

BRIHANMUMBAI MAHANAGARPALIKA

No.CE/581/BPES/AS 22 JUN 2007

To,
Shri Narottam C. Sharma.
C.A. to Owner
C/104, Prashant Apartment,
Opp. I.I.T. Main Gate, Powai,
Mumbai-400 076.

Sub:- Full Occupation to building comprising of 'A&B' Wing having
Gr. floor (Pt) shops + Gr. (Pt) residential + stilt (Pt) + 1st (Pt) to 8th
floor, residential user on sub plot 'A' bearing new CTS No.6A &
6A/1 of village Tirandaz, Powai, 'S' Ward.

Sir,

The full development work of building on sub plot 'A' bearing new CTS No.6A &
6A/1 situated at Adi Shankaracharya Marg, Powai, 'S' Ward is completed under the
supervision of Licensed Architect Shri M.V. Daisaria and Structural Engineer Shri S.S.
Rege having Licensed No.CA/82/7254 and STR/3 respectively may be occupied on
the following conditions.

1. That the certificate under Section 270-A of B.M.C. Act shall be submitted within 3
months.

A set of certified completion plans is returned herewith in token of Municipal
approval.

Note :- This permission is issued without prejudice to actions under sections
305, 353-A of Mumbai Municipal Corporation Act

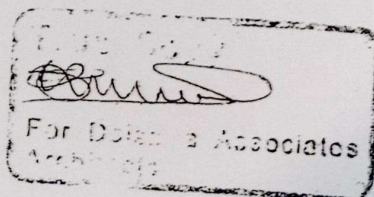
Yours faithfully,

sd/
Executive Engineer
(Building Proposals)(E.S.)

22 JUN 2007

Copy forwarded for information to the Architect :
Shri M.V. Daisaria.

sd/
21/6/07
E.E. (B.P.) E.S.



Cleetus Alex Fernandes

July 12, 2010

To,
The Chairman/Secretary
Mansarovar Co-op Housing Society,
I.I.T. Market, Powai,
Mumbai - 400 076

Sub: Change of membership name of Flat No. 004 B wing

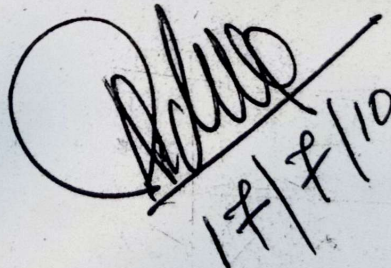
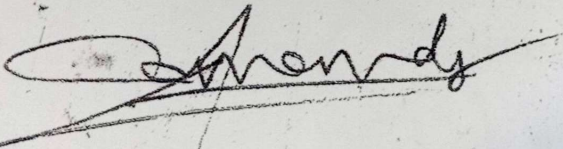
My later father Mr. P.V. Alex Fernandes was the owner of Flat No. 004, B Wing, Mansarovar Co-op Housing Society, IIT Market, Powai, Mumbai-76 and he was a member of the society.

I wish to inform you that the legal heirs of late Mr. P.V. Alex Fernandes have executed a notarized No Objection Certificate transferring the Flat ownership and membership in my favour. Please find attached the original notarized 'No Objection Certificate' for your perusal and records.

I request you to kindly change your records accordingly and issue a new membership in the name of Cleetus Alex Fernandes.

Kindly acknowledge receipt of this letter and the original NOC.

Thanks and Regards,



CLEETUS ALEX FERNANDES
(S/o Late Mr. P.V. Alex Fernandes)
0091 - 98698 34349

MANSAROVAR CO-OP HOUSING SOCIETY LTD

Reg.No : BOM/W-S/HSG/(T.C)9123 DT.13/09/2004
Opp. IIT Market Gate, Powai, Mumbai - 400 076

FLAT : B004

MR. CLEETUS ALEX FERNANDES

Period : FOR MARCH 2024

Date
Bill No

16/03/2024
IV/745

Area

511 Sqft

SINKING FUND	56.00
REPAIR FUND	168.00
EDUCATION & TRAINING FUND	10.00
SERVICE CHARGES	2,150.00
WATER CHARGES	163.00
NON OCCUPATION CHARGES	215.00
BUILDING REPAIR FUND	511.00
DEEMED CONVEYANCE CHARGES	3,000.00

Total : 6,273.00

Previous Credit : -16,494.00

Net Credit :-10,221.00

NOTE:-

Please pay before 30th of this month. Payemnt beyond due date will attract penal charges @ 18% p.a. (Simple Interest).

