

1404  
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05102104

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②

9/2/08  
-----  
220

# AGREEMENT FOR

# SALE

15/1/08  
at. no.

Gateway Plaza

Office No 708.



दस्त गोषवारा भाग - 2

वदर7

दस्त क्रमांक (1404/2004)

22/22

दस्त क्र. [वदर7-1404-2004] चा गोषवारा

बाजार मूल्य :1365998 मोबदला 1440000 भरलेले मुद्रांक शुल्क : 144000

पावती क्र.:1429 दिनांक:05/02/2004

पावतीचे वर्णन

नांव: जवाहर हरीराम हेमराजानी

दस्त हजर केल्याचा दिनांक :05/02/2004 01:37 PM

निष्पादनाचा दिनांक : 05/02/2004

दस्त हजर करणा-याची सही :

*Heemrajani*

14400 :नोंदणी फी

440 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल

(अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकात्रित फी

दस्ताचा प्रकार :25) करारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 05/02/2004 01:37 PM

शिक्का क्र. 2 ची वेळ : (फी) 05/02/2004 01:40 PM

शिक्का क्र. 3 ची वेळ : (कबुली) 05/02/2004 01:42 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 05/02/2004 01:42 PM

14840: एकूण

दस्त नोंद केल्याचा दिनांक : 05/02/2004 01:43 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तपेवज करून देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) दिपक एस. रतनानी ,घर/फ्लॅट नं: बी-16

गल्ली/रस्ता: -

ईमारतीचे नाव: गुरुकृपा

ईमारत नं: -

पेट/वसाहत: सिंधी सोसा.

शहर/गाव:चेंबूर

तालुका: -

पिन: 71

2) संदीप - गंभीर ,घर/फ्लॅट नं: शॉप नं 117

गल्ली/रस्ता: -

ईमारतीचे नाव: गॅलेरिया

ईमारत नं: -

पेट/वसाहत: हिरानंदानी गार्डन्स

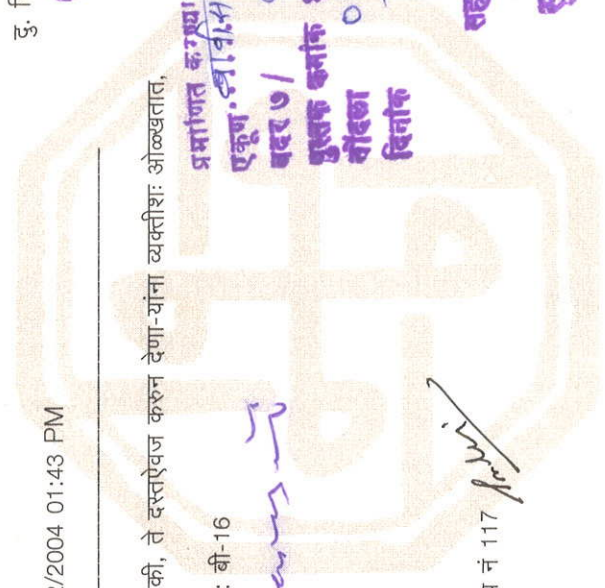
शहर/गाव:पवई

तालुका: -

पिन: 76

दु. निबंधकाची सही  
कुर्ला 2 (विक्रोळी)

*सु.पु. बडकत*



दु. निबंधकाची सही, कुर्ला 2 (विक्रोळी)

**सु.पु. बडकत**

प्रमाणित करण्यात आलेला हा दस्तामळे  
एकूण. 22/22 (22) पाने आहेत.

वदर 7 / 9808 / 2008

दुस्त क्रमांक : क्रमांकवर

वदर 7 / 9808

वदर 7 / 9808

दिनांक

सह दुय्यम विबंधक कुर्ला-२

मुंबई उपनगर जिल्हा.

**सु.पु. बडकत**





दस्तावेज क्र. 1404/2004

Thursday, February 05, 2004

1:43:40 PM

## सूची क्र. दोन INDEX NO. II

दुय्यम निबंधक: कुर्ला 2 (विक्रोळी)

नोंदणी 83 न.

Regn. 68 m.e.

गावाचे नाव : पवई

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,440,000.00  
बा.भा. रु. 1,365,998.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) स्टिटिस क्र.: 4 ते 14, 16 ते 19, 24 व 25 सह वर्णन: विभागाचे नाव - पवई - कुर्ला उपविभागाचे नाव - 114/541 - भुभाग: हिरानंदानी वसाहतीमधील सर्व मिळकती - ऑफिस नं 708, 7 वा मजला, गेटवे प्लाझा - गेटवे प्लाझा को ऑप प्रिमायर्सस सोसा. लि. हिरानंदानी गार्डन्स, पवई मुं 76. स्ट्रीट अधिक सात मजल्यांची इमारत.  
(1) बांधीव मिळकतीचे क्षेत्रफळ 37.17 चौ.मी. आहे.

(3) क्षेत्रफळ

(4) आकारणी किंवा जुळी देण्यात आसेल तेव्हा

(1)-

(5) दस्तऐवज करून देण्या-या

(1) स्वतंत्र - कपूर; घर/प्लॉट नं: बी-202; गल्ली/रस्ता: -; ईमारतीचे नाव: इंडन-4; ईमारत नं: पक्षकाराचे व संपूर्ण पत्ता नाव किंवा -; पेठ/वसाहत: हिरानंदानी गार्डन्स; शहर/गाव: पवई; तालुका: -; पिन: 76.

दिवाणी न्यायालयाचा हुकुमनामा

(2) विजय - कपूर; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -;

किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -.

(6) दस्तऐवज करून घेण्या-या

(1) जवाहर हरीराम हेमराजानी; घर/प्लॉट नं: 1201-02; गल्ली/रस्ता: -; ईमारतीचे नाव: जिनी टॉवर, सेक्टर 4; ईमारत नं: -; पेठ/वसाहत: वाशी; शहर/गाव: नवी मुंबई; तालुका: -; पिन: -.

दिवाणी न्यायालयाचा हुकुमनामा

(2) कमलेश अर्जुन चौधरी; घर/प्लॉट नं: 1002/1003; गल्ली/रस्ता: -; ईमारतीचे नाव: कलिंगा; किंवा आदेश असल्यास, वादीचे नाव

व संपूर्ण पत्ता

ईमारत नं: अं विंग; पेठ/वसाहत: निर्मल नगर; शहर/गाव: मुंबई प; तालुका: -; पिन: 80.

