

Brouson

Receipt (पावती)

378/5973

पावती

Original/Duplicate

Thursday, April 13, 2023

नोंदणी क्र.: 39M

12:17 PM

Regn.: 39M

पावती क्र.: 6546 दिनांक: 13/04/2023

गावाचे नाव: वमोवा

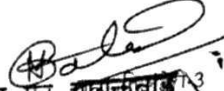
दम्नोवजाचा अनुक्रमांक: वदर9-5973-2023

दम्नोवजाचा प्रकार: कुलमुख्यालयपत्र

मादर करणाऱ्याचे नाव: अभिनव श्याम गर्ग

नोंदणी फी	₹. 100.00
दम्न हाताळणी फी	₹. 340.00
पुष्पांची संख्या: 17	
एकूण:	₹. 440.00

आपणास मूळ दम्न, धंबनेल प्रिंट, सूची-२ अंदाजे
12:30 PM ह्या वेळेस मिळेल.


एम. एन. नायकबाई
सह दुय्यम निबंधक, अंधेरी क्र. ३.
मुंबई उपनगर जिल्हा

वाजार मूल्य: ₹. 0.0/-

मात्रदत्ता ₹. 0/-

भरणेले मुद्रांक शुल्क: ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 340/-

ईटी/धनादेश/पे ऑर्डर क्रमांक: 1204202316447 दिनांक: 13/04/2023

विकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 100/-

ईटी/धनादेश/पे ऑर्डर क्रमांक: MH000494895202324P दिनांक: 13/04/2023

विकचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 13.7.APR.2023



Document **H**andling **C**ontrol
Inspector General of Registration & Stamp

Receipt of Document Handling Charges

PRN 1204202316447

Receipt Date 13/04/2023

Received from DHC, Mobile number 9820086943, an amount of Rs.340/-, towards Document Handling Charges for the Document to be registered on Document No. 5973 dated 13/04/2023 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.

DEFACED

₹ 340

DEFACED

Payment Details

Bank Name SBIN

Payment Date 12/04/2023

Bank CIN 10004152023041215169

REF No. 310223272785

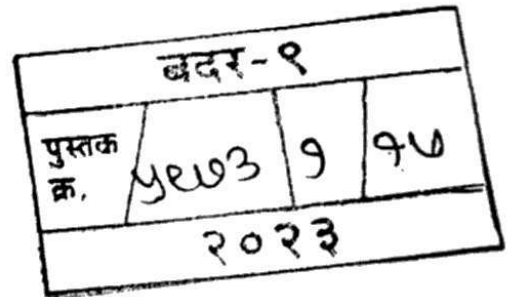
Deface No 1204202316447D

Deface Date 13/04/2023

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

Prifay.

[Handwritten Signature]



CHALLAN
MTR Form Number-6



MH000494RS5202324P		BARCODE	Date	12/04/2023-12 15 54	Form ID	48(f)
Department Inspector General Of Registration			Payer Details			
Stamp Duty			TAX ID / TAN (If Any)			
Registration Fee			PAN No.(If Applicable)			
Office Name BDR9_ANDHERI NO 3 SUB REGISTRAR			Full Name MR ABHINAV GARG			
Location MUMBAI			Flat/Block No. Flat No. 706 A, 7th floor, BRIGHTON TOWER			
Year 2023-2024 One Time			Premises/Building CHS Ltd..			
Account Head Details		Amount In Rs.		Road/Street		
30045501 Stamp Duty		500.00		2nd Cross Lane, Lokhandwala Complex		
30063301 Registration Fee		100.00		Area/Locality Andheri West, Mumbai		
				Town/City/District		
				PIN 4 0 0 0 5 3		
Remarks (If Any)						
SecondPartyName=MR SHYAM MOHAN GARG-						
		Amount In		Six Hundred Rupees Only		
Total		600.00		Words		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	10000502023041202504	6977505688630
Cheque/DD No.			Bank Date	RBI Date	12/04/2023-12:17:31	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.
अदर चलन केवल दृश्य निबंधक कार्यालय नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी अदर चलन लागू नाही.

