicable)	GCXPS3032M				
Location	MUMBAI			Full Name	MAYUR SATISH SONI AND OTHERS				
Year	2023-2024 One Time			Flat/Block No.	903, WASABI GROVE BLDG.NO. 5 CHS LTD				
Account Head Details	Amount In Rs.		Premises/Building						
030045501 Stamp Duty	1189200.00		Road/Street	GARDEN GROVE COMPLEX, CHIKUWADI					
030063301 Registration Fee	30000.00		Area/Locality	BORIVALI WEST					
			Town/City/District						
			PIN	4 0 0 0 9 2					
			Remarks (If Any)	PAN2=AIUPK9956H--SecondPartyName=RAJKUMAR RAMKUMAR KHATOD~					
Total	12,19,200.00		Amount In Words	Twelve Lakh Nineteen Thousand Two Hundred Rupees Only					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK.					
Cheque/DD Details	Bank CIN	Ref. No.	10000502023101804018		7351991434636				
Cheque/DD No.	Bank Date	RBI Date	18/10/2023-14:10:17		Not Verified with RBI				
Name of Bank	Bank-Branch		STATE BANK OF INDIA						
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.

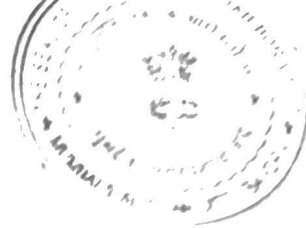
Mobile No. : 9930397877

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Rajkumar

Mayur

21-10-2023 2:01 PM



19/10/2023
2023

AGREEMENT FOR SALE

This Agreement for Sale is made and entered into at **Mumbai**,
on this **19th** day of **October 2023**

BETWEEN

Mr Rajkumar Ramkumar Khatod, aged about **41** years, PAN: **AIUPK9956H**, an adult, Indian inhabitant, residing at Flat No. 903, Wasabi Grove Bldg. No. 5 Co-op. Housing Society Ltd., Garden Grove Complex, Chikuwadi, Borivali West, Mumbai, Maharashtra 400092 called the Vendor/ Seller and hereinafter for brevity's sake referred to as "**the Transferor**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators and assigns) of the **One Part**;

AND

(1) **Mr Mayur Satish Soni**, aged about **29** years, PAN: **GCXPS3032M**, (2) **Mr Satish Shyamlal Soni**, aged about **59** years, PAN: **AMJPS1894B**, and (3) **Mrs Alka Satish Soni**, aged about **51** years, PAN: **AWPPS4052D**, all adults, Indian inhabitants, residing at Flat No. 804, Silver Sea View CHS Ltd., Near MTNL, Charkop Sector 8, Kandivali West, Mumbai, Maharashtra 400067 called the Vendees/ Purchasers and hereinafter for brevity's sake referred to as "**the Transferee/s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **Other Part**.

Rajkumar

Mayur

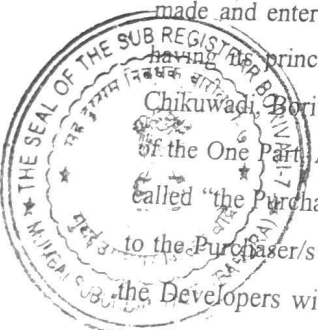
21/10/2023

METER STATUS
Active
CONSUMER TRM DATE
22 12 2016
BILLING STATUS
Regular
Electric
4970

WHEREAS:

(a) The Transferor is the sole and absolute owner of the Residential premises being Flat No. 903, admeasuring about 65 sq. mts. (carpet) area i.e. equivalent to 78 sq. mts. (built-up) area on the 9th floor in Building No. 5 of the society known/ numbered as "Wasabi Grove Bldg. No. 5 Co-operative Housing Society Ltd." along with 1 stilt Car Parking Space No. 2, situate, lying and being on the plot of land bearing CTS Nos. 374 B/ 11 (part) of the Village: Eksar, Taluka: Borivali, Garden Grove Complex, Chikwadi, Borivali West, Mumbai, Maharashtra 400092 (hereinafter referred to as "the said Flat"). And whereas the Transferor is a legal and lawful member of "Wasabi Grove Bldg. No. 5 Co-op. Housing Society Ltd." a society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing Registration No. MUM/ WR-N/ HSG/ TC/ 15481/ 2014-15/ dated with its registered office at the same building (hereinafter referred to as "the said Society"). And whereas such member is a registered shareholder, holding Share Certificate No. 034, dated 20.09.2014, of 10 (Ten) fully paid-up shares of Rs. 50/- each bearing distinctive nos. from 331 to 340 (both inclusive) for the total face value of Rs. 500/- of the said society in respect of the said Flat (hereinafter referred to as "the said Shares").