(7) दिनांक

करून दिल्याचा 05/02/2004

(8) नोंदणीचा

05/02/2004

(9) अनुक्रमांक, खंड व पृष्ठ

1404 /2004

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु 144000.00

(11) बाजारभावाप्रमाणे नोंदणी

रु 14400.00

(12) शेष

W



Thursday, February 05, 2004  
1:40:37 PM

Original  
नोंदणी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 1429  
दिनांक 05/02/2004

गावाचे नाव पवई  
दस्ताऐवजाचा अनुक्रमांक वदर7 - 01404 - 2004  
दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव:जवाहर हरीराम हेमराजानी

नोंदणी फी :- 14400.00  
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22) :- 440.00  
एकूण रु. 14840.00

आपणास हा दस्त अंदाजे 1:55PM ह्या वेळेस मिळेल

*Original*

दुय्यम निबंधक  
कुर्ला 2 (विक्रोळी)

बाजार मूल्य: 1365998 रु. मोबदला: 1440000रु.  
भरलेले मुद्रांक शुल्क: 144000 रु.  
देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;  
बँकेचे नाव व पत्ता: विजया बँक, चेंबूर.;  
डीडी/धनाकर्ष क्रमांक: 222343; रक्कम: 14400 रु.; दिनांक: 03/02/2004

शासन परिपत्रक क्रमांक. २०००/९४/प्र. क्र. २५/म-१, दि. २४/३/२०००

Page 1 of 1

# GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023.

## RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. : **436884**

Receipt Date : **30-JAN-04**

Received From : **JAWAHARLAL H HEMRAJANI & OTHERS**

On Account of : **SALE OF STAMPS**

Counter No. **CNT-2**

Mode of Payment	DD/PO/CHQ/ RBI-Challan No. <b>410432</b>	Date	<b>27-JAN-04</b>	Bank Name & Branch	<b>THE STATE BANK OF INDIA</b>	Area Code	<b>800</b>	Amount	<b>144,000.00</b>
				<b>JANATA SAHAKARI BANK LTD</b>					
Case No. :									
Lot No. :									

DELIVERED

Lot Date: **30-JAN-04** Total D. O. :

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)
1	SPECIAL ADHESIVE	1	144000	144,000.00

बचर - ७  
 बचर क्रमांक (१४०८/२००४)  
 १/

DELIVERED

Total :				144,000.00
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Rs. : **144000**

Rupees :

**One Lakh Forty Four Thousand only**

Cashier / Accountant

**V.M. DHANV** Signature / Designation

At the time of Registration, please produce the original receipt before the Sub-Registrar.

R.S. 1,44,000/-

6



बदर-७  
दस्ता क्रमांक ( 9808 / 2004 )

**AGREEMENT FOR SALE**

THIS AGREEMENT is made and entered at Mumbai this 5<sup>th</sup> day of Feb 2004.

**BETWEEN**

**MRS. SWATANTRA KAPOOR** Age 53 Years & **MR. VIJAY KAPOOR** Age 57 Years are Indian inhabitant residing at B - 202, EDEN IV, Hiranandani Gardens, Powai, Mumbai :- 400 076., hereinafter called "TRANSFEROR") which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators) of the ONE PART.

**AND**

**MR. JAWAHARLAL HARIRAM HEMRAJANI** Age 38 Years residing at 1201/02, Jimmy Tower, Sector 4, Vashi, Navi Mumbai & **MR. KAMLESH ARJUN CHOUDHARI** Age 28 Years residing at 1002/1003, Kalinga Bldg., "A" Wing, Nirmal Nagar, Mulung (W), Mumbai - 400080 an Indian inhabitant residing at hereinafter called "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators and assigns ) of the **OTHER PART.**

*Handwritten signatures and initials in blue ink.*

*Handwritten signature in blue ink.*

*Handwritten signature in blue ink.*

**P. V. SHINDE**  
Proper Officer  
General Stamp Office, MUMBAI

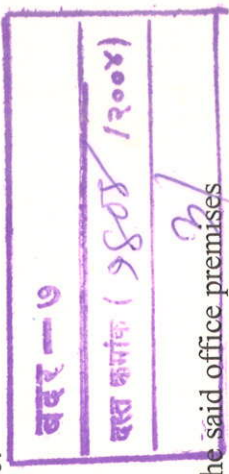


GENERAL STAMP OFFICE  
TOWN HALL  
FORT, MUMBAI  
MAH-GSO/0066  
INDIA  
STAMP DUTY MAHARASHTRA  
3853  
164648  
JAN 30 2004  
R. 0144000  
B 1078

430884 Rs. 1,44,000/- Rs. One Lacs Forty

1

**WHEREAS the TRANSFEROR** owns an Office bearing 708 on the 7<sup>th</sup> Floor of the office building stilt + 7 storey and known as "GATEWAY PLAZA" constructed on all those pieces of parcels of Land more particularly described in the Schedule hereunder written and situated at Hiranandani Gardens, Powai, Mumbai :- 400 076., admeasuring an area of 400 Sq. Ft. (built up) on ownership basis and is a member of "GATEWAY PLAZA CO-OP. SOC. LTD." (Reg. No. BOM/W/s GNI(O) 8396 - 96-97 dt. 16.05.1996) and hold both inclusive under Share Certificate No. 040.



**AND**

**WHEREAS the TRANSFEROR** has agreed to sell and transfer the said office premises together with all the furniture, fixture, fittings and electrical installation therein and all her rights, title and interest in the said Office Premises together with all the furniture, fixture, fittings and electrical installation therein and five shares to the Transferees do hereby agree to acquire from the TRANSFEROR. The TRANSFEROR the said premises together with all the furniture, fixture and electrical installation therein on ownership basis at the price and on the terms and conditions appearing hereinafter.

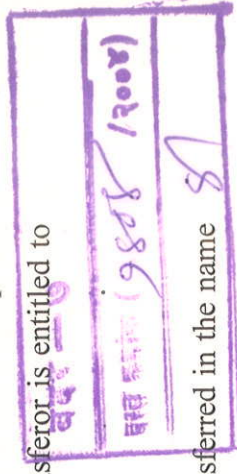


**NOW THIS DEED WITNESSTH AS UNDER :**

1. The purchase price of the said premises together with all furniture, fixture and electrical installation therein to be paid by the Transferees to the Transferor is Rs. 14,40,000/- (Rupees Fourteen Lacs Fourty Thousand Only).
2. That the total consideration of Rs. 14,40,000/- (Rupees Fourteen Lacs Fourty Thousand Only) to be paid by the Transferees to the Transferor as follows in equal share.
  - a) Rs. 9,40,000/- (Rupees Nine Lacs Fourty Thousand Only) before execution of these present.
  - b) Balance consideration of Rs. 5,00,000/- (Rupees Five Lacs Only) at the time execution of these presents and against the vacant and peaceful possession of the said office premises.
3. Transferor does, hereby sell and transfer all here rights, title and interest in the said Office premises together with all the furniture, fixtures, fittings and electrical installation therein and said shares to the Transferees.