Signature

बदर-९	
पुस्तक क्र.	५६३ ४७०
२०२३	

BRIGHTON TOWER CO-OPERATIVE HOUSING SOCIETY LTD.

(REGN. NO. BOM / K-WEST / HSG (TC) / 3169 OF 1987-88)

Society Office: Cross Road No. 2, Opposite Rajput Dairy, Lokhandwala Complex, Plot No. 356 of S. No. 41 (Pt.),
Andheri (West), Mumbai 400 053 Phone: 022 4970 0997 Email: brightontowerchs20@gmail.com

Date : 28th March, 2023

The Collector of Stamps,
3rd Floor,
Old Custom House,
Mumbai.

The details required by you are as under:

- 1) Built up area of Flat : 420 Sq. Ft
- 2) Year of Construction of the Building and your premises on Which floor : 1986 - 7th Floor
- 3) No. of floors : 20 Floors
- 4) No. of Lifts in the Building : 3
- 5) Area of Car Parking : NIL
- 6) CTS No. : 1/A/184, S.No. 41 (pt)
- 7) Municipal Ward No. : K West Ward
- 8) Division : --
- 9) Societys Regn No. : BOM/K-West/Hsg (TC)/3169 Dated 25-01-1988

This Letter has been issued on the request of the current owner of Flat No. 706A
For Brighton Tower Co-operative Housing Society Limited.


(Hon. Secretary)
Vikrant A. Jain


(Hon. Chairman)
Alkesh K. Makhija


(Hon. Treasurer)
Mukul Jain



GOVT. O

40

Municipal Corporation of Greater Bombay.

No. CB/9773/EST/AM.

To

Shri G.K. Pawari, Architect,
4, Mansarovar, S.V. Road,
Santacruz West, Bombay.

12 JUN 1986

बदर-४/

303099-9

२००२

Sub : Occupation certificate for Bldg. on the plot No. CTS. No. 1/124/1 of village of Santacruz West in SWAMI SAMARTHA GRASSHOP COOP. ESTD. 1962.

Sir,

Ref : Your letter dated 15.05.86.

with reference to the above there is no objection to your client's application for occupation certificate as shown by you in completion plans submitted to the Municipal Corporation for obtaining water connection and subject to the condition that the same should be complied with within 3 months from the date of receipt hereof.



That the certificate u/c 279A of S.M.C. Act for adequate water supply should be obtained from E.E.

That all the terms and conditions of approved layout shall be complied with.

3. That the society shall be registered.

4. That the amended layout shall be submitted and got approved as per the P.R.C. certified by S.L.R., keeping the actual built up area confined within permissible limits.

Please also note that if any of the user mentioned in the approved plans are found changed without prior permission from the Municipal Corporation this occupation certificate to your client will be treated as cancelled and action will be taken to cut off the water connection granted.

बदर-९/
१९६७ ७

No. CB/9773/EST/AM.

12 JUN 1986

Copy forwarded for information to : S.M.C. Officer, Civil Engineer, Survey SWAMI Samarth Grasshopper Coop. Estd. 1962.

A.S.P. (MS) K. बदर-१६/



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बंदर - 901
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 2098

2602

मालमत्ता पत्रक

Property Card

समुदायिक मालमत्ता - म.प.म.सं.सं.सं.

पिन - मुंबई उपनगर विभाग

समुदायिक मालमत्ता कार्ड (म.प.म.सं.सं.सं.)
 कार्ड मालमत्ता के संबंध में पिन (म.प.म.सं.सं.सं.)

पता - ...
 ...
 ...
 ...



क्र.सं.	विवरण	सं.सं.	सं.सं. (च)	सं.सं. (च)
...
...

... 21/10/...
 ... 23/10/...
 ... 23/10/...
 ... 23/10/...
 ... 23/10/...



...
 ...
 ...

AGREEMENT ^A

Flat//~~Garage/Parking~~ No. 706-^A on ~~7~~ Floor

in

BRIGHTON TOWERS

Developers :

M/s. LOKHANDWALA DEVELOPMENT CORPORATION

48, Indrañarayan Road,

Santacruz (West), Bombay-400 054.

