

CHALLAN
MTR Form Number-6



Form No. MH016297733202223E	BARCODE	Date	04/03/2023-13:03:07	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	BRL3_JT SUB REGISTRAR BORIVALI 3		PAN No.(If Applicable)	AMWPP7473J	
Location	MUMBAI		Full Name	NILESH PATEL	
Year	2022-2023 One Time		Flat/Block No.	FLAT NO 3003, AURIS ILARIA, TOWER A	
Account Head Details	Amount In Rs.	Premises/Building			
30045501 Stamp Duty	570000.00	Road/Street	MALAD WEST		
30063301 Registration Fee	30000.00	Area/Locality	MUMBAI		
		Town/City/District			
		PIN	4 0 0 0 6 4		
		Remarks (If Any)	PAN2=AAACT0197J~SecondPartyName=TRANSCON SHETH CREATORS PVT LTD-		
Total	6,00,000.00	Amount In Words	Six Lakh Rupees Only		
Payment Details	IDBI BANK	FOR USE IN RECEIPT			
Cheque/DD Details	Bank CIN	Ref. No.	6910333202303081290		
Cheque/DD No.	Bank Date	RBI Date	08/03/2023-14:57:02	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.
दस्तावेज केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलन लागू होई.

Mobile No. : 9867965955

बरल - ३/
3048 e 984
2023

CHALLAN
MTR Form Number-6

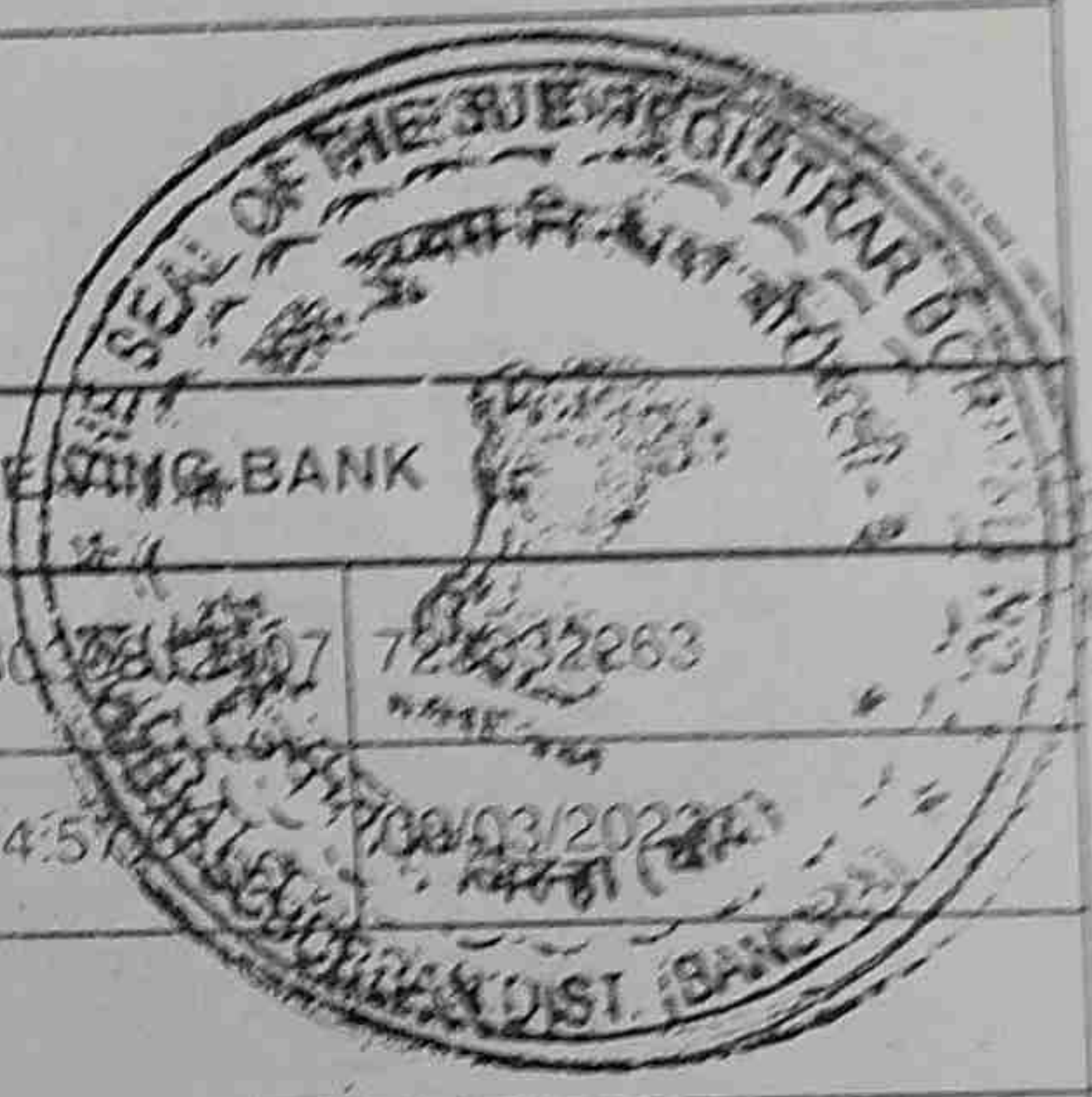
SRN MH016297733202223E BARCODE  Date 04/03/2023-12:03:07 Form ID 252

Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment Registration Fee		PAN No.(If Applicable)	AMWPP7473J
Office Name BRL3_JT SUB REGISTRAR BORIVALI 3		Full Name	NILESH PATEL
Location MUMBAI		Flat/Block No.	FLAT NO 3003, AURIS ILARIA, TOWER A
Year 2022-2023 One Time		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	MALAD WEST
030045501 Stamp Duty	570000.00	Area/Locality	MUMBAI
030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 0 0 0 6 4

Remarks (If Any)
PAN2=AAACT0197J~SecondPartyName=TRANSCON SHETH
CREATORS PVT LTD~

DEFACED
600000.00
DEFACED

Amount In Six Lakh Rupees Only
Words



Payment Details IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	6910333202303081207 728032263
Cheque/DD No.	Bank Date	RBI Date	08/03/2023-14:57 09/03/2023
Name of Bank	Bank-Branch	IDBI BANK	
Name of Branch	Scroll No. , Date	100 , 09/03/2023	

Mobile No. : 9867965955

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
याद्वारे चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी याद्वारे चलन लागू नाही.

Validity unknown

Digitally signed by D8
DIRECTORATE OF
ACCOUNTS AND
TREASURY, MUMBAI 02
Date: 2023.03.15 14:21:19
IST

करस्त - ३/॥
3048 39 984

Sr. No.	Reason: GRAS Secure Document	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-368-3054	0008354196202223	15/03/2023-14:24:41	IGR192	30000.00
2	(IS)-368-3054	0008354196202223	15/03/2023-14:24:41	IGR192	570000.00
Total Defacement Amount					6,00,000.00

अ. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा उसा
1	नाव: निलेश पटेल पत्ता: प्लॉट नं. फ्लॉट नं वी -32, माळा नं: -, इमारतीचे नाव: छेडा कॉम्प्लेक्स सीएचएस, ब्लॉक नं: कांदिवली पश्चिम, मुंबई, रोड नं: चारकोप व्हिजेज, एम जी रोड, फिश मार्केट, महाराष्ट्र, मुंबई. पॅन नंबर: AMWPP7473J	लिहून घेणार वय :-42 स्वाक्षरी:- <i>N. Patil</i>		
2	नाव: केतकी पटेल पत्ता: प्लॉट नं: फ्लॉट नं वी -32, माळा नं: -, इमारतीचे नाव: छेडा कॉम्प्लेक्स सीएचएस, ब्लॉक नं: कांदिवली पश्चिम, मुंबई, रोड नं: चारकोप व्हिजेज, एम जी रोड, फिश मार्केट, महाराष्ट्र, मुंबई. पॅन नंबर: AUYP2211Q	लिहून घेणार वय :-35 स्वाक्षरी:- <i>Patel</i>		
3	नाव: ट्रान्सकॉन-शेड क्रिएटर्स प्रा.लि. तर्फे प्राधिकृत व्यक्ती मुकेश एल शाह तर्फे कवुली जवाबामाठी कु मु म्हणून हितेश जी ठक्कर पत्ता: प्लॉट नं: ऑफिस-सी-302, माळा नं: 3 रा मजला, इमारतीचे नाव: वॉटर फॉई विल्डींग, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: जुहू गल्ली नवनीत मोटर्सच्या वर, महाराष्ट्र, MUMBAI. पॅन नंबर: AAAC0197J	लिहून घेणार वय :-52 स्वाक्षरी:- <i>H. Thakkar</i>		
4	नाव: ट्रान्सकॉन-शेड क्रिएटर्स प्रा.लि. तर्फे प्राधिकृत व्यक्ती परेश वायेडा तर्फे कवुली जवाबामाठी कु मु म्हणून हितेश जी ठक्कर पत्ता: प्लॉट नं: ऑफिस-सी-302, माळा नं: 3 रा मजला, इमारतीचे नाव: वॉटर फॉई विल्डींग, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: जुहू गल्ली नवनीत मोटर्सच्या वर, महाराष्ट्र, MUMBAI. पॅन नंबर: AAAC0197J	लिहून घेणार वय :-52 स्वाक्षरी:- <i>H. Thakkar</i>		