*Mudra*  
*Mudra*  
*Sobhan*  
*Sobhan*

4. The Transferor has represented to the Transferees that before the execution of this Agreement for Sale, the Transferor has paid the requisite stamp duty payable on the Agreement for Sale dated 27<sup>th</sup> July, 1992 between them and Promoter /Builder M/s. Hiranandani Industrial Enterprises and that has rights title and interest under the said Agreement for Sale dated 27<sup>th</sup> July, 1992 Subsists, that the Transferor has not done anything whereby their right, title, interest and benefits under the said Agreement for sale dated 27<sup>th</sup> July 1992 and /Or in respect of the said office premises are in any way adversely affected and that the Transferor is entitled to ender in to these presents.



5. The Transferor has agreed to get the said office premises transferred in the name of Transferees in the records of the said Society. The Transferor shall always execute all deeds documents and render all assistance for affecting the transfer of the said Office Premises together with all the furniture, fixtures, fittings and electrical installation therein and the five shares, in the name of the Transferees.

6. The Transferor shall put the Transferees into actual and physical possession of the said office Premises, admeasuring 400 Sq.Ft. (Built Up). The Transferor shall hand over the Original Shares Certificate No. \_\_\_\_\_ of the said Society to the Transferees.



7. The Transferor hereby confirms that the said office, premises together with the furniture, fixtures, fittings and electrical installation therein, hereby sold is free from all encumbrances charges, claims, lien etc. should thereby and claims from any other quarter against the said office premises together with all the furniture, fixtures, fittings and electrical installation therein, the Transferor hereby agrees to indemnify the Transferees against any such claims from any quarter.

8. The Transferor will handover the Original Agreement date \_\_\_\_\_ executed by him with the Promotee/Builder M/s. Hiranandani Industrial Enterprises and Original Share Certificate of the said Society to the Transferees.

9. All dues and other relevant charges relating to the said office Premises will be borne and paid by the Transferor up to 31/01/2004 or date of vacant and peaceful possession, whichever is earlier, and thereafter shall be borne and paid by the Transferees, should there be any arrears of dues payable to the said "Gateway Plaza co-Op. Premises Society Ltd." Telephone bills of MTNL, Electrical Charges of BSES Ltd., etc., in respect to pay the same. Transferor will hand over to the Transferees Xerox Copy of such paid bills.

*Srinivasan*  
*S. Srinivasan*  
*1988/2008*



बदल - ०
दस्ता क्रमांक ( १८०४ / २००४ )
५

10. The Transferor also confirms that after the sale of these presents he will not be claim any right, title or interest of whatsoever nature in respect of the said Office Premises.

11. It is clearly agreed and understood between the parties hereto that the transfer charges and or donation, if any, required to be paid to the Society for effecting the transfer of the said office Premises in the name of the Transferees in the records of the said Society shall be borne and paid by the Transferor and Transferees in equal shares.

12. It is also agreed and understood between the parties hereto that the consideration of 14,40,000/- (Rupees Fourteen Lacs Fourty Thousand Only) includes society deposits, infrastructure development charges @ Rs. 15/- per Sq. Ft. etc. and Transferor shall so all such deeds, act and thing that may be necessary to get the deposits, infrastructure development charges, share money etc. transferred in the name of the Transferees along with the Shares Certificate and the said Premises.

13. The Stamp duty and registration charges payable, if any, in respect hereof shall be borne and paid by the Transferees alone.



### THE SCHEDULE ABOVE REFERRED TO

FIRST ALL THOSE pieces of parcels of land or ground situate, lying and being at village Powa, Near I.I.T. Saki Vihar Road, in the Registration district and Sub - District of Bombay city and Bombay suburban and bearing C.T.C. Nos. 4,5,8,9,10,11,12,13 (pt), 14(pt), 17,189pt), 19(pt), 24(pt) & 25 village Powai and admeasuring 3,34,454 sq. mts. Or thereabouts equivalent to 4,00,006 Sq. Yds.

SECONDLY ALL THOSE pieces or parcels of lands or ground situate lying and being at village Powai, Near I.I.T., Saki Vihar Road, in the Registration District and, Sub-District of Bombay City and Bombay Suburban and bearing C.T.C. Nos. 4,5,8,9,10,11,12,13 (pt) 14(pt), 17,18(pt), 19(pt), 24(pt) & 25 of village Powai and admeasuring 3,34,454 Sq. Mts. Or thereabouts equivalent to 4,00,006 Sq. Yds. Or thereabouts excluding area admeasuring 17,640 Sq. Yds. Equivalent to 14,717 Sq. Mts.

Retained by the said M/s. \_\_\_\_\_ and

bearing C.T.C. Nos. 11(pt) & 12(pt).

*Mumeeraj*  
*Safar*  
*Safar*

THIRDLY ALL THOSE Land or parcels of lands or grounds situate, lying and being at village Powai, in the Registration District and Sub -District of Bombay City and Bombay Suburban and bearing C.T.C. No. 10(pt), 11(pt), 14(pt), 16(pt), 17(pt), 18(pt) and 19(pt) of village Powai.

वस्तु क्रमांक १८०८ (२००४)
वर्ष १९७९

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND AND SEALS ON THE DAY MONTH AND THE YEAR FIRST HEREINABOVE WRITTEN.

**SIGNED AND DELIVERED**

By the within named TRANSFEROR )

MRS. SWATANTRA KAPOOR )

AND

MR. VIJAY KAPOOR )

Mrs. Swatantra Kapoor Sofam.

In the presence of ..... )

1. *[Signature]*  
2. *[Signature]*

**SIGNED AND DELIVERED**

By the within named TRANSFEREES )

MR. JAWAHAR ~~LAL~~ HEMRAJANI )

&

KAMLESH CHOUDHARI )

*[Signature]*  
*[Signature]*

In the presence of ..... )

1. *[Signature]*  
2. *[Signature]*



VALID UP TO 26/2/93

Gen: 2000 (Gen-362:31.7.91)-DyChE(BP) (ES)

MUNICIPAL CORPORATION OF GREATER BOMBAY

NO. CE/ 321 /BPES/ AS of

27 FEB 1992

COMMENCEMENT CERTIFICATE

27 FEB 1992  
19848/19008

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act XXXVII of 1966) to

applicant to the development work Shri Surendra Hiramanam & others C.A. to owners. on plot C Survey No. 4 (Cpt), 5, 8, 9 (Cpt), 10, 11, 12 of Village Powai situated at 16 to 19 (all parts) Sector IV A & B office complex on the following conditions viz.: - Bhandrup (w).

This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) the development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans, (b) any of the conditions, subject which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with, (c) the Municipal Commissioner for Greater Bombay 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 or 45 of the Maharashtra Regional and Town Planning Act 1966 the Municipal Commissioner has appointed Shri N. B. Rakkhale Executive Engineer to exercise his powers and sanctions of the Planning Authority under Section 45 of the said Act.

This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

This Commencement Certificate is renewable every year but the extended period shall in no case exceed three years provided that such lapse shall not bar any subsequent application for fresh permission under Section 44 of the Maharashtra Regional and Town Planning Act, 1966.