Online Payment Details:-

ACCOUNT NAME MANSAROVAR CO-OP HOUSING SOCIETY LTD
BANK NAME SOUTH INDIAN BANK LTD
BRANCH POWAI.
ACCOUNT TYPE SAVING.
ACCOUNT NO 366053000003519
IFSC CODE SIBL0000366

Members Who are going to pay their Maint. through NEFT should inform every time about the payment to: alieforsocieties@yahoo.com

RECEIPT

Received with thanks from MR. CLEETUS ALEX FERNANDES [B004], the Sum of Rs.23000/- (Rupees Twenty three thousand only.)

Receipt.No & Date	Chq No & Date	Drawn on	Recd ag Bills	Amount
BR/465 05-03-2024	NEFT 05-03-2024	KKBKH24065794861	615,680,745	23,000.00

For MANSAROVAR CO-OP HOUSING SOCIETY LTD

CHAIRMAN / SECRETARY / TREASURER

Receipt valid subject to realisation of Cheque/NEFT/RTGS.

E. & O.E.



Flat No. 004

Share Certificate No. 1 Member's Regn. No. 1 No. of Shares 5

Share Certificate

MANSAROVAR CO-OPERATIVE HOUSING SOCIETY LTD.
POWAI

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 250.00 Divided into 5 Shares of Rs. 50.00 each

Registration No. BOM/W-S/HSG/CT.C) 9123 Date 13-9-2004

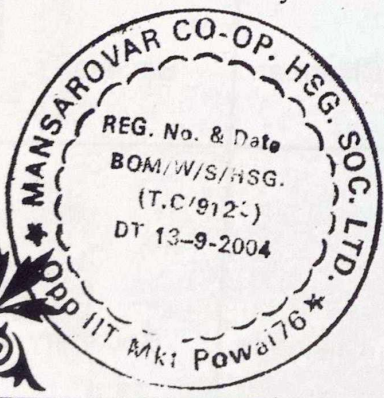
This is to certify that Shri/ ~~Smt.~~ /M/s. P. V. ALEX FERNANDES

_____ is the Registered Holder of FIVE fully paid up shares
of Rs. FIFTY each numbered from 1 to 5 both inclusive, in

MANSAROVAR CO-OPERATIVE HSG. SOCIETY LTD., POWAI
Subject to the By-laws of the said Society

Given under the Common Seal of the said Society at MUMBAI

this 25th day of NOVEMBER 2004

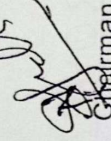

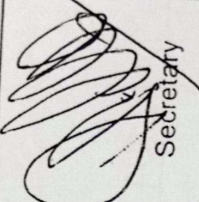


[Signature]
Authorised
M.C. Member

[Signature]
Secretary

[Signature]
Chairman

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
12-03-2011	(5)	(5)	<p>SHRI CLEETUS ALIX FERNANDES</p>  <p>Chairman</p>  <p>Authorised M. C. Member</p>	 <p>Secretary</p>
			<p>Authorised M. C. Member</p> <p>Chairman</p>	Secretary
			<p>Authorised M. C. Member</p> <p>Chairman</p>	Secretary
			<p>Authorised M. C. Member</p> <p>Chairman</p>	Secretary
			<p>Authorised M. C. Member</p> <p>Chairman</p>	Secretary

Rs 22,200/- Twenty Two Thousand Two Hundred only

GENERAL STAMP OFFICE
TOWN HALL, FORT,
MUMBAI - 400 023.
MAH/GSO/002



STAMP DUTY

महाराष्ट्र
SPECIAL ADHESIVE

Rs. 0022200/-

23.4.2002

281976

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INDIA

MAHARASHTRA

112376830611

ARTICLES OF AGREEMENT made at Mumbai, this 9th day of May 2002
मुद्रांक अधीक्षक, मुंबई करिता.