Phone : 548481

BRIGHTON TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED

(Regd. No. BOM/K-West/HSG (TC)/3169 of 1987-88)
Plot No. 356, of S. No. 41 (Pt.), Oshiwara, Versova, Andheri (West), Bombay-400 058.

No. 200

Authorised Share Capital Rs. 17,70,000 Divided into 35,000 Shares each of Rs. 50/-

Member's Register No. 6/241. Share Certificate No. 200.

THIS IS TO CERTIFY that Shri/Smt. Mr. ABHINAV. GARG.

Flat No A/706.

of Bombay is the Registered Holder of Shares [5] from No. 996
to 1000 of Rupees Two Hundred Fifty only [Rs. 250/-]

in BRIGHTON TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED Bombay, Subject to the
bye-laws of the said Society and upon each of such Shares the sum of Rupees Fifty
has been paid.

Given under the Common Seal of the said Society at Bombay this 16th
day of March 1988.

[Signature] Chairman

[Signature] Hon. Secretary

[Signature] Member of the Committee

[P. T. O.]

Brighton Tower Co-Operative Housing Society LTD

(REGN. No. BOM / K-WEST / HSG (TC) / 3169 Dated 25-01-1988)

Cross Road no. 2, Opposite Rajput Dairy, Lokhandwala Complex Plot No. 356 of No. 41 (Pt). Andheri
(West), Mumbai 400053

GSTIN: 27AADAB8548C1ZT

Maintenance Bill

Bill Number : 00878/2023-24

Member Name : Mr Shyam Mohan Garg

Unit : 706B , Area - 530 Sq. Ft.

Bill Date : 01-10-2023

Bill Period : October 2023 - November 2023

Payment Due Date : 31-10-2023

Item Description	Amount (Rs.)
Property Tax	1,094.00
Common Electricity Charges	868.00
Water Charges	347.00
Maintenance charges - 999599	1,956.00
Sinking Fund - 999599	651.00
Repair Fund -999599	55.00
SGST(9%)	24.00
CGST(9%)	24.00
Non Agricultural Tax	7.00
Sub Total	5,026.00
Debitnote Arrears	0.00
Principal Arrears	0.00
Interest Arrears	0.00
Current Period Interest	271.00
Past Advances & Dues	0.00
Grand Total	5,297.00
Amount in words - Rupees Five Thousand Two Hundred And Ninety Seven only	

Payment Instructions:

For Payments by NEFT / RTGS : Bank Details: Bank Name: ICICI Bank, Bank Account Number (Savings) : 699105601287 IFSC Code: {ICIC0006991} , Bank Address: Mumbai- Versova- Lokhandwala Market branch Shop- 7,8,9 Sheetal Building Andheri West Mumbai - 400053.

No Cash payments will be accepted.

Kindly send email to brightontowerchs20@gmail.com in case payment is made by NEFT/RTGS.

For Cheque Payments: Crossed Payee Cheque to be made in favour of 'BRIGHTON TOWER CHS LTD'.

Notes:

1. Pay by due date, else interest @ 21% p.a. will be charged after due date.

2. Pay on or before 25th of first month of the cycle & avail Rebate Rs.16/- for "A" & Rs.20/- for "B".

For any discrepancy, please contact society office on 022-49700997.

3. As per Goods & Service Tax Act 2017; Property Tax, NA Tax, Water Charges and Electricity Charges are exempt from levy of GST.

GST Registration Number: 27AADAB8548C1ZT

HSN code: 999598

Place of Supply: Maharashtra (27)

This is a computerised statement, and hence does not require signature.