वरील दस्तावेज करून देणार तथाकथित करारनामा चा दस्त एवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 15 / 03 / 2023 02 : 21 : 29 PM

ओळख:-

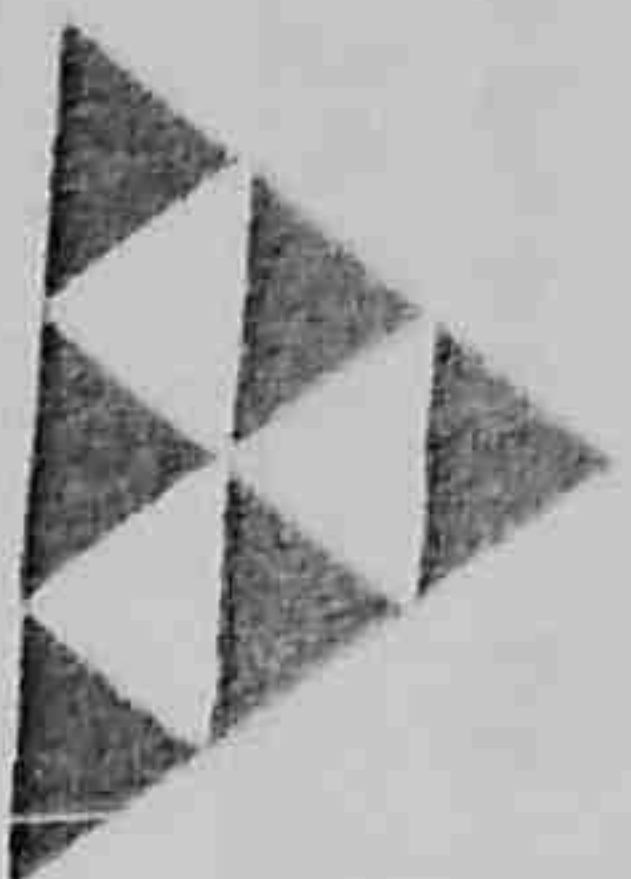
दस्तावेज निष्पादनाचा कवुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पृढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार निलेश पटेल	15/03/2023 02:22:28 PM	निलेश भरत पटेल M XXXX XXXX 0981
2	लिहून घेणार केतकी पटेल	15/03/2023 02:22:07 PM	केतकी निलेश पटेल F XXXX XXXX 1626
3	लिहून देणार ट्रान्सकॉन-शेड क्रिएटर्स प्रा.लि. तर्फे प्राधिकृत व्यक्ती मुकेश एल शाह तर्फे कवुली जवाबामाठी कु मु म्हणून हितेश जी ठक्कर	15/03/2023 02:21:42 PM	हितेश गोविंदजी ठक्कर M XXXX XXXX 9872
4	लिहून देणार ट्रान्सकॉन-शेड क्रिएटर्स प्रा.लि. तर्फे प्राधिकृत व्यक्ती परेश वायेडा तर्फे कवुली जवाबामाठी कु मु म्हणून हितेश जी ठक्कर	15/03/2023 02:21:52 PM	हितेश गोविंदजी ठक्कर M XXXX XXXX 9872

शिक्का क्र.4 ची वेळ: 15 / 03 / 2023 02 : 22 : 32 PM

श. नं. बोरीबसी 3





SLUM REHABILITATION AUTHORITY

Sr. No.

199

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO PN/PVT/0134/20101221/AP/S4

5 MAR 2021

COMMENCEMENT CERTIFICATE (Salo Building No. 4)

To,
 M/s. Transcon - Sheth Creators PVT Ltd
 C/302, Waterford Building, 3rd Floor,
 Adove Navnit Motors, Juhu Lane,
 Andheri (W), Mumbai - 400 058.