(b) By an Agreement for Sale dated 05.10.2011, bearing Registration No. BDR-5-8628-2011 made and entered into at Mumbai between M/s Kajal Enterprises, a partnership firm having its principal place of business at Garden Grove Complex, Kanti Park Layout, Chikwadi, Borivali West, Mumbai, Maharashtra 400092 therein called "the Developers" of the One Part, AND Mrs Harsha Haresh Shah & Mr Haresh Maganlal Shah therein called "the Purchaser/s" of the Other Part, the said Developers agreed to sell, the said Flat to the Purchaser/s and the Purchaser/s agreed to purchase and acquire the said Flat from the Developers with all the rights, title and interest and on the terms and conditions and for the purchase consideration mentioned therein.



(c) By another Agreement for Sale dated 17.03.2016, bearing Registration No. BRL-5-2507-2016, the said Mr Rajkumar Ramkumar Khatod the Transferor herein therein referred to as "the Transferee" had purchased and acquired the said Flat from the said Mrs Harsha Haresh Shah & Mr Haresh Maganlal Shah therein referred to as the Transferors, together with all the rights, title and interest and on the terms and conditions and for the purchase consideration mentioned therein. And now the said Transferor i.e. Mr Rajkumar Ramkumar Khatod is in the exclusive and absolute possession of the said Flat, with the said shares and the benefits of the said society.

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(d) The Transferor is the said Flat and Housing Society that he has been being the member off all his rights AND the Transferee the state of the Transferor along society on the fo

NOW THIS AND BETWEEN

1. The Transferor title and interest sq. mts. (carpet) Building No. Co-operative situate, lying Village: Eksar Mumbai, Maharashtra each bearing Rs. 500/- v SCHEDULED (Rupees One Crore Ninety herein have which sum under.

2. The Transferor Sale Consideration

(a) R

(d) The Transferor is absolutely seized and possessed of and well and sufficiently entitled to the said Flat and the said Shares of the society viz. 'Wasabi Grove Bldg. No. 5 Co-op. Housing Society Ltd.' and whereas the Transferor has represented to the Transferee/s that he has been holding the said Flat and the said Shares, as stated hereinabove and being the member of the said society and owner of the said Flat is desirous of disposing off all his rights, title and interest in the said Flat and the membership of the said society AND the Transferee/s herein having inspected in person and satisfied with the title and the state of the said Flat and have agreed to acquire all the rights, title and interest of the Transferor along with the said Shares, membership, deposits and sinking fund of the said society on the following terms and conditions:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Transferor hereby agrees to sell, transfer, convey and assign all his shares, rights, title and interest in the **Residential** premises being **Flat No. 903**, admeasuring about **65 sq. mts. (carpet) area** i.e. equivalent to **78 sq. mts. (built-up) area** on the **9th floor** in **Building No. 5** of the society known/ numbered as "**Wasabi Grove Bldg. No. 5 Co-operative Housing Society Ltd.**" along with **1 stilt Car Parking Space No. 2** situate, lying and being on the plot of land bearing **CTS Nos. 374 B/ 11 (part)** of the **Village: Eksar, Taluka: Borivali, Garden Grove Complex, Chikuwadi, Borivali West** Mumbai, Maharashtra 400092 together with **10 (Ten) fully paid-up shares of Rs. 50/-** each bearing distinctive nos. from **331 to 340 (both inclusive)** for the total face value of **Rs. 500/- vide Share Certificate No. 034**, (which are more particularly described in the **SCHEDULE** written hereunder) for a Total Sale Consideration of **Rs. 1,98,20,000/- (Rupees One Crore Ninety-Eight Lakh Twenty Thousand Only)** and the Transferee/s herein have agreed to acquire the same on payment of **Rs. 1,98,20,000/- (Rupees One Crore Ninety-Eight Lakh Twenty Thousand Only)** being the Total Sale Consideration which sum shall be paid to the Transferor and subject to payment and realisation as under.



₹ 1,98,20,000/-		
98000	4	80
3073 Total		

2. The Transferee/s hereby purchase and acquire the said premises on payment of the Total Sale Consideration amount paid as under:

(a) **Rs. 66,21,800/- (Rupees Sixty-Six Lakh Twenty-One Thousand Eight Hundred Only)** the Transferee/s have paid to the Transferor before the execution hereof as and by way of part payment out of the Total Sale Consideration (the receipt of which is acknowledged herewith).

Rajkumar

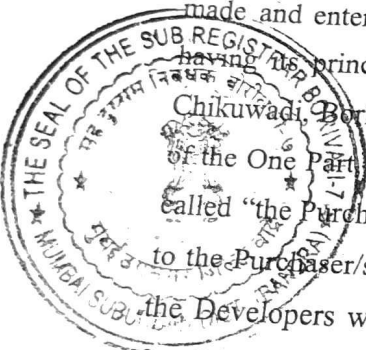
Majur

21/11/21

WHEREAS:

