



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

लेखा क्रमांक NX0606020180002	मालमत्ता करवर्ष 2018-2019	देयक क्रमांक 201810BIL11383260 201820BIL11383261	देयक दिनांक 22/07/2020
पदाकाराचे नाव व पत्ता : MAHENDRA MANGALDAS THAKKAR A WING, FLAT-102, NEELKANTH DHARA CT'S NO.380 TO 390, VILLGAGE GHATKOPAR KIROLO, LBS MARG, GHATKOPER(W), MUMBAI-400086		प्रेषक - महा. क.व.सं./ विभाग: Asstt. Assessor & Collector, N Ward, Municipal Office Building (Annex), Jawahar Road, Ghatkopar (East), Mumbai - 400 077.	
मालमत्ता क्रमांक, सदनािका क्रमांक, इमारतीचे नाव/ विंग, सी. टी. एम. क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, ठिकाण, मालमतेचे वर्णन, करदात्यांची नावे. 380 TO 390, VILLAGE GHATKOPER-KIROLO, AGRA ROAD, RCC BUILDING VIPUL H PATEL M/S.ASHAPURA DEVELOPERS. SHANTILAL VELJI SENGHANI			
प्रथम करनिर्धारण दिनांक: 27/04/2018	जलजोडणी क्रमांक: NX@0589930,	एकूण भांडवली मूल्य: ₹ 2360010	
एकूण भांडवली मूल्य: ₹ Twenty Three Lakh Sixty Thousand Ten Only (अक्षरी)			
देयक तयार करतेवेळी 31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0	01/04/2010 या तारखेनंतरची थकवाकी ₹ 0		
देयक कालावधी:	01/04/2018	ते	31/03/2019

(सर्व रकम रुपयांमध्ये)

कराचे नाव	01/04/2018	ते	30/09/2018	01/10/2018	ते	31/03/2019
सर्वसाधारण कर			1117			1298
जल कर			0			0
जललाभ कर			700			814
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			437			507
म.न.पा. शिक्षण उपकर			406			472
राज्य शिक्षण उपकर			355			413
रोजगार हमी उपकर			0			0
वृक्ष उपकर			20			24
पथ कर			508			590
एकूण देयक रकम			3543			4118
कलम 152 अ नसार दंडाची रकम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
अर्ली बर्ड योजनेनुसार लाभाची रकम			0			0
भरावयाची निव्वळ रकम			3543			4118
प्रतिदानाची निव्वळ रकम			0			0
* 30.06.2018 पर्यंत भरावयाची निव्वळ रकम			0			0
* 31.07.2018 पर्यंत भरावयाची निव्वळ रकम			0			0
* 31.07.2018 नंतर भरावयाची निव्वळ रकम			0			0
अक्षरी रुपये	₹ Three Thousand Five Hundred Forty Three Only			₹ Four Thousand One Hundred Eighteen Only		
अंतिम देय दिनांक:	30/10/2020			30/10/2020		

To make payment through NEFT:

IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPONX0606020180002, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of "MCGM"

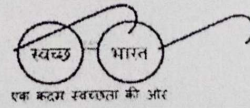
* अर्ली बर्ड इन्वेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

मालमत्ता लेखा क्रमांकांमधील पहिले ११ अंक इमारतीची यु.आय.डी. (युनिक आयडेंटिटी) असून, प्रत्येक इमारतीच्या दर्शनी भागावर यु.आय.डी. स्टीकर लावण्याचा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामांमधील पत्रव्यवहारात सदर यु.आय.डी. क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.

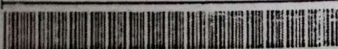
श. रा. ठसनेक

श्री सांगता हसनार

करनिर्धारक व संकलक (प्र)



एक रकम स्वच्छता को अर



Om Neelkanth Dhara Co-op. Housing Society Ltd.

Regd No.: MUM/WN/HSG/TC/11014/2018-2019 • CTS No. 380 to 390

Near Vrindavan Society, L.B.S. Marg, Ghatkopar (West) Mumbai Date: 14/03/2024

Ref. No.