Sir,

With reference to your application No. 8381 dated 29/12/2020

for Development

Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town
 Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional Town

Regional and Town Planning Act, 1966 to erect a building on plot No. CTS No, 322/C, 323/A, 325/A (pt)

C.T.S. No 326, 327, 328, 329, 330, 330/1-2, 331, 332, 333, 363 (pt), 364, 365, 365/1 to 4, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376/A, 376/1-5, 377, 378, 379, 380, 381, 382, 416, 422, 424, 425, 426 & 427 of village Valnai Malad (W) Tal Borivali, Orlem

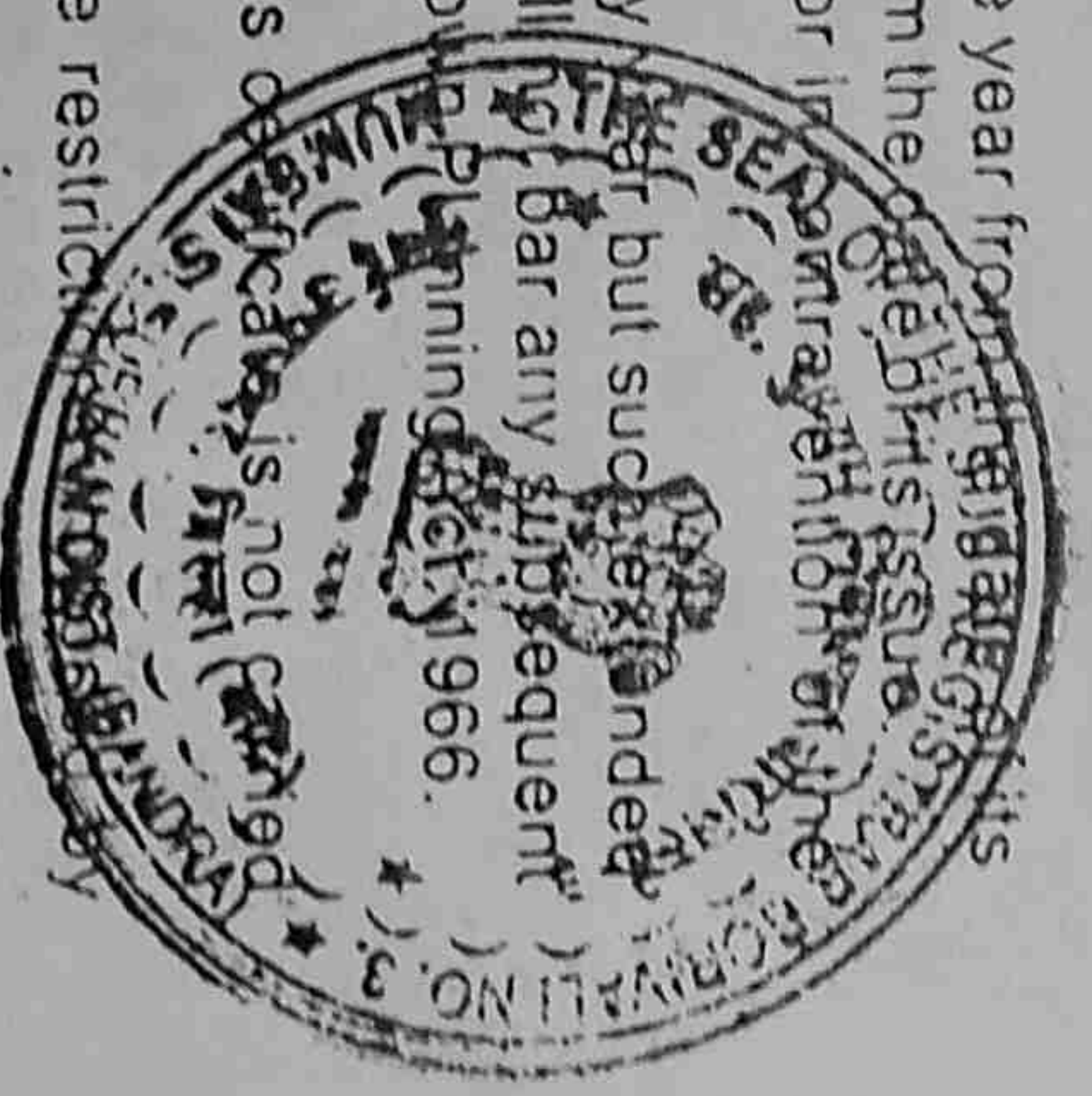
of village Valnai, Malad (W) T.P.S.No. -
 ward P/N Situated at Malad (W)

The Commencement Certificate/Building Permits granted subject to compliance of mentioned in LOI

U/R No. SRA/ENG/0158/PN/PL/AP dt. 13/09/2020IDA/U/R No. PN/PVT/0134/20101221/AP/S4 dt. 04/03/2021

and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of this issue. However the construction work should be commenced within three months from the date of this issue.
- This permission does not entitle you to develop land which does not vest in you or in your heirs, assigns, provision of coastal Zone Management Plan.
- If construction is not commenced this Commencement Certificate is renewable every year but subject to the condition that the 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 and Town Planning Act 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:
 - The development work in respect of which permission is granted under this certificate is not completed by the date of the certificate.
 - The development work is not in accordance with the sanctioned plans.
 - out or the use thereof is not in accordance with the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) 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 event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions 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.