(a) The Transferor is the sole and absolute owner of the Residential premises being Flat No. 903, admeasuring about 65 sq. mts. (carpet) area i.e. equivalent to 78 sq. mts. (built-up) area on the 9th floor in Building No. 5 of the society known/ numbered as "Wasabi Grove Bldg. No. 5 Co-operative Housing Society Ltd." along with 1 stilt Car Parking Space No. 2, situate, lying and being on the plot of land bearing CTS Nos. 374 B/ 11 (part) of the Village: Eksar, Taluka: Borivali, Garden Grove Complex, Chikuwadi, Borivali West, Mumbai, Maharashtra 400092 (hereinafter referred to as "the said Flat"). And whereas the Transferor is a legal and lawful member of "Wasabi Grove Bldg. No. 5 Co-op. Housing Society Ltd." a society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing Registration No. MUM/ WR-N/ HSG/ TC/ 15481/ 2014-15/ dated with its registered office at the same building (hereinafter referred to as "the said Society"). And whereas such member is a registered shareholder, holding Share Certificate No. 034, dated 20.09.2014, of 10 (Ten) fully paid-up shares of Rs. 50/- each bearing distinctive nos. from 331 to 340 (both inclusive) for the total face value of Rs. 500/- of the said society in respect of the said Flat (hereinafter referred to as "the said Shares").

(b) By an Agreement for Sale dated 05.10.2011, bearing Registration No. BDR-5-8628-2011 made and entered into at Mumbai between M/s Kajal Enterprises, a partnership firm having its principal place of business at Garden Grove Complex, Kanti Park Layout, Chikuwadi, Borivali West, Mumbai, Maharashtra 400092 therein called "the Developers" of the One Part AND Mrs Harsha Haresh Shah & Mr Haresh Maganlal Shah therein called "the Purchaser/s" of the Other Part, the said Developers agreed to sell, the said Flat to the Purchaser/s and the Purchaser/s agreed to purchase and acquire the said Flat from the Developers with all the rights, title and interest and on the terms and conditions and for the purchase consideration mentioned therein.



(c) By another Agreement for Sale dated 17.03.2016, bearing Registration No. BRL-5-2507-2016, the said Mr Rajkumar Ramkumar Khatod the Transferor herein therein referred to as "the Transferee" had purchased and acquired the said Flat from the said Mrs Harsha Haresh Shah & Mr Haresh Maganlal Shah therein referred to as the Transferors, together with all the rights, title and interest and on the terms and conditions and for the purchase consideration mentioned therein. And now the said Transferor i.e. Mr Rajkumar Ramkumar Khatod is in the exclusive and absolute possession of the said Flat, with the said shares and the benefits of the said society.

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Rajkumar

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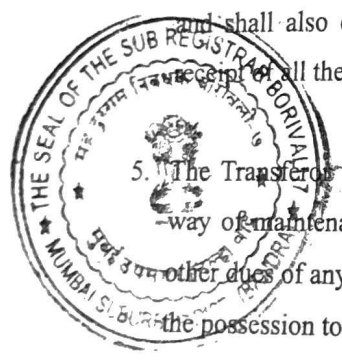
2023/03/17

(b) Rs. 1,98,200/- (Rupees One Lakh Ninety-Eight Thousand Two Hundred Only) the Transferee/s shall deduct and pay on behalf of the Transferor towards 1% TDS of the Total Sale Consideration as the statutory deduction under Section 194IA of the Income Tax Act, 1961 and rules made thereunder. And the Transferee/s shall submit the TDS Certificate within the prescribed time limit.

(c) Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakh Only) the Transferee/s shall pay to the Transferor as and by way of Full & Final payment out of the Total Sale Consideration on or before 31.10.2023 through the Housing Loan Scheme of any bank, financial institution or any other sources.

3. The Transferor has obtained a sale N.O.C. and No Dues Certificate from the said Society i.e. 'Wasabi Grove Bldg. No. 5 Co-operative Housing Society Ltd.' in order to facilitate the Transferee/s to purchase and acquire the said Flat and the said Shares of the Society.

4. The Transferor shall deliver to the Transferee/s all the original documents and papers including previous original agreements, receipts, etc. upon execution of this agreement and shall also deliver the quiet, vacant and peaceful possession of the said Flat upon receipt of all the payment as mentioned in Clause (2) hereinabove.



5. The Transferor undertakes to pay and clear off all the charges payable to the society by way of maintenance charges, municipal taxes and other society outgoings/ dues or any other dues of any nature whatsoever relating to the said Flat up to the day of handing over the possession to the Transferee/s.

6. The Transferee/s shall be liable to pay all the charges, dues, outgoings, municipal taxes, electricity bills, and other society outgoings relating to the said Flat effective from the date of taking over the possession of the said Flat. The Transferee/s also at this moment declare and undertake that they will abide by the society's rules, regulations, and by-laws without any reservation whatsoever.

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98000	₹	80
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7. The Transferor shall also pay and clear the Electricity and Tata Telecom Services/ Adani Energy Ltd./ M. T. N. Ltd., Mumbai, Mahanagar Gas Ltd., bills relating to the said Flat up to the day of handing over the possession of the said Flat to the Transferee/s and also hereby agrees to keep the Transferee/s indemnified against any claims that may be made by the above said society, Adani Energy Ltd., Tata Telecom Services/ M. T. N. Ltd.

Mahanagar Gas
pertaining to the
Transferee/s.