BETWEEN M/s. BAHUPRIYA PROPERTIES PVT. LTD, a Company incorporated and registered under the provisions of the Companies Act, 1956 having its registered address at hereinafter called "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the successors and assigns of the said company of the ONE PART:

AND MR/MISS/MRS/Ms P. V. Alex Fernandez



of Mumbai Indian Inhabitant residing at Room - 2, Qudri Ma Pawai Mumbai - 76 hereinafter called "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and assigns) of the OTHER PART:

WHEREAS :

- a) One Shree Gopal Housing and Plantation Society was the Owner of the land bearing Old Survey No. 9 (part) and New S.No. 10. (part) and having corresponding CTS No. 6 [part] of Village Tirandaz, admeasuring 4375. sq metres, hereinafter for the sake of brevity referred to as the said bigger lands and more particularly described in the First schedule written hereunder.
- b) M/s. Morarji & Co a firm consisting of the following partners 1. Shri Umarshi Patu 2. Shri Morarji Patu 3. Shri Ratanshi Kanji 4. Shri Virji Khimji and 5. Shri Jandulal Virji and 6. Shri Kantilal Virji and 7. Shri Kirti Virji who were carrying on the business of stone crushing, quarrying etc., acquired the said bigger lands from the owners on a monthly/lease basis from the Owners and at their request paid a Yearly lease rent of Rs. 1080/- to the Bombay House Builders and Road makers.

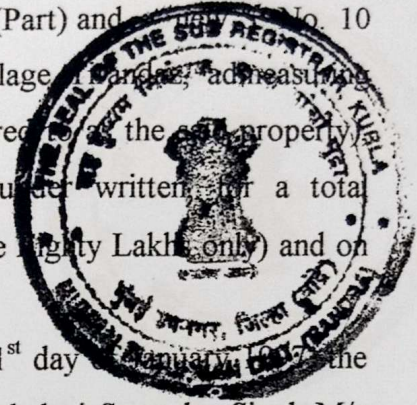
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P. V. Alex Fernandez

बदर-७
दस्तावेज क्रमांक (3092/2002)
9/26

c) By virtue of a Dead Assignment dated the 5th day of November 1985, the said partners of M/s Morarji & Co assigned and transferred the business of the firm carried on by them to 1. Shri. Harindrasingh Bachasingh and 2. Smt. Shardadevi Surendra Singh, who then carried out the same business under the same name and style of M/s. Morarji & Co.

d) The said 1. Shri. Harindrasingh Bachasingh and Smt. Shardevi Surendra Singh of M/s. Morarji & CO. then by an agreement dated the 20th day of December 1994 agreed to sell to the promoters herein land bearing Old Survey No. ((Part) and Survey No. 10 (Part) and having corresponding CTS No. 6 (Part) of village *Badra*, measuring 3706.54 sq.metres. (hereinafter for the sake of brevity referred to as the said property) more particularly described in the second schedule hereunder written for a total consideration amount of Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakh only) and on the terms and conditions mentioned therein.



e) By virtues of a supplemental Agreement dated the 31st day of December 1994 the said 1. Shri. Harindrasingh Bacha Singh and 2. Smt. Shardadevi Surendra Singh M/s Morarji & Co., the Original Agreement of sale dated 20th December 1994 amended in as much as the area after verification was found to be 3141.45 sq.metres and therefore the consideration amount was changed to Rs. 1,52,62,696.00/- (Rupees One Crore Fifty Two Thousand Six Hundred and Ninety Six Only), and all he other terms and conditions of the earlier agreement were reaffirmed.

f) The said 1. Shri. Harindra Singh Bacha Singh and 2. Smt. Shardadevi Surendra Singh, of M/s Morarji & Co. have also executed a Power of Attorney for dealing with the said property in any manner that the promoters wish to.

g) By Virtue of a Declaration the Family Members of the said Harindra Singh and Smt. Shardadevi Surendra Singh i.e. 1. Usha Kiran, 2. Mayuri Harindra Singh 3. Surindra Singh 4. Shailesh Singh also affirmed that they did not have any rights in respect of the said property.