SHRI P. B. PAWARI

The C.E.O. (SRA) has appointed _____ as the Chief Executive Officer of the Planning Authority under section 45 of the

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plot No. 3023

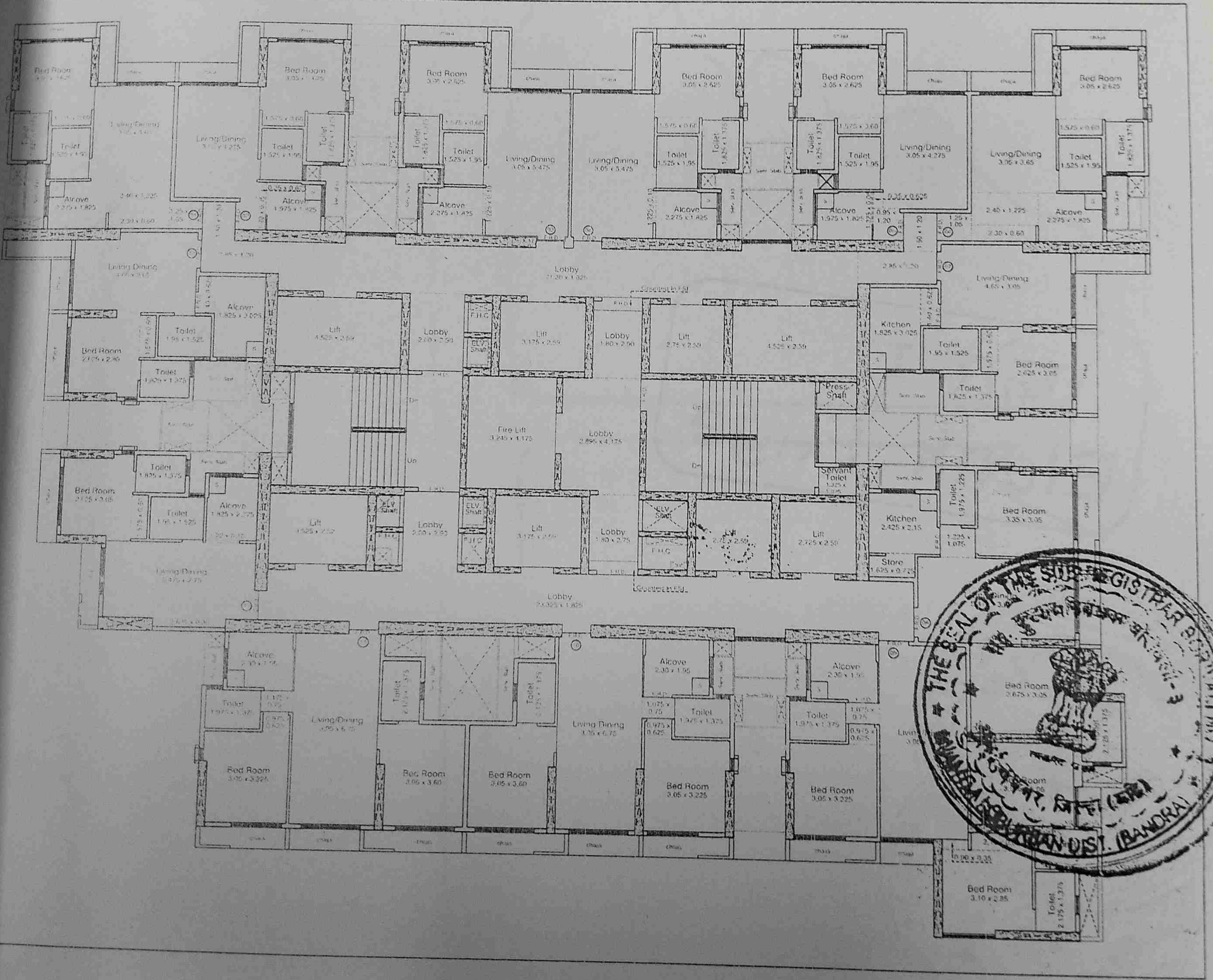
3023	3023	3023
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For and on behalf of Local Authority
 The Slum Rehabilitation Authority

Pranav
 Executive Engineer (SRA)
 FOR

CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)

ANNEXURE-



Patel

v. b. Patil

2011/11/11