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

C. C. upto plinth

Building Proposal 1992

for and on behalf of the Local Authority  
The Municipal Corporation of Greater Bombay.

Executive Engineer, Building Proposals  
(Eastern Suburbs) 23/1/52

AUG 1992

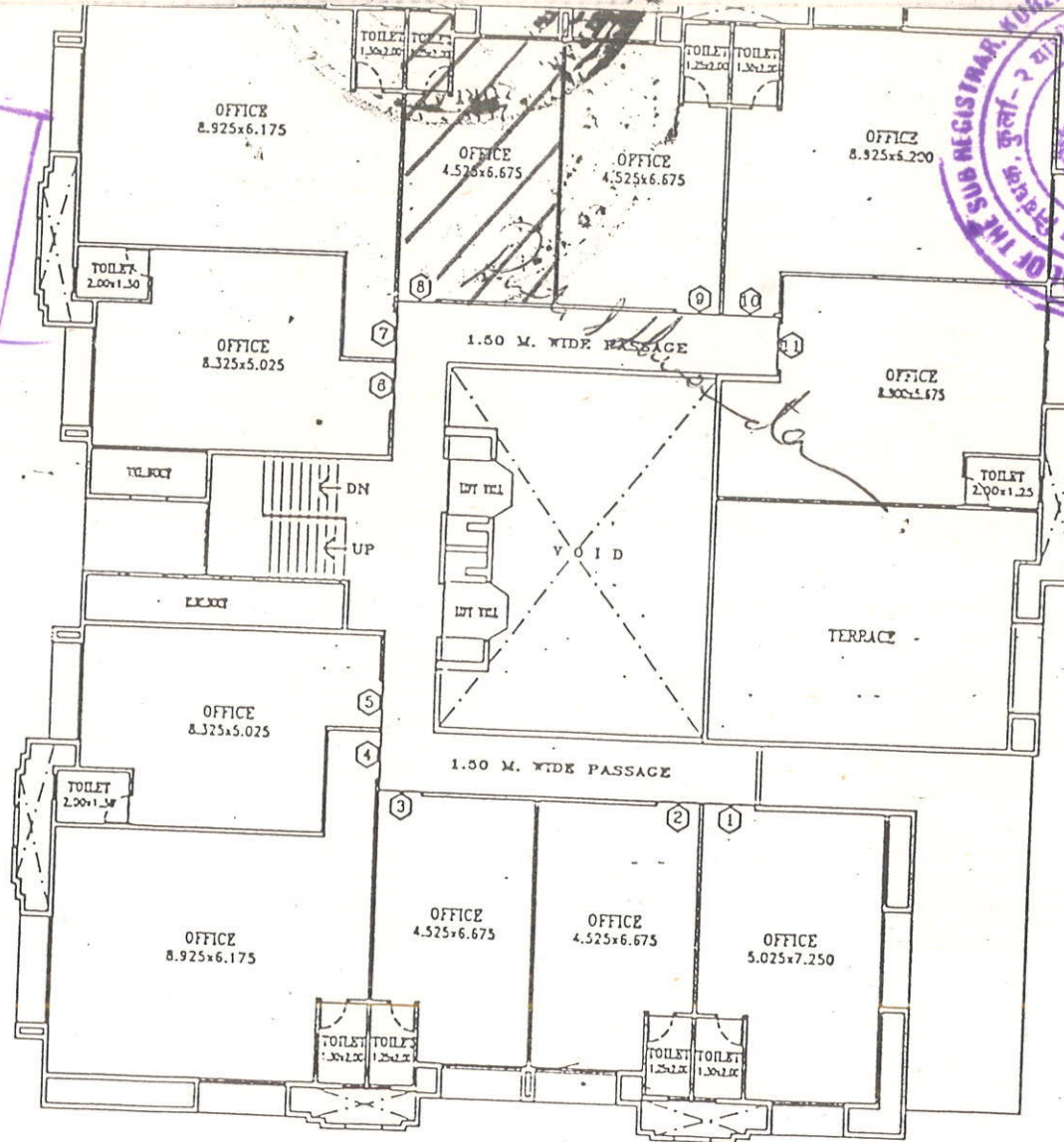
C. upto 1st slab.

For Municipal Commissioner  
for Greater Bombay.

Executive Engineer Building Proposal,  
(Eastern Suburbs.) 23/1/52



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A001 / 1002  
A002 / 1006  
A003 / 1008  
A004 / 1010



THE SEAL OF THE SUB REGISTRAR, MUMBAI DISTRICT, MUMBAI  
MUMBAI SUBURBAN DIST. BANDRA  
Sub-Registrar, Mumbai District, Mumbai  
10/11/2008

*Signature*  
*Signature*



HIRANANDANI  
GARDENS

SEVENTH FLOOR PLAN

GATEWAY PLAZA

OFFICE NO. :- 708



ARCHITECTS  
C.J. VASTANI

# Gateway Plaza

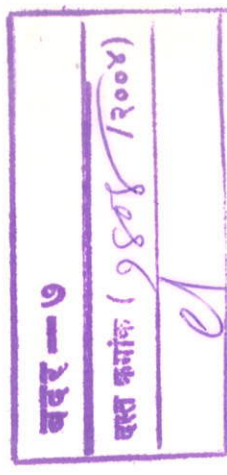
CO-OP. PREMISES SOCIETY LTD.

(Reg. No. BOMWS/GNI(0)8396/96-97 Dt. 16-5-96)

HIRANANDANI GARDENS, POWAI,  
MUMBAI - 400 076. ☎ 696 0560

Ref./Noc/Sale/003/29/01/2004.

To,  
Mrs. Swatantra Kapoor &  
Mr. Vijay Kapoor,  
GP - 708, Gateway Plaza,  
Hiranandani Gardens, Powai,  
Mumbai - 400 076.



**Subject : No Objection Certificate for sale of Office No GP- 708.**

Dear Sir,

With reference letter dated 24.01.2004 received from you regarding NOC for Sale of Office NO GP - 708, we would like to inform you that Gateway Plaza Co-op Premises Society Ltd has NO OBJECTION in sale of your office GP - 708 to Mr. Kamlesh Choudhari & Mr. Jawahar Hemrajani, after completing all the formalities of the society.