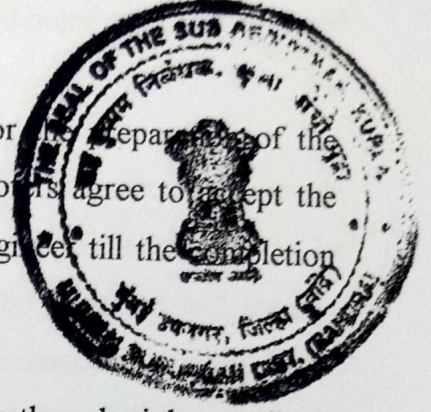
P. V. Alex Remondy

बदर-७
दस्त क्रमांक (309E/2002)
2/26

h) In pursuance of the said Agreement for sale the promoters now wish to develop the said property more particularly described in the second schedule hereunder written and to construct thereon building/s in accordance with the terms and conditions contained in the said Agreement for sale.

xiii) The promoters propose to construct on the said Property on New Multi Storeyed building of ground floor as may be permissible by the municipal corporation of Greater Mumbai (hereinafter referred to as "the said building").

xiv) The promoter have appointed a Structural Engineer for the preparation of the structural design and drawings of the building/s and the promoters agree to accept the professional supervision of the Architect and the Structural Engineer till the completion of the building/s.



xv) By virtue of the said Agreement the promoters alone have the sole right to sell the flats, shop, garages, commercial premises, open terraces in the said building/s to be constructed by the promoters on the said building/s to be constructed by the promoters on the said land and to enter in to agreement/s with the purchasers of flats, shops/garages/commercial premises/open terraces and to receive the sale price in respect thereof.

xvi) The purchasers demanded from the promoters and the promoters have given inspection to the purchasers of all the documents of title relating to the said land, hereinbefore recited agreement and the plans, designs and specifications prepared by the promoters Architect and of such other document to as are specified under the Maharashtra ownership Flat (Regulation of the promotion of construction, sale, Management and Transfer) Act. 1963 (hereinafter referred to as "the said Act") and the rulers made there under.

xvii)a) The copy of certificate of title issued by the Advocate of the promoters.

P. V. Alex Eremdy.

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बदर-७
दस्त क्रमांक 13092/2002
3/20

b) Copies of Property Card of Extract of Village Form VII/XII showing the nature of title of the Promoters to the said land on which the building is to be constructed.

c) Copies of the plans and specification of the flat shop/garages/open terrace/commercial premises agreed to be purchased by the purchaser approved by the concerned local authority have been annexed hereto.

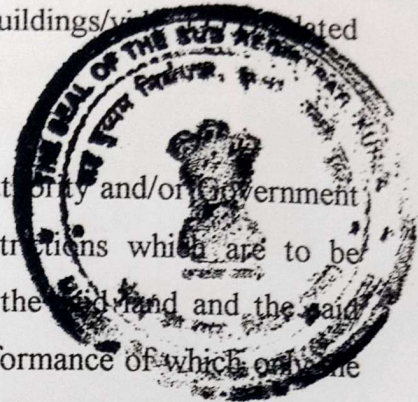
xvii) The promoters have got approved from the concerned authority the plans, specification, elevation, sections, and details of the said buildings/units dated 1-7-96 in respect thereof and the same are valid till date.

xviii) While sanctioning the said plans the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the promoters while developing the said land and the said land and the said building/s and upon due observance and performance of which only the completion and occupation certificate in respect of the said building shall be granted by the concerned local authority.

xix) The Office of the Addl. Collector U.L.C. has also granted the permission for the project vide letter dated 29/7/1995.

xx) Accordingly for allotment to the purchaser of Flat/Shop/Garage/Commercial/Open terrace No. 004 on ground floor of the building known as "MANSAROVAR" to be considered on the said property described in the second Schedule hereunder written.

xxi) Prior to making application as required by the provision of Maharashtra Co-operative Society, 1960 (Maharashtra Act No. XXIV of 1960) the purchaser had made a declaration to the effect firstly, that neither the purchaser nor the members of his family (family as defined under the urban Land (Ceiling and Regulation) Act, 1976 of the purchaser own a tenement, house or building within the limits of Municipal Corporation of Greater Mumbai.