8. The Transferor
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9. The Transferor

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19. That the Transferor herein is absolutely and fully responsible & liable to pay all the taxes, dues, arrears of State Government/ Central Government/ Service Tax Authority, Central Excise Dues/ Taxes, Income Tax, VAT, Municipal and Local Taxes, Property Tax, loans or any kind of outstanding and arrears due and pending as on date to the concerned department in respect of the said Flat till the day of handing over the possession of the said Flat and thereafter the Transferee/s shall be liable and entitled to pay all the payments.

20. The Transferor agrees to transfer the said Shares and their interest in the said Flat to the Transferee/s and the Transferee/s is entitled to hold, possess, occupy and enjoy the said Flat without any interruption from the Transferor or anyone else claiming through him. The Transferor hereby further declares that he has the full right and absolute authority to enter into this Agreement for Sale and transfer of the said Flat and that he has not done or performed any act, deed, matter or things whatsoever whereby he may be prevented from entering into this Agreement as purported to be done hereby or whereby the Transferee/s may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in their favour or whereby quiet and peaceful enjoyment or possession of the Transferee/s in respect of the said Flat may be disturbed.

This Agreement has been executed in Mumbai, the payments are made in Mumbai and the said Flat is situated in Mumbai, hence it is subject to the jurisdiction of Mumbai's court of law.



SCHEDULE OF THE PROPERTY HEREINABOVE REFERRED TO

Residential premises being Flat No. 903, admeasuring about 65 sq. mts. (carpet) area i.e. equivalent to 78 sq. mts. (built-up) area on the 9th floor in Building No. 5 of the society known numbered as "Wasabi Grove Bldg. No. 5 Co-operative Housing Society Ltd." along with 1 stilt Car Parking Space No. 2, situate, lying and being on the plot of land bearing CTS Nos. 374 B/ 11 (part) of the Village: Eksar, Taluka: Borivali, Garden Grove Complex, Chikurwadi, Borivali West, Mumbai, Maharashtra 400092, Mumbai Suburban District and situated within the limits of Mumbai Municipal Corporation, together with 10 (Ten) fully paid-up shares of Rs. 50/- each bearing distinctive nos. from 331 to 340 (both inclusive) for the total face value of Rs. 500/- vide Share Certificate No. 034, Building Comprises: Basement + Ground/ Stilt (pt) + 1st Car Parking Level + 1st Podium/ 1st Floor + 2nd to 21st Upper Floors, Building UID No. RC0607196910000 (R/ Central Ward).

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Rajkumar		

IN WITNESS WHEREOF the parties have hereunto set their hands and the year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED
By the within-named
VENDOR/ SELLER/ TRANSFEROR

Mr Rajkumar Ramkumar Kh

IN THE PRESENCE OF:

KETAN B. SH

(Handwritten signature)

SIGNED, SEALED AND
By the within-named
VENDEES/ PURCHASER

(1) Mr Mayur Satish S

(2) Mr Satish Shyam

(3) Mrs Alka Satish

IN THE PRESEN

..... Swapn

Mayur, Adm, 21/11/2023

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Property Taxes,
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has not done or
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the Transferee/s
be conferred or
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RED TO
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along with 1
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face value of
nd/ Stilt (pt.)
Building UID

12021 2014

IN WITNESS WHEREOF the parties hereto have put and set their respective hands on the day and the year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED

By the within-named
VENDOR/ SELLER/ TRANSFEROR

Mr Rajkumar Ramkumar Khatod

Rajkumar



IN THE PRESENCE OF:

KETAN B. SHAH
Ketan



SIGNED, SEALED AND DELIVERED
By the within-named
VENDEES/ PURCHASERS/ TRANSFEREES



(1) Mr Mayur Satish Soni

Mayur

(2) Mr Satish Shyamlal Soni



(3) Mrs Alka Satish Soni

Alka

Alka Satish Soni



IN THE PRESENCE OF:

Swapnil Belekar
Swapnil

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१६०६०	११	४०
२०२३		

Office of the
Br. Eng. Mdg. Prop. (W/S) P. & R. Wm
Dr. Babasaheb Ambedkar Market Side
Bandra (West) Mumbai - 400 050
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1988 (FORM "A")

NO. CHE/ A-3624 /BP (WS) (A) /AR - 1 JUL 2005

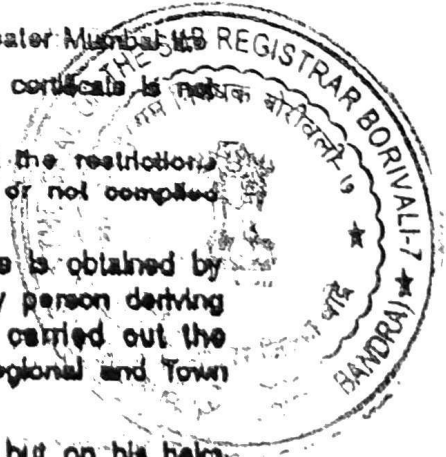
COMMENCEMENT CERTIFICATE

To
M/s. KANTI BUILDERS PVT. LTD.,
OWNER.