**For Gateway Plaza Co-op Premises Society Ltd,**

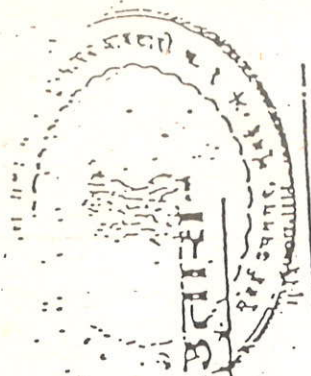
  
**Hon. Secretary**



*Grant*

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# मालमत्तेच्या रजिस्टर कार्डातील उतारा



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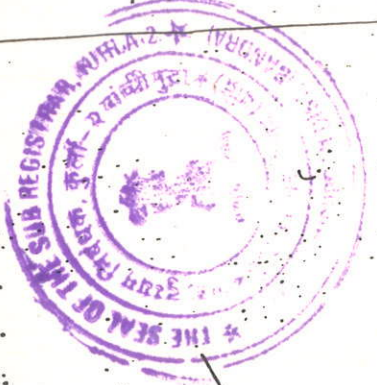
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This I.O.D. is issued subject to compliance of the provisions of U.L. (U.L.I) Act, 1976.

693-83-40,000 Form.

DC-48

In replying please quote No. and date of this letter.

Intimation of Disapproval under Section 346 of the Bombay Municipal Corporation Act, as amended up to

24 JAN 1992  
MUNICIPAL OFFICE  
Bombay

CE/321/BPES/A/S  
No. E.B./CE/ /BS /A

ANDUM

Hri Surendra Hiranandani & Others  
A. to Owners

Enclosed to your Notice, letter No. dated 198, and delivered on 198, and the Plans, Sections, Specifications and Description and further particulars of your building at C.T.S. No. 4 (Pt.), 5, 8, 9 (Pt.), 10, 11, 16 to 19 (all parts) of Village Powal, Sector IV A & B Office Complex. In compliance with the provisions of U.L. (U.L.I) Act, 1976, I have to inform you that I cannot approve the plan and specifications proposed to be erected or executed, and I therefore hereby formally intimate to you that the same are not approved.

The proposed work is not submitted and the structural designs and calculations are not submitted through him along with the permission memo before starting the work. It is noted that the level of the bottom of road side drain without the flow of rain water from adjoining holding to prove possession of the holding before starting the work.

The notice under Section 347(1) (aa) of the Bombay Municipal Corporation Act will not be sent for intimating the date of commencement of the work and intimation will not be sent to this office for checking the open spaces and building dimensions as soon as the plan is completed.

At certificate under Section 270A of Bombay Municipal Corporation Act will not be obtained from Hydraulic Engineer regarding sufficiency of water supply.

At clearance certificate from Assessment Department regarding upto payment of Municipal taxes etc. will not be submitted.

At adequate No. of trees will not be planted at site as per the standard requirements.

At adequate care will not be taken to safeguard the trees existing at the plot while carrying out the construction work.

At the arrangement for moveable refuse container of 1 Cu.m. capacity per the specification of Chief Engineer (Solid Waste Management) will not be provided on site before submitting Building Completion certificate.

At adequate and decent temporary sanitary accommodation will not be provided for construction workers at site before starting the work.

At the requirements of bye law 4(c) will not be complied with before starting the drainage work and in case municipal sewer is not laid, the drainage work will not be carried out as per the requirement of Executive Engineer (Sewerage Project) Planning and Completion certificate from him will not be submitted.

At surrounding open spaces, parking spaces and terraces will not be properly consolidated, paved with concrete, asphalt or laid, sloped and drained.



( ) That proper gutters and down pipes are not intended to be put to prevent water drippings of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections, requirements, but not otherwise you will be at liberty to proceed with the said building or work at any day of 198, but not so as to contravene any of the provisions of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the

Your attention is drawn to the Special Instructions and Notes accompanying the Intimation of the Executive Engineer, Building Zone, D.

**SPECIAL INSTRUCTIONS**

**(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS YOUR PROPERTY.**

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipality for Greater Bombay has empowered the City Engineer to exercise, perform and discharge duties and functions conferred and imposed upon and vested in the Commissioner by Section 3 of the Act.

(3) Under By-law, No. 8 of the Commissioner has fixed the following levels:—

"Every person who shall erect as new domestic building shall cause the same to be built so that the plinth shall be—

"(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the level at which the drain from such building can be connected with the sewer then existing and laid in such street.

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 10 feet of such building."

"(c) Not less than 92 ft. ( ) metres above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the property taxes is required to give notice of erection of a new building or occupation of a building vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever is earlier. Non-compliance with this provision is punishable under Section 471 of the Act irrespective of the date in the current year in which the completion or occupation is detected by the Assessment Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessary completion certificate with a view to enable the Municipal Commissioner for Greater Bombay to grant a permission, before occupation and to levy penalty for non-compliance of Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per Section 347(1) (aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Dombay Suburban District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Bombay Suburban District before the work is started. The Non-agricultural assessment shall be made on the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Your attention is drawn to the notes accompanying this Intimation of Disapproval.



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# बृहन्मुंबई महानगरपालिका

## MICIPAL CORPORATION OF GREATER BOMBAY

Dr. Chhel Engineer,  
(Bldg. Proposals) (Eastern Suburbs),  
4th Floor, Municipal Transport Garage Bldg.,  
Uchla Depot.,  
Pani Nagar, Chhatkopar (East),  
Bombay-400 075.

25/321/8P&S/15

24 JAN 1992

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That certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, terraces, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.

That the requirements of bye-law 5(b&c) will not be complied with as the sanitary block lobbies do not abut open space.

That three sets of plans mounted on canvas will not be submitted.

That the copy of the Intimation of Disapproval and other layout or sub-division conditions imposed by the Corporation in connection with the development at the site shall not be given to the purchaser and also displayed at site.

That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

That the road lines and boundaries of reservations will not be got demarcated from concerned authority and demarcation plan and letter will not be submitted before starting the work.

That the plot reserved for sewerage for pumping station/Sewerage purification plant will not be handed over to Corporation before Occupation.

That the debris will not be removed before submitting the buildings completion certificate and deposit Rs. XXXXX Nil will not be paid before starting the work towards faithful compliance thereof.

That a copy of the agreement subject to which flats etc. are sold to the purchasers shall not be submitted.

That a Janata Insurance Policy or Policy to cover the compensation claims arising out of workmen's Compensation Act, 1923 will not be taken out before starting the work and will not be renewed during the construction of work.

That documentary evidence regarding ownership, area and boundaries of holding is not produced by way of extracts from the District Inspector of Land Records, extract from City Survey Record and Conveyance deed etc.

That some of passages and lobbies will not be properly lighted and ventilated.

That the carriage entrance across road side drain will not be provided before starting the work.

That the N.A. Permission from the Collector of Bombay will not be submitted.

That No Objection Certificate from Civil Aviation Department for the proposed height of the building will not be submitted before reaching the work upto 22'-0" height.

That the surface drainage and Storm Water Drains arrangement will not be made in consultation with the Executive Engineer, Storm Water Drains (Suburbs.)

That the surface drainage and Storm Water Drains arrangement will not be made in consultation with the Executive Engineer, Storm Water Drains (Suburbs.)