Receipt

Receipt No. TR - 0596 / 2023-24

Received from Shyam Mohan Garg Flat No. - 706B an Amount of Rs. 10,027.00 by NEFT, transaction no. - N242232616154724 dated 30-08-2023 drawn on NEFT, deposited on 30-08-2023 against Bill No. 00623/2023-24

Receipt No. TR - 0613 / 2023-24

Received from Shyam Mohan Garg Flat No. - 706B an Amount of Rs. 10,808.00 by NEFT, transaction no. - N246232623113931 dated 03-09-2023 drawn on NEFT, deposited on 03-09-2023 against Bill No. 00623/2023-24

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I MR. ABHINAV GARG, aged 44 years, PAN BRGPG9878Q having my ownership flat being Flat No.706 A, 7th floor, BRIGHTON TOWER situated at Cross Road No; 2, Lokhandwala complex, Plot No; 356 being part of Land Survey No: 41, Andheri (west), Mumbai - 400 053 and my address as 706 Brighton Tower, 2nd cross lane, Lokhandwala complex, Andheri west, Mumbai -400 053, SEND GREETINGS:



WHEREAS:

A. I am the absolute owner of a residential flat being Flat No. 706 A, 7th floor, BRIGHTON TOWER Co-Op Housing Society Ltd. situated at Cross Road No; 2, Lokhandwala complex, Plot No; 356 being part of Land Survey No: 41, Andheri (west), Mumbai - 400 053 (hereinafter referred to as "the said flat") along with 5 fully paid shares of Rs. 50 each under share certificate number 200 having distinctive numbers 996 to 1000 (hereinafter referred to as "the said shares") in BRIGHTON TOWER CHS situated at Cross Road No; 2, Lokhandwala complex, Plot No; 356 being part of Land Survey No: 41, Andheri (west) Mumbai - 400 053 (more particularly set out in Schedule - I hereto).

बदर-९	
पुस्तक क्र.	५०३ ५१०
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B. Due to my work commitments, I am not able to travel to India and take care of my above said flat and therefore I am desirous of appointing some fit and proper person to deal with my said flat and said shares by selling my flat and for the said purpose to sign, present, execute and register various Declarations, Undertakings, Agreement for Sale, Sale Deed, and any other document/s (hereinafter collectively referred to as "Deeds and Documents") incidental thereto and to do all acts, deeds and things mentioned hereinafter in respect of the said Flat and said shares.

NOW KNOW YE ALL MEN BY THESE PRESENTS that I MR. ABHINAV GARG do hereby appoint, nominate and constitute MR. SHYAM MOHAN GARG, my Father, aged 73 years, PAN: AKNPG1195R

Shyama Mohan Garg *Abhinav Garg*

thereinafter called as "my Attorney") to be my true and lawful Attorney for me, and in my name and on my behalf to do all or any of the following acts, deeds, or things

1. To look after and manage the said PROPERTY and if my Constitute Attorney desire to Sell the said property and for that purpose to do whatever necessary to correspond with various authorities, to execute, sign and deliver all such documents, Deeds and Documents and papers as may be deemed necessary to complete the formalities of Selling of the Said PROPERTY.

2. To negotiate and finalize the Sale price of my said flat and the said shares as my Attorney may deem fit and get best offer/s to sell my flat and shares on my behalf.

3. To execute and sign the Agreement for Sale, Sale Deed, Transfer Deed, Power of Attorney, Affidavit, Indemnity Bond, and all documents as may be necessary on our behalf etc. in respect of the Sale of the said PROPERTY.

4. To approach the concerned authorities and execute and sign Agreements, Affidavits, Applications, Documents, and Papers etc. on my behalf for the aforesaid purpose in my name as the Constituted Attorney may deem fit and proper.

5. To Present and Lodge in the office of the Sub-Registrar of Assurances having jurisdiction and to appear before him and to admit in my name and on my behalf the execution of the Sale Deed, Agreement for Sale or any other Deed and Documents as may be required in respect of the Sale of the said flat and said shares executed by me and to receive the same after due registration.

6. To represent me before the BRIGHTON TOWER Co-Op Housing Society Ltd. situated at Cross Road No; 2, Lokhandwala complex, Plot No; 356 being part of Land Survey No: 41, Andheri (west), Mumbai - 400 053 and enter into correspondence with the said society in relation to my said flat and also attend meetings of the said society and sign and submit all the transfer related documents.