With reference to your application No. 1051 dated 08.02.2005 for Development Permission and grant of Commencement Certificate under section 45 & 49 of the Maharashtra Regional and Town Planning Act, 1988, to carry out development and building permission under section 34B of the Bombay Municipal Corporation Act 1988 to erect a building to the development work of Proposed bldg No. 5 in Sector I-C, C.T.S. No. ~~374/B/11~~ 374/B/11 at premises at Street _____ Plot No. _____ situated at Borivali (West) Ward B/Central

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback 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 occupancy 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 vest in you.
5. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1988.
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 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.
7. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1988.



The condition of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri S.P. Repal
Assistant Engineer to exercise his powers and functions of the Planning
under section 45 of the said Act.

C.C. is restricted for work upto Stilt Slab level only.

For and on behalf of Local Authority
Borivali Mahanagarपालिका

बोरिवली - ७
१९००० २५

महानगर (म.म.) अ.स. २००२०४
MUNICIPAL CORPORATION OF GREATER MUMBAI.

NO.CHE/A-3624/BP(WS)/AR of

FULL OCCUPATION

6 APR 2013

To,

M/S. Kanti Builders Pvt. Ltd.
Owner

Sub : Permission to occupy the completed Building No.5 on Plot bearing C.T.S. No.374B/11 Village Eksar, Chikuwadi at Borivali (west), Mumbai.

Ref :- Your letter dated 12/12/2012.

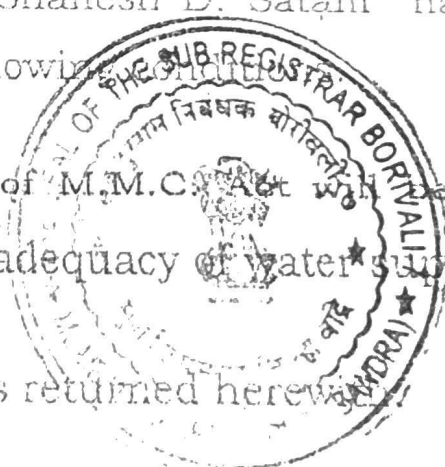
Sir,

The development work of Building NO.5 comprising of Basement + Ground floor (pt)/Stilt (pt) + 1st Car parking Level + 1st Podium/ first floor +2nd to 21st upper floors on plot bearing C.T.S. No.374B/11 of Village Eksar, Chikuwadi at Borivali (west), Mumbai, is completed under the supervision of Shri B. R. Gandhi, Architect having Lic. No.CA/80/5713, Shri Gireesh M. Rajadhyaksha, Lic. Structural Engineer having Lic. No. STR/R/28 and Lic. Site Supervisor Shri Shailesh D. Satam having Lic. No. S /650/SS may be occupied on the following

1. That certificate under Sec. 270A of M.M.C. Act will be obtained from H.E.'s Department regarding adequacy of water supply.

A set of certified completion plan is returned hereunder.

Yours faithfully,


6/4/13
for Ex. Eng. (Bldg. Prop.) W.S. 'R' Ws

ASABI GROVE BLDG. NO. 5 CO-OP. HSG. SOC. LTD.

Regd. No. : MUM/WR-N/HSG/TC/15481/2014-15/2014
Garden Grove Complex, Chikuwadi, Borivali (West), Mumbai - 400 092.

SHARE CERTIFICATE

Register No. 034

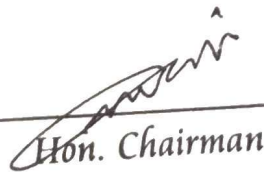
Certificate No. 034

is to certify that Mrs. Harsha Haresh Shah & Mr. Haresh Maganlal Shah is / are the Registered Holder/s of Ten fully paid - up shares of Rs. Fifty each Numbered 331 to 340 (both inclusive) in the above named

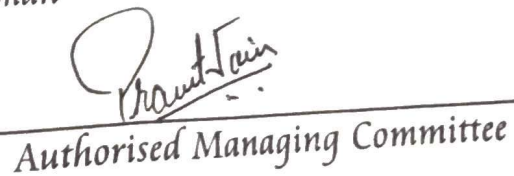
ASABI GROVE BLDG. No. 5 Co-Op. Hsg. Soc. Ltd Subject to the Provisions of the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid up in full under the Common Seal of the said society, this 20th day of September 2014



Rs. **500/-**


Hon. Chairman


Hon. Secretary


Authorised Managing Committee

बल - ७/		
१६०००	१८	४०



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61116/35837

To,
मयूर सतिश सोनी
Mayur Satish Soni
Flat No 804 Plot No 17 Silver Sea View CHS
Near MTNL Charkop Sector-8
Mumbai
Kandivali West Mumbai Mumbai
Maharashtra 400067
9820304221

Ref: 9 / 07D / 17266 / 17955 / P



SH348569222DF



आपला आधार क्रमांक / Your Aadhaar No. :