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- Zb) That the means of access will not be constructed water macadam before starting the work and will not be cons asphalted, drained, dewatered, lighted etc. and date of st and completion of work will not be intimated to the Executive Engineer, Road Construction (Eastern Suburbs necessary certificate from him will not be obtained. That low lying plot will not be filled, upto a reduced level atleast 92 Town Hall Datum or 6" above adjoining road whichever is higher with murrum, earth, boulders, etc. rolled to the satisfaction of the City Engineer. That the land in set back or going under development for which F.S.I. advantage is taken will not be filled brought in level with the surrounding plot area. That the land in set back portion or going under development for which F.S.I. advantage is availed will not be the Municipal Corporation before commencement of the work the land handed over to the Municipal Corporation will get transferred in the record of City Survey Office name of the Municipal Corporation. That the plot will not be demarcated through the Inspector of Land Records before proceeding further work after the plinth is constructed and copy of the work not be submitted to this office. That No Objection Certificate from Hydraulic Engineer proposed development will not be obtained and his request will not be complied with. That the Registered Undertaking in quadruplicate and copy of the plan is not submitted for agreeing to handy set back land, D.P. Road land and reservation land to that Corporation free of compensation. That true copy of the sanctioned plan of sub-division with copy of conditions will not be submitted. That the terms and conditions of the sanctioned sub-division layout will not be complied with. That the proposal for amended layout/sub-division will submitted and got approved before starting the work. Terms and conditions thereof will not be complied with. That federation of all the plot owners of the sub-division layout for construction and maintenance of the infrastructure will not be formed. That the electric poles along internal access road/lane roads will not be provided as per the standard regarding height, material and foundation to be laid down by Electric Supply Co. and approved by this office. That the floor No. will not be marked and painted on the wall of the staircase and lift well. That the certificate from Lift Inspector regarding installation and operation of the lift will not be submitted. That the Certificate from Ward Officer stating that the compensation is paid for the set back land with area will not be submitted. That commencement certificate under Sec. 45 of the Maharashtra Regional and Town Planning Act, 1966 will not be obtained starting the work. That the requirements of Chief Fire Officer will not be obtained and complied with. That the requirements of Tree authority will not be obtained. That the requirements of Dy. C.E. (Sewerage Project) (Plan & Design) will not be obtained and complied with. That No Objection Certificate from respective electricity for electric sub-station on the plot will not be submitted.
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NOTE : 1) The work shall be started after compliance of objections C, I, U, Za.

2) The C.C. will be issued after compliance of objections A, E, Q, S, Y, Za, Zb, Zh, & Zz.

Executive Engineer Building P.  
(Muzila Suburban)



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- (1) The work should not be started unless objections are compiled with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencing the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and erect structures for storing constructional materials shall not be allowed on site. The temporary completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangements should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water Municipal Water for construction purposes. Failing this, it will be presumed that Municipal water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stacked in front of the property. The scaffolding, bricks, metal, sand, props, ladders, etc., should not be deposited over footpaths or public street by the owner/architect/their contractors, etc., without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obtaining all the objections is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces and dimension.
- (11) The application for sewer street connection, if necessary, should be made simultaneously with the commencement of the work as the Municipal Corporation will require time to consider alternative arrangements to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. \_\_\_\_\_ of \_\_\_\_\_ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act, 1948 or the terms and conditions for connection to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any, should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having glass panes at the rate of .125 cubic metres per 10 Sq. metres below pavement.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below, level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.
- (20) This Intimation of Disapproval is given exclusively for the purposes of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(h)(1) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (a) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanction will be withheld and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12) of the Town Planning Act, will be withdrawn.



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(21) If it is proposed to demolish the existing structure by negotiations with the tenants, under circumstances, the work as per approved plans should not be taken up in hand unless the Engineer is satisfied with the following :-

(1) Specific plans in respect of evicting or rehousing the existing tenants on your stating their names and the area in occupation of each.

(2) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.

(3) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.

(4) In case of extension to existing building, blocking of existing windows of rooms deriving light from its front or other sides should be done first before starting the work.

(5) In case of additional floor no work should be start before or during monsoon which will cause water leakage and consequent nuisance to the tenants staying on the floor below.

(6) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1 meter.

(7) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.

(8) It is to be understood that the foundations must be excavated down to hard soil.

(9) The positions of the drains and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

(10) The water arrangement must be carried out in strict accordance with the Municipal requirements.

(11) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous sanction in writing of the Municipal Commissioner for Greater Bombay, as required in Section 38 of the Municipal Corporation Act.

(12) All gully traps and open channel drains shall be provided with tight fittings in mosquito proof made of wrought iron plates on hinges. The manholes of all gully traps shall be covered with a grating with a bolt and nut screwed on tightly serving the purpose of a lock and the gully traps shall be protected with wire on dome shaped pieces (like a garden zari pot) with copper plate perforations each not exceeding 1.5 mm. in diameter. The cistern shall be made of copper plate or be made of concrete and shall be made easily accessible from the top. The upper ends of the ladder shall be curved and extended 60 cm. above the top where they are to be fixed and its lower end shall be fixed in concrete blocks.

(13) No broken bottles should be fixed over boundary walls. This prohibition refers only to bottles and not to the use of plano glass for coping over compound wall.

(14) Louvers should be provided as required by By-law No. 5(b).

(15) Ladders or Arches should be provided over Door and Window openings.

(16) The drains should be laid as required under Section 234-1(a).

(17) The inspection chamber should be plastered inside and outside.

(18) If the proposed addition is intended to be carried out on old foundations and structures, you should do so at your own risk.

Executive Engineer - Building Proposals  
Zone 10, Wards 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



7 AU  
C u

Executive

RECEIPT

Received from **MR. JAWAHAR HEMRAJANI & MR. KAMLESH CHOUDHARI** the cheque of Rs. 14,40,000/- (Fourteen Lacs Fourty Thousand Only/-) against the payment of Gate Way Plaza premises No. 708. Vide Cheque No. 410428 Amount Rs. 4,70,000/- (Four Lacs Seventy Thousand Only/-) and Cheque No. 410429 Amount Rs. 2,50,000/- (Two Lacs Fifty Thousand Only/-) dated 27/01/2004 Drawn on the name of Mr. Vijay Kapoor and Cheque No. 410431 of Rs. 2,50,000 (Two Lacs Fifty Thousand Only/-) and Cheque No. 410 430 of Rs. 4,70,000/-(Four Lacs Seventy Thousand Only/) dated 27/01/204 Drawn on the name of Mrs. Swatantra Kapoor

WE SAY RECEIVED



**SWATANTRA KAPOOR  
&  
VIJAY KAPOOR**



बदल - ७
बदल कांक (१९९९/२००४)
२०/





दस्त गोषवारा भाग-1

वदर7

दस्त क्र 1404/2004

29

05/02/2004 दुय्यम निबंधक:

1:43:16 pm कुर्ला 2 (विक्रोली)

दस्त क्रमांक : 1404/2004

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: स्वतंत्र - कपूर  
पत्ता: घर/फ्लॅट नं.: बी-202