बदर-९		
पुस्तक क्र.	५२७३	E 70
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[Handwritten signature]

[Handwritten signature]

7. To receive in my name the sale consideration for the said flat and said shares which will be by cheque/demand draft/electronic transfer of funds into my account and in my name only. My Attorney will not receive any money in his name.
8. To give effective receipt of sale price on my behalf to the buyer of the said flat and said shares.
9. To pay applicable stamp duty, registration charges and/or other scrutiny charges in respect of registration of the Sale Deed, Agreement for Sale or any other Deed and Document in respect of the said flat and said shares with the appropriate authorities and for that purpose, to have the said Agreement/s adjudicated if necessary and to sign and file any applications as may be applicable for the said purpose as the said attorney may think appropriate.
10. To do all Acts, deeds, matters and things as may be necessary to complete the registration of the said Sale Deed, Agreement for Sale, or any other Deed and Document in respect of the said flat and said shares executed by my Attorney on my behalf.



11. To receive back the originals of the said Sale Deed, Agreement for Sale, or any other Deed and Document in respect of the said flat and said shares executed by my Attorney on my behalf from the Registrar's office, apply for and to receive certified copies of the said registered Agreement/s in my name and on my behalf.

नं. १	
प्राप्तक दि. १२/०३	०/१०
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12. To hand over the possession of the said flat to the buyer.
13. To do all acts, deeds and things including signing the Agreement for Sale, Sale Deed, Transfer Deed or any paper/s, documents including the Society Transfer Papers as are necessary and incidental to the above and I do hereby for myself, my heirs, executors and administrators agree, declare and undertake to ratify and confirm all and whatsoever the said

[Handwritten signature]

Attorney shall lawfully do or cause to be done by virtue of these presents.

14. To appoint or remove our legal Advisor, Solicitor, Attorney, Pleader or Advocate, Chartered Accountant for the aforesaid purpose and to settle and pay their fees from time to time.
15. To attend to all matters pertaining to aforesaid purposes including exchange of correspondence with authority or authorities, officer/s, whosoever may be to receive all such letters, communications, applications, summons, warrants, complaints, and other process of the Government, court in connection therewith and to take expeditious action therein in our best interest.
16. To file, prosecute or defend and appear in all case, complaints, appeal, revision review, application, writ petition for the aforesaid purposes and if necessary, to execute an application, affidavit or declaration and to do such thing in that behalf, on his opinion and expedient to protect interest in the Said PROPERTY.

SCHEDULE - I

a. Flat No.706 A, measuring 420 sq. ft. built up on the 7th Floor in the said Building known as 'BRIGHTON TOWER Co. Op. Housing Society Ltd.' having address at Cross Road No: 2, Lokhandwala complex, Plot No: 356 being part of Land Survey No: 41, Andheri (west), Mumbai - 400 053

b. 5 (five) fully paid up shares of the said society of the face value of Rs.50/- each bearing Dist. Nos. from 996 to 1000 under Share Certificate No. 200.



बदर-९		
पुस्तक क्र.	येव 3	5/90
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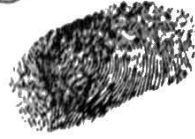
IN WITNESS WHEREOF, I MR. ABHINAV have signed this Power of Attorney at Mumbai, on this 13th Day of April, 2023.

Abhinav

Abhinav Garg

SIGNED AND DELIVERED by)

the Within named MR. ABHINAV GARG)



I accept:



Shyam Mohan Garg
(SHYAM MOHAN GARG)

Witness:

Pramod Mahajan
P. Mahajan

Sunil Bhatnagar

Sunil Bhatnagar



बदर-९		
पुस्तक क्र.	५५३	९७
२०२३		

for

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card
BRGPG98780

ABHINAV GARG
Son of Mr. / Father's name
SHYAM MOHAN GARG

Date of Birth
03/11/1978

Signature

यह कार्ड के लिये/एन पी आर कार्ड/कार्ड
शुद्ध होना चाहिए, जो एक है।
यदि यह कार्ड, एक नया कार्ड है।
यदि यह कार्ड, एक नया कार्ड है।
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यदि यह कार्ड, एक नया कार्ड है।
यदि यह कार्ड, एक नया कार्ड है।

for

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHYAM MOHAN GARG
VISHWAMBHAR NATH GARG

05/01/1949
Permanent Account Number
AKNPG1195R

Signature



बदर-२		
पुस्तक क्र.	90	90
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