Date: 14/03/2024

TO WHOMSOEVER IT MAY CONCERN

This is to certify that 1) Shri Mahendra Mangaldas Thakkar 2) Smt. Gunwanti Mahendra Thakkar 3) Shri Jigar Mahendra Thakkar are the bonafide members of Om Neelkanth Dhara Co-op. Hsg. Society Ltd. & they are the Joint Owners & in actual possession of Flat No.102 situated on the First floor of "A" Wing of our Society. The Carpet Area of the Flat is 46.53 Sq. Mtrs. Carpet as per MOFA & as per Rera the carpet area is 47.73 Sq. Mtrs

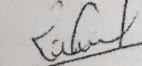
Against the said flat the Society is yet to issue any Share Certificate. . The building is situated on the plot of land bearing C.T.S. No. 380 to 390 of Village Ghatkopar Kirol , Taluka Kurla & it consist of Stilt plus 8th upper floors with Lift Facility constructed in the year around 2015 & assessed under Property No.NX0606020180002.

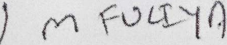
There is & NO DUES outstanding as on date against the said flat no. 102 of A Wing and the Society has **NO OBJECTION** if said flat No. 5 of "A" Wing is sold to any prospective buyer/s, subject to release of charge / clearance of loan of Axis Bank Ltd.

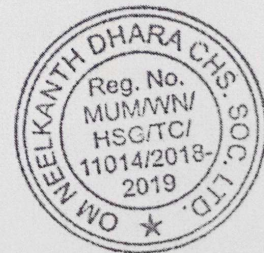
The Society has issued this letter on the specific request of the owners to register the agreement for sale.

For OM NEELKANTH DHARA CHS. SOC. LTD.

Krishna
CHAIRMAN


SECRETARY


TREASURER





20/07/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 8794/2018

नोंदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5785024
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: सदनिका क्र 102, माळा नं: 1 ला मजला, इमारतीचे नाव: ए विंग, नीलकंठ धारा, ब्लॉक नं: घाटकोपर पश्चिम, मुंबई 400086, रोड नं: एल बी एस मार्ग, इतर माहिती: मोजे घाटकोपर किरोळ सी टी एस नं 380 ते 390(सदर सदनिका मिळकतीचे रेरा प्रमाणे क्षेत्र 47.73 चौ मीटर कारपेट व मोफा प्रमाणे क्षेत्र 46.53 चौ मीटर कारपेट)((C.T.S. Number : 380 ते 390 ;))
(5) क्षेत्रफळ	1) 55.84 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स आशापुरा डेव्हलपर्स तर्फे भागीदार शांतीलाल व्ही सेंधानी वय:-57; पत्ता:- प्लॉट नं: शॉप नं 04, माळा नं: -, इमारतीचे नाव: विक्रम अपार्टमेंट, न्यु माणेकलाल इस्टेट, ब्लॉक नं: घाटकोपर पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-AALFA8668B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- महेंद्र मंगलदास ठक्कर वय:-57; पत्ता:- प्लॉट नं: सदनिका क्र 04, माळा नं: -, इमारतीचे नाव: एल्यास चाळ नं 1, ब्लॉक नं: घाटकोपर पुर्व, मुंबई, रोड नं: आर बी मेहता मार्ग, पटेल चौक, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AAZPT3236C 2): नाव:- गुणवंती महेंद्र ठक्कर वय:-52; पत्ता:- प्लॉट नं: सदनिका क्र 04, माळा नं: -, इमारतीचे नाव: एल्यास चाळ नं 1, ब्लॉक नं: घाटकोपर पुर्व, मुंबई, रोड नं: आर बी मेहता मार्ग, पटेल चौक, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AAZPT2439D 3): नाव:- जिगर महेंद्र ठक्कर वय:-30; पत्ता:- प्लॉट नं: सदनिका क्र 04, माळा नं: -, इमारतीचे नाव: एल्यास चाळ नं 1, ब्लॉक नं: घाटकोपर पुर्व, मुंबई, रोड नं: आर बी मेहता मार्ग, पटेल चौक, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AHCPT5488J
(9) दस्तऐवज करून दिल्याचा दिनांक	20/07/2018
(10) दस्त नोंदणी केल्याचा दिनांक	20/07/2018
(11) अनुक्रमांक, खंड व पृष्ठ	8794/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	310000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