गल्ली/रस्ता: -

ईमारतीचे नाव: ईडन-4

ईमारत नं.: -

पेट/वसाहत: हिरानंदानी गार्डन्स

शहर/गाव: पवई

तालुका: -

पिन: 76



लिहून देणार

वय 53

सही

*[Signature]*

2 नाव: विजय - कपूर

पत्ता: घर/फ्लॅट नं.: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



लिहून देणार

वय 57

सही

*[Signature]*

3 नाव: जवाहर हरीराम हेमराजानी

पत्ता: घर/फ्लॅट नं.: 1201-02

गल्ली/रस्ता: -

ईमारतीचे नाव: जिनी टॉवर, सेक्टर 4

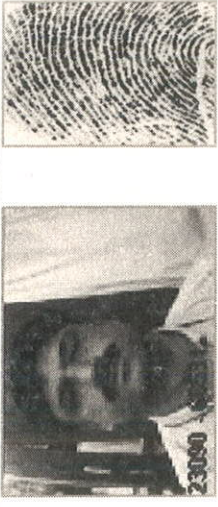
ईमारत नं.: -

पेट/वसाहत: वाशी

शहर/गाव: नवी मुंबई

तालुका: -

पिन: -



लिहून घेणार

वय 38

सही

*[Signature]*

4 नाव: कमलेश अर्जुन चौधरी

पत्ता: घर/फ्लॅट नं.: 1002/1003

गल्ली/रस्ता: -

ईमारतीचे नाव: कालिगा

ईमारत नं.: अे विंग

पेट/वसाहत: निर्मल नगर

शहर/गाव: मुलुंड प

तालुका: -

पिन: 80



लिहून घेणार

वय 28

सही

*[Signature]*



# Gateway Plaza

CO-OP. PREMISES SOCIETY LTD.

(Reg. No. BOMW-S/GNI(0)8396/96-97 dt. 16-5-96)  
HIRANANDANI GARDENS, POWAI, MUMBAI - 400 076.  
Tel.: 91-22-3058 3860  
E-mail : office.gatewayplaza@gmail.com

TO  
THE ASST. GENERAL MANAGER  
BANK OF INDIA  
MUMBAI MID CORPORATE BRANCH  
MUMBAI

Dear Sirs,

SUBJECT: NO OBJECTION CERTIFICATE

REF: Office no. **GP-708**, admeasuring **400.00** sq ft built up, Gateway Plaza Co.Op Premises Society Ltd. in the name of **Mr. Kamlesh Choudhari & Mr. Jawahar Hemrajani**.

1. This is to confirm that the above Society is registered under No. **BOMW-S/GIN(0) 8396/96-97** Dtd. **16/05/1996** is the owner of the above building and the society has allotted share certificate to office no. 708 in the name of **Mr. Kamlesh Choudhari & Mr. Jawahar Hemrajani**
2. We hereby assure you that the said office, as well as the building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and entire property is free and marketable.
3. We further confirm that we have a clear and legal marketable title to the said property and every part thereof, and that all taxes and dues in respect thereof have been paid up-to-date.
4. We have no objection to your giving a loan to the allottee/transferee/proposed transferee and his/her mortgaging the said office with you by way of security for repayment. We confirm that to the best of our knowledge **Mr. Kamlesh Choudhari & Mr. Jawahar Hemrajani** has not raised any finance from any other source to buy the said office.
5. We undertake not to allow **Mr. Kamlesh Choudhari & Mr. Jawahar Hemrajani** to transfer the said office to any third party whether by way of lease, leave & license or any other basis without your prior written permission. We also undertake not to issue any duplicate share certificate to **Mr. Kamlesh Choudhari & Mr. Jawahar Hemrajani** without your prior written permission.

For GATEWAY PLAZA CO-OP PREMISES SOCIETY LTD.



DR. JAGRUTI ARAHANA  
HON. CHAIRPERSON



MR. VINOD SHETTY  
HON. SECRETARY



DATED : 2<sup>ND</sup> SEPTEMBER 2015

**GATEWAY PLAZA CO-OP PREMISES SOCIETY LTD.**

(Registered under the M.C.S. Act. 1960) (Reg. No. BOMW/-S/GNL (N) 8396/96-97 Dt.16-5-96)

Share Certificate No. 078

Member's Register No. 10/78 1963 No. of Shares 5

**Share Certificate**

Registration No. 63/78

MISS SWATNTRA KAPOOR AND

Date 28-7-1997

This is to certify that Shri Smt. Mrs. Swatntra Kapoor

is Registered holder of FIVE fully paid up shares of Rs. 75 each numbered

from 456 to 460 both inclusive, in Gateway Plaza Co.-operative Premises

Society Ltd., Hiramandani Gardens, Powai, Mumbai-400 076, subject to the Bye-laws of the

said Society. 20708

Given under the Common Seal of the said Society at Mumbai this 24<sup>th</sup> day of May

20 1999

Authorised  
M. C. Member

R. K. S. K.



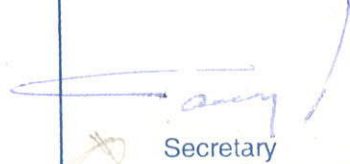

Secretary

N. S. S.

Chairman

A. S. S.

## MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
28/2/2007 (M.C. Member at 9/12/06)	94	78	Mr. Kamlesh Choudhary & Mr. Jovan Hemrajaw  <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">                       X Authorized M.C. Member                 </div> <div style="text-align: center;">                       Chairman                 </div> <div style="text-align: center;">                       Secretary                 </div> </div>	94
			Authorized M.C. Member	Chairman  Secretary
			Authorized M.C. Member	Chairman  Secretary
			 Authorized M.C. Member	Chairman  Secretary

# Gateway Plaza

CO-OP. PREMISES SOCIETY LTD.

(Reg. No. BOMW-S/GNI(0)8396/96-97 dt. 16-5-96)  
HIRANANDANI GARDENS, POWAI, MUMBAI - 400 076.  
Tel.: 91-22-3058 3860  
E-mail : office.gatewayplaza@gmail.com

TO  
THE ASST. GENERAL MANAGER  
BANK OF INDIA  
MUMBAI MID CORPORATE BRANCH  
MUMBAI

Dear Sirs,

SUBJECT: NO OBJECTION CERTIFICATE

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2. We hereby assure you that the said office, as well as the building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and entire property is free and marketable.
3. We further confirm that we have a clear and legal marketable title to the said property and every part thereof, and that all taxes and dues in respect thereof have been paid up-to-date.
4. We have no objection to your giving a loan to the allottee/transferee/proposed transferee and his/her/their mortgaging the said office with you by way of security for repayment. We confirm that to the best of our knowledge **Mr. Kamlesh Choudhari & Mr. Jawahar Hemrajani** has not raised any finance from any other source to buy the said office.
5. We undertake not to allow **Mr. Kamlesh Choudhari & Mr. Jawahar Hemrajani** to transfer the said office to any third party whether by way of lease, leave & license or any other basis without your prior written permission. We also undertake not to issue any duplicate share certificate to **Mr. Kamlesh Choudhari & Mr. Jawahar Hemrajani** without your prior written permission.