2059 8772 0056

आधार – सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



मयूर सतिश सोनी
Mayur Satish Soni
जन्म वर्ष / Year of Birth : 1994
पुरुष / Male



2059 8772 0056

आधार – सामान्य माणसाचा अधिकार

Mayur

वरल -	
१६०००	२८
२०२	

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AMJPS1894B



नाम /NAME

SATISH SHYAMLAL SONI

पिता का नाम /FATHER'S NAME

SHYAMLAL SUNDERJI SONI

जन्म तिथि /DATE OF BIRTH

13-06-1964

हस्ताक्षर /SIGNATURE



R. Singh

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61116/35838

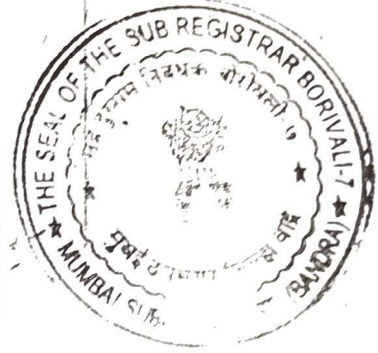
To,
मनिश श्यामलाल सोनी
Satish Shyamlal Soni
Flat No 804 Plot No 17 Silver Sea View CHS
Near MTNL Charkop Sector-B
Mumbai
Kandivali West Mumbai Mumbai
Maharashtra 400067
9820304221

23/02/2013

Ref: 9 / 07D / 17752 / 17955 / P



SH348574085DF



आपला आधार क्रमांक / Your Aadhaar No. :

2138 3818 6851

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

मनिश श्यामलाल सोनी
Satish Shyamlal Soni
जन्म वर्ष / Year of Birth : 1964
पुरुष / Male



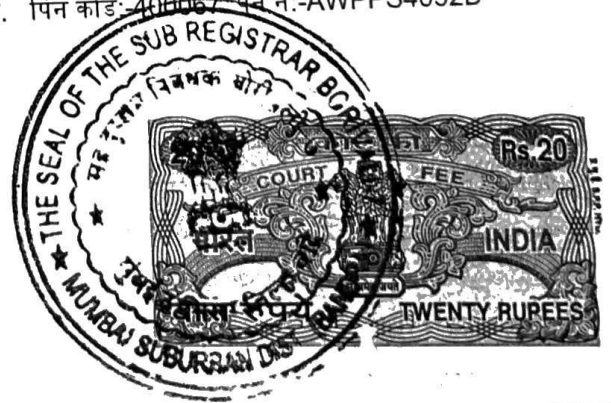
2138 3818 6851

आधार - सामान्य माणसाचा अधिकार

बरल - ७/		
१८०८०	३०	४०
२०२३		

गावाचे नाव : एक्सर

दस्तावेजाचा प्रकार	करारनामा
दस्तावेजाचा क्रमांक	19820000
दस्तावेजाचा भाव (भाडेपट्ट्याच्या प्रकाराप्रमाणे आकारणी देणे की पट्टेदार करणे)	11478680.625
दस्तावेजाचा मालक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदनिका नं: मदनिका क्रं.903, माळा नं: 9वा मजला, इमारतीचे नाव: वसाबी ग्रोव्ह बिल्डिंग नं.5 को-ऑप.हौ.सोसा.लि., ब्लॉक नं: गार्डन ग्रोव्ह कॉम्प्लेक्स, चिकूवाडी, रोड : बोरीवली पश्चिम, मुंबई- 400092, इतर माहिती: मदनिका क्रं.903 चे क्षेत्रफळ 65 चौ.मी. कार्पेट म्हणजेच 78 चौ.मी. बिल्ट अप व सोबत एक स्टील कार पार्किंग स्पेस नं.2 PUI: RC0607196910000 ((C.T.S. Number : 374B/11 (part) ;))
क्षेत्रफळ	1) 78 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-राजकुमार रामकुमार खटोड वय:-41; पत्ता:-प्लॉट नं: मदनिका क्रं.903, माळा नं: 9वा मजला, इमारतीचे नाव: वसाबी ग्रोव्ह बिल्डिंग नं.5 को-ऑप.हौ.सोसा.लि., ब्लॉक नं: गार्डन ग्रोव्ह कॉम्प्लेक्स, चिकूवाडी, रोड नं: बोरीवली पश्चिम, मुंबई- 400092, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AIUPK9956H
दस्तावेज करून देणा-या/लिहून ठेवणा-या मालकाचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजकुमार रामकुमार खटोड वय:-41; पत्ता:-प्लॉट नं: मदनिका क्रं.903, माळा नं: 9वा मजला, इमारतीचे नाव: वसाबी ग्रोव्ह बिल्डिंग नं.5 को-ऑप.हौ.सोसा.लि., ब्लॉक नं: गार्डन ग्रोव्ह कॉम्प्लेक्स, चिकूवाडी, रोड नं: बोरीवली पश्चिम, मुंबई- 400092, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AIUPK9956H
दस्तावेज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मयूर सतिश मोनी वय:-29; पत्ता:-प्लॉट नं: मदनिका क्रं.804, माळा नं: 8वा मजला, इमारतीचे नाव: मिल्वर सी व्युव को-ऑप.हौ.सोसा.लि., ब्लॉक नं: एमटीएनएल जवळ, चारकोप सेक्टर 8, रोड नं: कांदिवली पश्चिम, मुंबई- 400067, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-GCXPS3032M 2): नाव:-सतिश श्यामलाल मोनी वय:-59; पत्ता:-प्लॉट नं: मदनिका क्रं.804, माळा नं: 8वा मजला, इमारतीचे नाव: मिल्वर सी व्युव को-ऑप.हौ.सोसा.लि., ब्लॉक नं: एमटीएनएल जवळ, चारकोप सेक्टर 8, रोड नं: कांदिवली पश्चिम, मुंबई- 400067, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AMJPS1894B 3): नाव:-अलका सतिश मोनी वय:-51; पत्ता:-प्लॉट नं: मदनिका क्रं.804, माळा नं: 8वा मजला, इमारतीचे नाव: मिल्वर सी व्युव को-ऑप.हौ.सोसा.लि., ब्लॉक नं: एमटीएनएल जवळ, चारकोप सेक्टर 8, रोड नं: कांदिवली पश्चिम, मुंबई- 400067, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AWPPS4052D
दस्तावेज करून दिल्याचा दिनांक	19/10/2023
दस्तावेज नोंदणी केल्याचा दिनांक	19/10/2023
अनुक्रमांक, खंड व पृष्ठ	16090/2023
वाजार भावाप्रमाणे मुद्रांक शुल्क	1189200
वाजार भावाप्रमाणे नोंदणी शुल्क	30000
धंरा	