खरी प्रत



S.V. Sarda
Agar in Thakkar
AGREEMENT

करल - १		
२०१४	५	२५
२०१६		

THIS AGREEMENT made at Mumbai this 20th day of July, in the Christian year Two Thousand Eighteen between M/S. ASHAPURA DEVELOPERS, a partnership firm PAN: AALFA8668B having its address at Shop No.04, Vikram Apartment, New Maneklal Estate, Ghatkopar (West), Mumbai 400 086 hereinafter called "the DEVELOPERS" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof be deemed to mean and include its successors in title and assigns) of the One Part;

AND

MR. MAHENDRA MANGALDAS THAKKAR age about 57 years PAN NO. AAZPT3236C adult, MRS. GUNWANTI MAHENDRA THAKKAR age about 52 years PAN NO. AAZPT 2439D adult & MR. JIGAR MAHENDRA THAKKAR age about 30 years PAN NO. AHCPT5488J adult Indian Inhabitant residing at / having office at 04, Elyas Chawl No-1, R. B. Mehta Marg, Patel Chowk, Ghatkopar (E), Mumbai - 400 077 hereinafter called "the INVESTOR-PURCHASER" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns and in case of firm the partners/proprietors of the firm and their respective heirs, executors, administrators and permitted assigns) of the Other Part;

WHEREAS :

1. By an Indenture dated 17th November, 1947 registered with the Sub-Registrar of Assurances at Bombay (now Mumbai) under Serial No. BOM 5654 of 1947 made between Kirol Lands Limited (therein referred to as the Vendors) of the First Part, A. Francis (therein referred to as the Confirming Party) of the Second Part and Khushaldas Bhikhabhai Suratwala (therein referred to as the Purchaser) of the Third Part, the said Kirol Lands Limited Sold, conveyed, transferred and assigned to the said Khushaldas Bhikhabhai Suratwala (hereinafter for brevity's sake also referred to as "the Original Owners") a plot of land bearing Hissa NO.5, Old Falni No.62 of Survey No.46 admeasuring 2 Acres and 16 Gunthas situated at Village of Kirol in the Registration District of Bombay (now Mumbai) Suburban and in the Registration Sub District of Bandra (hereinafter referred to as the "Larger Land") for the consideration therein mentioned and the said A. Francis confirmed such Sale and Transfer.
2. By an Indenture dated 16th October, 1948 registered with the Sub Registrar of Assurances at Bombay (now Mumbai) under Serial No. BOM 4333 of 1948 made between Khusaldas Bhikhabhai Suratwala (therein referred to as the Vendor) of the One Part and Devji Tokersey & Ors. (therein referred to as the Purchasers) of the Other Part, the said Khusaldas Bhikhabhai after reserving to himself right of way/access, sold, conveyed and transferred to the said Devji Tokersey & Ors. a part of the Larger Land admeasuring 2800 sq. yards for the consideration therein mentioned.



AS

M M Thakkar 20/07/18 Jigar

करल - १		
वेर	६	१५
२०१६		

By an Indenture dated 8th February, 1950 registered with the Sub Registrar of Assurances at Bombay (now Mumbai) under Serial No.BND 133 of 1950 made between Khusaldas Bhikhabhai Suratwala (therein referred to as the Vendor) of the One Part and Mohamed Hasan Ansari and Mohamed Yasin Ansari (therein referred to as the Purchasers) of the Other Part, the said Khusaldas Bhikhabhai sold, conveyed and transferred to the said Mohamed Hasan Ansari and Mohamed Yasin Ansari another part, remaining, of the larger land, admeasuring 1740 sq. yards for the consideration therein mentioned.

4. By an Indenture dated 23rd February, 1950 registered with the Sub Registrar of Assurances at Bombay (now Mumbai) under Serial No.BND 178 of 1950 made between Khusaldas Bhikhabhai Suratwala (therein referred to as the Vendor) of the One Part and Pandurang Gopal Bargode (therein referred to as the Purchaser) of the Other Part, the said Khusaldas Bhikhabhai sold, conveyed and transferred to the said Pandurang Gopal Bargode another part, remaining, of the larger land, admeasuring 1000 sq. yards for the consideration therein mentioned.

5. By an Indenture dated 15th March, 1950 registered with the Sub Registrar of Assurances at Bombay (now Mumbai) under Serial No.BND 246 of 1950 made between Khusaldas Bhikhabhai Suratwala (therein referred to as the Vendor) of the One Part and Sawaksha Kavsi Kapadia (therein referred to as the Purchaser) of the Other Part, the said Khusaldas Bhikhabhai sold, conveyed and transferred to the said Sawaksha Kavsi Kapadia another part, remaining, of the larger land, admeasuring 410 sq. yards for the consideration therein mentioned.