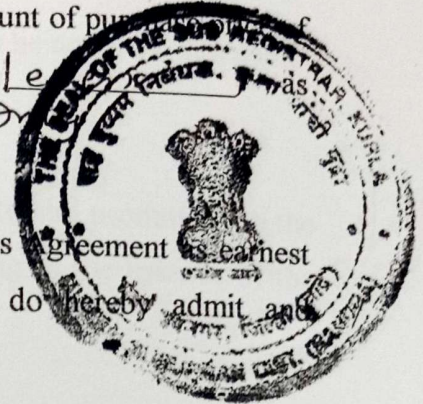
P.V. Alex Fernandez

बदर-७
दस्त क्रमांक 1309E/2002
8/20

completion certificates in respect of the flat/shop/garage/commercial premises/open terrace.

3. The purchaser hereby agrees to purchase from the promoter and the promoters hereby agree to sell to the purchaser Flat/Shop/Garage/Commercial Premises/Open terrace No. 004 admeasuring 511 sq. ft (area) i.e. to say Built up (area) on the ground floor of the K/B wing of the building known as "MANSAROVAR" shown in the floor plan thereof annexed hereto at or for the price of the common areas and facilities appurtenant to the premises.

The Purchaser hereby agrees to pay to the Promoters the said amount of purchase price of Rs. 5,11,000/- (Rs. Five lakh Ele Thousand only) as follows :



(a) Rs. 2,11,000/- on or prior to the execution of this agreement as earnest or deposit (the payment and receipt whereof the promoters do hereby admit and acknowledge).

b) Rs. 3,00,000/- on or before the completion of plinth, time being of the essence of the contract.

c) Rs. — /- on or before the casting of the Third slab, time being of the essence of the contract.

d) Rs. — /- on or before the casting of the Fifth slab, time being of the essence of the contract.

e) Rs. — /- on or before the casting of the Sixth slab, time being of the essence of the contract.

f) Rs. — /- on or before the brick work, time being of the essence of the contract.

P. V. Alex Amaldy

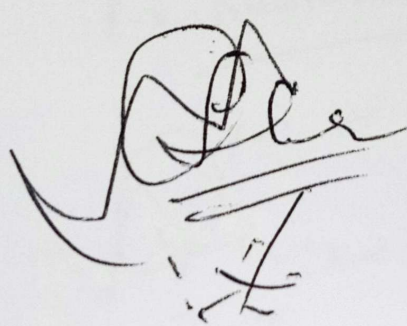
बदर-७
दस्त क्रमांक ७७९/२००२
६/२०

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel land here intament and premise situated and lying village Tirandaz bearing Survey no. 29 (Part) corresponding C.T.S, No.6 (Part) admeasuring 4374 Sq.mts. or thereabout situated within registration Sub-District Bombay City Suburban alongwith Buildings and structures standing thereon shown on the plan hereto annexed surrounded by blue colour boundary line and bounded as follows:

On or towards North by	Adi Sankaracharya Marg
On or towards South by	Remaining Part of C.T S. No. 6
On or towards East by	Boundary of Village Hariali
On or toward West by	Water pipe line.



P. V. Alex Gram


बदर-७
दस्त क्र ॥क ॥ १३०९२/२००२
२९/२०

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

BHARATI AMOL SAKPAL

DHONDIRAM JANAJI SHINDE

25/09/1982

Permanent Account Number

BWQPS8025L



Bharati Amol Sakpal

Signature



भारत सरकार
GOVERNMENT OF INDIA



भारती अमोल सकपाळ
Bharati Amol Sakpal
DOB: 25-09-1982
Gender: Female



5223 3913 2085

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

W/O अमोल सकपाळ, आय.आय.टी.
पवई पंचकुटीर, रूम नं. ४, लेक व्हियु
सो. श्री गणेश नगर, पवई, मुंबई,
महाराष्ट्र, 400076

Address:

W/o Amol Sakpal, I.I.T. Powai
Punchkutir, Room No. 4, Lake
View Soc. Shree Ganesh Nagar,
Powai, Mumbai, Maharashtra,
400076



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1800 300 1947



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