दस्तावेजासाठी विचारात घेतलेला तपशील:-

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





BILL OF SUPPLY
RESIDENTIAL

राजकुमार

Electric 4970
Smiles point earned



Scan QR code for kiosk payment

RAJKUMAR RAMKUMAR KHATOD
903 WASABI GROVE (BDDG NO 5 CFS LTD KANTI
PARK CHIKUWADI BORIVALI (WEST) GARDEN GROVE
COMPLEX MUMBAI 400092
Mobile 93*****33
Email rajk*****od@gmail.com
PAN
GST

BILL DATE
27 Sep 2023

TARIFF
LT1 (B)

BILL DISTRIBUTION NO
Borivali/Kandivali/
08/204/030/030/048

METER STATUS
Active

CONNECTION DATE
22-12-2016

BILLING STATUS
Regular

CYCLE NUMBER
08

SANCTIONED LOAD (kVA)
11.00

PRESENT READING DATE
25-Sep-2023

TYPE OF SUPPLY
THREE PHASE

BILL NUMBER
100879626529

PREVIOUS READING DATE
25-Aug-2023



CA NO: 152358693

₹5000.00

Due Date: 18-Oct-2023

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

Bill Month
Sep-23

Bill Period 26-Aug-2023 - 25-Sep-2023

Units Consumed
488

Previous Units 477

Current Month Bill
₹5009.26

Previous Outstanding
₹2.61

- Round sum payable by discount date 04-Oct-2023 Amt ₹4950.00 Discount ₹42.09
- Round sum payable after due date 18-Oct-2023 Amt ₹5060.00 DPC ₹62.62

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

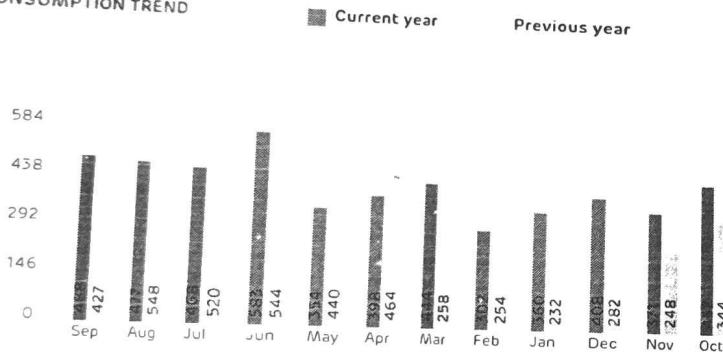


Nearest Collection Centre (Cash/Cheque)

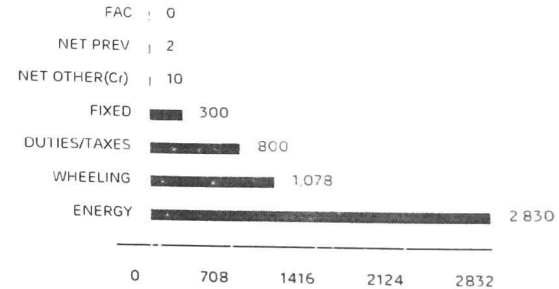
Adani Electricity, Swami Vivekananda road, Kandivali west, Mumbai-400067

Manoj Chouhan
Division Head, Borivali

CONSUMPTION TREND



MAJOR BILL COMPONENTS (Rounded off amt)



METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
9142914	13416.00	12928.00	1	488

HELP CENTER

19122 Toll Free No (24X7) www.adanielectricity.com

helpdesk.mumbaielectricity@adani.com

Adani Electricity, Swami Vivekananda road, Kandivali west, Mumbai-400067

For power interruption complaint or restoration status
SMS POWER <9 digit account no > to 7065313030 from mobile no
Whatsapp POWER <9 digit account no > to 9594519122 from any mobile number

Give us missed call on 1800 532 9998 from your registered mobile no.
Portal Related Complaint call us 19122

For internal complaint redressal system(ICRS), visit our website www.adanielectricity.com

Join us on

Total Consumption 488

IMPORTANT MESSAGE

- Please note that all important communication related to your account are being sent on 93*****33 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services
- Tentative meter reading date for your OCT-23 bill is 25/10/2023

amazon pay

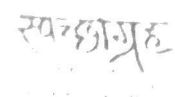
Bill payments
ka smarter way
Pay bills, earn rewards!



This electricity bill neither reflects a title nor is to be used as a proof of any property or premises



BILL OF SUPPLY
RESIDENTIAL



Electric 4970
Smiles Points Earned

RAJKUMAR RAMKUMAR KHATOD
S/O WASABI GROVE BLDG NO 5 CHS LTD KANTI
PARK CHIKUWADI BORIVALI (WEST) GARDEN GROVE
COMPLEX MUMBAI 400092
Mobile 93.....33
Email rajk.....od@gmail.com
PAN
GST

BILL DATE: 27-Sep-2023
TARIFF: LTI (B)
BILL DISTRIBUTION NO.: Boriwali/Kandivali/08/204/030/030/048
METER STATUS: Active
CYCLE NUMBER: 08
CONNECTION DATE: 22-12-2016
SANCTIONED LOAD (kW): 11.00
BILLING STATUS: Regular
PRESENT READING DATE: 25-Sep-2023



CA NO:152358693

₹5000.00

Due Date: 18-Oct-2023

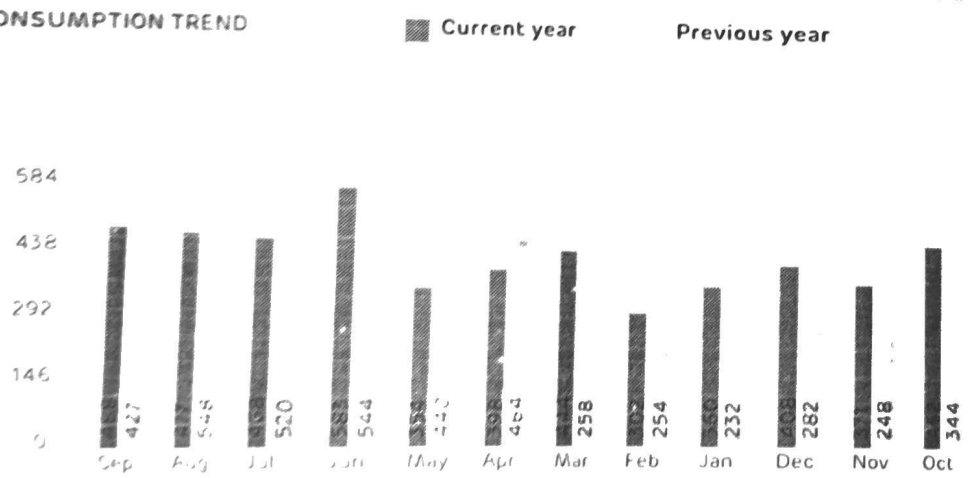
Bill Month: Sep-23
Units Consumed: 488
Current Month Bill: ₹5009.26
Bill Period: 26-Aug-2023 - 25-Sep-2023
Previous Units: 477

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- Round sum payable after due date 18-Oct-2023: Amt ₹5060.00 DPC ₹62.62

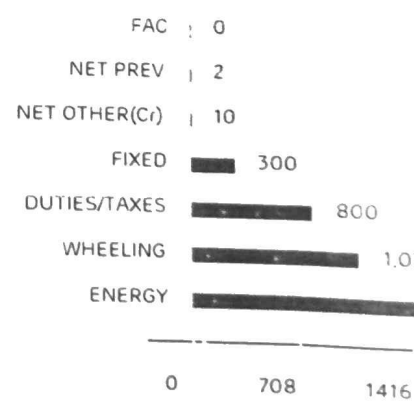
Nearest Collection Centre (Cash/Cheque)
Adani Electricity, Swami Vivekananda road, Kandivali west,
Mumbai-400067

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

CONSUMPTION TREND



MAJOR BILL COMPONENTS (Rounded)



METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
9142914	13416 00	12908 00	1	488

HELP CENTER

- 19122 Toll Free No.(24X7) www
- helpdesk.mumbaielectricity@adani.co
- Adani Electricity, Swami Vivekananda Mumbai-400067

For power interruption complaint or restore
SMS POWER<9 digit account no > to 7065