6. By an Indenture dated 15th March, 1950 registered with the Sub Registrar of Assurances at Bombay (now Mumbai) under Serial No.BND 247 of 1950 made between Khusaldas Bhikhabhai Suratwala (therein referred to as the Vendor) of the One Part and Ramdarshan Ramphal Mishra (therein referred to as the Purchaser) of the Other Part, the said Khusaldas Bhikhabhai sold, conveyed and transferred to the said Ramdarshan Ramphal Mishra another part, remaining, of the larger land, admeasuring 370 sq. yards for the consideration therein mentioned.

7. By an Indenture dated 29th January, 1951 registered with the Sub Registrar of Assurances at Bombay (now Mumbai) under Serial No.BND 85 of 1951 made between Khusaldas Bhikhabhai Suratwala (therein referred to as the Vendor) of the One Part and Hayat Mohammed Baherchi Ansari (therein referred to as the Purchaser) of the Other Part, the said Khusaldas Bhikhabhai sold, conveyed and transferred to the said Hayat Mohammed Baherchi Ansari another part, remaining, of the larger land, admeasuring 1660 sq. yards for the consideration therein mentioned.

8. By an Indenture dated 03rd May, 1951 registered with the Sub Registrar of Assurances at Bombay (now Mumbai) under Serial No.BOM 2504 of 1951 made between Khusaldas Bhikhabhai Suratwala (therein referred to as the Mortgagor) of the One Part and Shantilal Hirji (therein referred to as the Mortgagee) of the Other Part, the said Khusaldas Bhikhabhai Suratwala mortgaged the portion of the Larger Land admeasuring 2975 sq. yards together with the buildings and structures standing thereon for securing a loan of Rs.10,000/=.

DB.

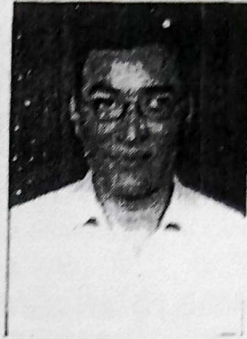
m M Thakur M 21/5/52 Jilka

THE SECOND SCHEDULE ABOVE REFERRED TO:

All that Flat No.102 admeasuring 47.73 sq. mtrs. of carpet are as per RERA and as per MOFA the carpet area of the Flat is 46.53 Sq. mtrs. situate on the First floor in the 'A' wing of building to be known as 'HEELKANTH DHARA' being constructed on the Property more particularly described in First Schedule hereunder written.

कक्षा 'HEELKANTH DHARA'		
वेर	32	सु
२०१६		

SIGNED SEALED AND DELIVERED)
 By the within named "Developers")
 M/S. ASHAPURA DEVELOPERS)
 In the presence of)



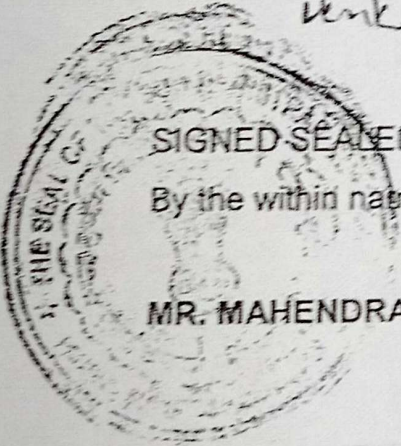
FOR ASHAPURA DEVELOPERS
 S.V. Sanghvi
 PA

1. Station C Roway
 SCPIWY

2. G. Venkatesh
 Venkatesh



M. M. Thakkar



SIGNED SEALED AND DELIVERED)
 By the within named "Investor-Purchaser")
 MR. MAHENDRA MANGALDAS THAKKAR)

MRS. GUNWANTI MAHENDRA THAKKAR)



02/08/22

MR. JIGAR MAHENDRA THAKKAR)
 In the presence of)



1. Station C Roway
 SCPIWY

2. G. Venkatesh
 Venkatesh

Jigar M Thakkar

OM NEELKANTH DHARA CO-OP HSG SOC LTD

(REGN NO. MUM/WN/HSG/TC/11014/2018-2019)

NR. ARINDAVAN SOCIETY, L. B. S. MARG, GHATKOPAR (W), MUMBAI 400086

Flat No. A-102
Name Mahendra M Thakkar
Billing Period 01-01-2024 to 31-03-2024
Carpet Area 501 Sq. Ft.