For GATEWAY PLAZA CO-OP PREMISES SOCIETY LTD.



DR. JAGRUTI ARAHANA  
HON. CHAIRPERSON



MR. VINOD SHETTY  
HON. SECRETARY



DATED : 2<sup>ND</sup> SEPTEMBER 2015



Energy



**Z Your Electricity Bill for JUL-15 (by 25th)**

**Account No :** 101723922 **Bill Date :** 08-08-2015  
**Name :** HIRANANDANI INDL ENTERPRISES  
**Address :** 708 GATEWAY PLAZA A S MARG  
 POWAI  
 near to lit  
 MUMBAI 400076

**Your bill amount payable (roundsum)**

**₹ 360.00**

Due by\* : 24.08.2015\*

\*Refers only to current bill amount. Previous overdue balance is payable immediately.

**Snapshot of your bill**

Your current month bill amount (₹)\* : 332.75  
 Net other charges (₹)\* : 32.78  
 Net previous balance (₹)\* : 2.00  
**Total (₹) : 367.53**

**Units consumed**

JUL-15	0
JUL-14	15

\*For details, please see overleaf.

**Track your consumption**

Bar Graph	Units(kWh)	Monthly/Yr
	0	JUN-15
	0	MAY-15
	23	APR-15
	0	MAR-15
	0	FEB-15
	2	JAN-15
	10	DEC-14
	18	NOV-14
	9	OCT-14
	4	SEP-14
	11	AUG-14

**Important message**

- MERC has revised tariffs effective from 1st June 2015. Impact of the same, on applicable units, is reflected in your bill.
- Adjustments of ₹. 35.28 for May-2015 and June-2015 prorated units is reflected under 'Others/Tariff Adjustments'.
- Please visit [www.merc.gov.in](http://www.merc.gov.in) or our website: [www.relianceenergy.in](http://www.relianceenergy.in) for detailed tariff order.
- Meter showing No consumption. Please confirm usage.
- If you pay after due date Delayed Payment Charges of ₹.7.36 will be included in your next month's bill.
- Tentative meter reading date for your AUG-15 bill is 04-09-2015.
- Additional Security deposit demanded along with March 15 bill still unpaid ₹. 120.00.

**Contact us**

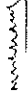
For all Your queries (24 hrs):  
1800-200-3030 (toll free) & 3030 3030

[www.relianceenergy.in](http://www.relianceenergy.in)

Your nearest Customer Care Centre/Internal Grievance Redressal Cell(IGRC):

1)Titlak Nagar, Road no-3, Chembur, Mumbai 400 089 Fax: 30092022 11)Sakinaka Junction., Andheri-Kurla Road, Mumbai 400 072 Email: [energy.helpdesk@relianceada.com](mailto:energy.helpdesk@relianceada.com)

(Only for grievances, unresolved by IGRC reach Consumer Grievance Redressal Forum at E-7 MIDC, Andheri(E), Mumbai 400 093 Tel:3005 4247 E-mail: [consumer\\_forum@cgfrinfra.org.in](mailto:consumer_forum@cgfrinfra.org.in) website: [cgfrinfra.org.in](http://cgfrinfra.org.in))



Rajiv Nakhare  
Business Head (East Division)  
(For Reliance Infrastructure Ltd.)

**Please choose right options and**

**Win prizes worth 25000\***

- Ghatkopar to Versova in 21 mins
- Air-conditioned trains
- Metro frequency every 4mins
- Fare starts at Rs.10

Name \_\_\_\_\_ Mobile No \_\_\_\_\_

- Please enter the marked coupon & submit the email at Mumbai Metro website. Customer care counter with all details for Lucky Draw Mumbai 400 093 Tel:3005 4247 E-mail: [consumer\\_forum@cgfrinfra.org.in](mailto:consumer_forum@cgfrinfra.org.in) website: [cgfrinfra.org.in](http://cgfrinfra.org.in)
- Coupon will be accepted till 31st July 2015.
- Draw scheduled on 28th August 2015 at 16:30 hours at ACP at Metro Station.
- \*Prizes subject to conditions apply.

Mumbai Metro

above it all



Abbr. in receipt: 'C' for cheque, 'E' for cash, 'E&O.E'

CONSOLIDATED STAMP DUTY PAID BY ORDER NO. MUDBRANK A.M.S. 2015/236 C.R.53/M-1 dated 02.03.2015

001173772710601304404401075800056607360.000000

For Advertising on this Bill :- Email:



**GATEWAY PLAZA CO-OP. PREM. SOCIETY LTD.**

HIRANANDANI GARDENS, POWAI, MUMBAI-400 076.

REGISTRATION NO. : (BOM/W-S/BN1(0)8396-96-97 DT.16/05/1996).

Name : MR KAMLESH CHOUDHARY & J. HEMRAJANI Bill No. : 163

Office : GP708

Bill for the Period 01/07/2015 to 30/09/2015

Bill Date : 01/07/2015

Due Date : 15/08/2015

Sr.No.	Particulars	Amount Rs. P.
1	Property Tax Coll.	7434.00
2	Water Charges Coll.	384.00
3	Electricity Charges Coll.	744.00
4	Maintenance Charges Coll.	1532.00
5	Sinking Fund Coll.	250.00
6	Repair Fund Coll.	750.00

Total Rs. : 11094.00

Add : Dues 151485.00 + Interest Arrear 30597.00 : 182082.00

Add : Interest on Dues : 7953.00

Grand Total : 201129.00

( Rupees : Two Lakh One Thousand One Hundred Twenty Nine Only. )

1. PLEASE DRAW CHEQUE IN FAVOUR OF "GATEWAY PLAZA CO.OP.PREM.SOCIETY LTD." WRITE NAME OF FLAT OWNER, FLAT NO. ON REVERSE SIDE OF THE CHEQUE.
2. MEMBERS ARE REQUESTED TO MAKE THE PAYMENT ON OR BEFORE DUE DATE. OTHERWISE INT. @21% P.A. WILL BE CHARGED.
3. MEMBERS RECEIPT WILL BE ISSUED ALONG WITH NEXT BILL.
4. ANY OBJECTION TO THE BILL RAISED SHOULD BE IMMEDIATELY BROUGHT TO THE NOTICE OF MANAGER.

For GATEWAY PLAZA CO-OP. PREM. SOCIETY LTD.

E. & O. E.

COMP. GNRT BILL DOES NOT REQ. SIGN.

*Office*  
*2015*  
*Partners*  
*Partners*  
*Mrs. S. S. ...*