Bill No 248
Bill Date 05-02-2024
Due Date 20-03-2024

SR. NO	NATURE OF CHARGES	AMOUNT
1	General Maintenance Charges	8928.00
2	Two Wheeler Parking Charges	0.00
3	Four Wheeler Parking Charges	900.00
4	Non Occupancy Charges	0.00
5	Repair & Maintenance Fund	1173.00
6	Sinking Fund	390.00
7	Education & Training Fund	30.00
8	Other Charges	0.00
9	Two Wheeler Parking Charges Reversed	-200.00
CURRENT TOTAL (A)		11221.00
OUTSTANDING AMT (B)		-127.00
INTEREST PAYABLE (C)		0.00
GRAND TOTAL (A+B+C)		11094.00

OUTSTANDING AMOUNT DETAILS

Maintenance Amount	Interest Amount	Total Amount
-127.00	0.00	-127.00

BANK ACCOUNT DETAILS

Account No.: 007011100109412
IFSC: ABHY0065007

TERMS & CONDITIONS

- Any Query/ Objection shall be entertained only if intimated within 15 days of bill date.
- Cheque Should be only drawn in the favour society
- Interest @ 21% per annum will be charged on overdue amount.

FOR OM NEELKANTH DHARA
CO.OP HSG SOC LTD

(AUTHORISED SIGNATORY)

RECEIPT

Name Mahendra M Thakkar
Flat No. A-102
Amount 13762.00

Cheque No. 0
Payment Date 24-11-2023

(Subject to Realization of Funds)

FOR OM NEELKANTH DHARA
CO.OP HSG SOC LTD

(AUTHORISED SIGNATORY)

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number :
P51800007105

Project: Neelkanthdhara, Plot Bearing / CTS / Survey / Final Plot No. 380 TO 390 at Kurla, Kurla, Mumbai Suburban, 400086;

1. Ashapura Developers having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400008.

2. This registration is granted subject to the following conditions, namely:-

The promoter shall enter into an agreement for sale with the allottees;

The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate

Agents, Rates of Interest and Disclosures on Website) Rules, 2017;

The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5; OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

The Registration shall be valid for a period commencing from 17/08/2017 and ending on 17/12/2017 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

The promoter shall comply with the provisions of the Act and the rules and regulations made there under; That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid



Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 17/08/2017

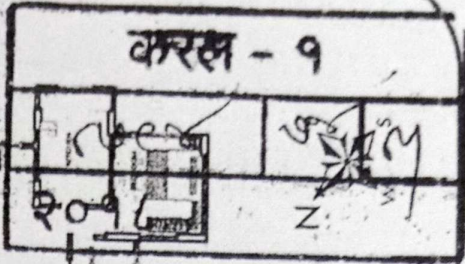
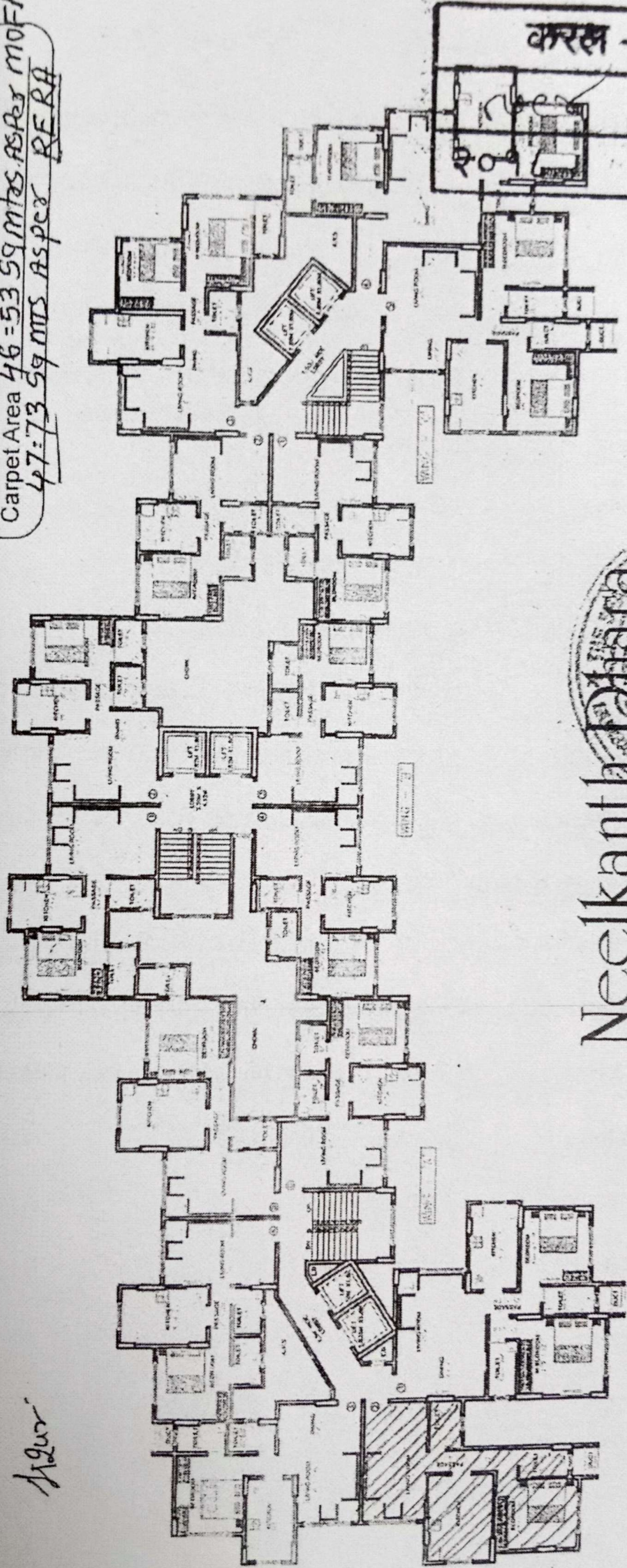
Place: Mumbai



FOR ASHAPURA DEVELOPERS

S. V. Senghani
PARTNER

Name Mahendra M. Thakkar
Mrs. Gunwanti M. Thakkar
Jigar M. Thakkar
Flat No. 102 Wing A Floor 1ST
Carpet Area 46 = 53 SQMtrs. AS per MOFA
47 = 73 SQMtrs AS per RERA



Neelkant Dhadar
AT GHATKOPAR (West)

M M Thakkar
Owner

Sign

Annexure 3

Gen-229-5000 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 6442 /BPESAN 06

COMMENCEMENT CERTIFICATE

MAY 2015		
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To,
 M/S. Asha Rtra Developers
 Shop No. 4 Vikram Apartment
 New Manekji Esate, Ghatkopar (W)
 Mumbai - 400086

Sir,

With reference to your application No. 8612 dt. 13/07/2011

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. _____ on plot No. _____ C.T.S.No. 380 to 390 Divn/ Village / Town-

Planning Scheme No. Ghatkopar - Kiroi situated at Road / Street _____ Ward _____

'N' the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back 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 occupation 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 not in any case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 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 in 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.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.



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

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2096	

The Municipal Commissioner has appointed Shri A.C. WADE Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 05 MAY 2016

Plinth C.C. as per approved Plans dated 01/12/2014

copy to owner

M/S. Asha Pur Developers

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



Mmm
06/05/15

Executive Engineer (Building Proposal)
Eastern Suburbs - II
FOR-

CEI 6442/BPES/AN 15 SEP 2015 *****

Full C.C. for Wing 'A' Ground (Pt) + seite (Pt) + 3rd upper floor
Wing 'B' Ground (Pt) + seite (Pt) + 3rd upper + 4th (Pt) floors &
Wing 'C' Ground (Pt) + seite (Pt) + 4th upper floors as per
approved IOD Plans dt. 01/12/2014

[Signature]
25/09/2015
Executive Engineer Building Proposa
(Eastern Suburbs - II)

CEI 6442/BPES/AN 10 MAY 2016

Full C.C. as per approved amended plans dt
29/03/2016

[Signature]
20/5/16
Assistant Engineer Building Proposa
Eastern Suburbs L & N Ward

CEI 6442/BPES/AN 28 OCT 2016

Full C.C. as per approved plans dt. 18/10/2016.

[Signature]
25/10/16