



Friday, August 14, 2015  
9:07 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 9327 दिनांक: 14/08/2015

गावाचे नाव: लोअर परेल  
दस्तऐवजाचा अनुक्रमांक: ब्रड2-8016-2015  
दस्तऐवजाचा प्रकार: वक्षीसपत्र  
सादर करणाऱ्याचे नाव: पूजा सुमित बाजला

नोंदणी फी ₹. 30000.00  
दस्त हाताळणी फी ₹. 640.00  
पृष्ठांची संख्या: 32

**DELIVERED**

एकूण: ₹. 30640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे  
9:26 AM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-२

बाजार मुल्य: ₹. 36230500/-  
भरलेले मुद्रांक शुल्क: ₹. 500/-

मोबदला: ₹. 0/-

**सह दुय्यम निबंधक**  
**मुंबई शहर क्र. २.**

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002/32496201516R दिनांक: 14/08/2015  
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रकम: ₹ 640/-

**DELIVERED**



14 August, 2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2

दस्त क्रमांक : 8016/2015

नोंदणी 63

Regn. 63m

गावाचे नाव : लोअर परेल

(1) विलेखाचा प्रकार	वधीसपत्र
(2) मोवदला	रु.0/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	रु.36,230,500/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्यास)	1/1142(०) & 1143,1052/56 पाविकेचे नाव: मुंबई मतपा इतर वर्णन : मदनिका नं: फ्लॅट नं 3101,टॉवर 2-ग, भाळा नं: 31 वा मजला, इमारतीचे नाव: सुमेर त्रिनिटी टॉवर्स सीएचएस ली, ब्लॉक नं: प्रभादेवी रोडच्या जवळ, रोड नं: न्यू प्रभादेवी मुंबई 400025, इतर माहिती: एकूण मजले 31, व 50 टक्के अविभाजित हिस्सा 90.33 चौ मीटर
(5) क्षेत्रफळ	
(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:- सुमित, बाजूला वय: 42; पत्ता :- प्लॉट नं: 3101, भाळा नं: 31, इमारतीचे नाव: सुमेर त्रिनिटी टॉवर्स सीएचएस ली, ब्लॉक नं: न्यू प्रभादेवी मुंबई, प्रभादेवी रोडच्या जवळ, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400025 पॅन नंबर: ACIPB7487R
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:- सुमित बाजूला वय: 40; पत्ता:- प्लॉट नं: 3101, भाळा नं: 31, सुमेर त्रिनिटी टॉवर्स सीएचएस ली, न्यू प्रभादेवी मुंबई, प्रभादेवी रोडच्या जवळ, न्यू प्रभादेवी रोड, MAHARASHTRA, MUMBAI, Non-Government., पिन कोड:- 400025 पॅन नं:- AEMRB8640P
(9) दस्तऐवज करून दिल्याचा दिनांक	14/08/2015
(10) दस्त नोंदणी केल्याचा दिनांक	14/08/2015
(11) अनुक्रमांक,खंड व पृष्ठ	8016/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.500/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेंरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.

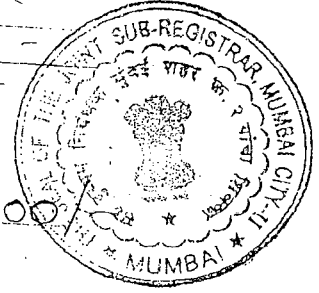
महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१५

A-1) महानगर पालिका -

१. दस्ताचा प्रकार :- वर्धनपत्र :: अनुच्छेद क्रमांक : ३४
२. सादरकर्त्याचे नाव :- पुष्पा सुभित बाजला
३. तालुका :- मुंबई
४. गावाचे नाव :- व्हेअर परेल प्लॉट नं. १०५४ ले
५. नगरभुमापन क्रमांक/सर्वे क्र./अंतिम भूखंड क्रमांक :- १/११५२ (ए) ११४३ T.P.S. IV
६. मूल्य दरविभाग (झोन) :- १२ :: उपविभाग :- ८८बी
७. मिळकतीचा प्रकार :- खुलीजमीन निवासी कार्यालय दुकान औद्योगिक
८. प्रति चौ. मी. दर :- ५९८४००/-
९. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- २०.३३ कोरस्पेट / बिल्ट अप चौ. मीटर /
१०. कारपाकिंग :- ०८-४४ :: गच्ची :- ०८-४४ :: पोटमाळा :-
११. नजला क्रमांक :- ३१ उदवाहन सुविधा :- आहे / नाही.
१२. बांधकाम वर्ष :- घसारा :-
१३. बांधकामाचा प्रकार :- आरसीसी / इतर पक्के / अर्ध पक्के / कच्चे
१४. बाजारमूल्यदर तक्त्यातील मार्गदर्शन सूचना क्र. :- ज्यान्वये दिलेली घट / वाढ
१५. लिव्ह अॅन्ड लायसन्सचा दस्त निवासी / अनिवासी
  १. प्रतिमाह भाडे रक्कम :-
  २. अनामत रक्कम/आगाऊ भाडे :-
  ३. कालावधी :-
१६. निर्धारित केलेले बाजारमूल्य :- ४०४३६,२३०५००/-
१७. दस्तामध्ये दर्शविलेला सोबदला :-
१८. देय मुद्रांक शुल्क :- २००/- भरलेले मुद्रांक शुल्क :- ५००/-
१९. देय नोंदणी फी :- ३००००/-

वर्ग - २  
०७६ १ ३२  
घट / वाढ  
२०२५



लिपिक

सह दुय्यम निबंधक

$$\begin{aligned}
 & २०.३३ \times ५९८४०० \times १.२० = ५,६१,९२,४८६/- \\
 & ०८.४४ \times ५९८४०० \times ४०\% = १,६२,६५,३९८/- \\
 & \underline{७,२४,५७,८८४/-} \\
 & \times ८० \\
 & \underline{३६२२८९०२/-}
 \end{aligned}$$

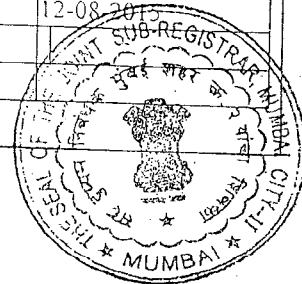


१०६ - २		
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२०९५		

Hot Payment Successful. Your Payment Confirmation Number is 58028024



CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH002882496201516R	BARCODE	Form ID : Date: 12-08-2015
Department	IGR		Payee Details
Receipt Type	RE		Dept. ID (If Any)
Office Name	IGR183-BOM2_JT SUB REGISTRA MUMBAI CITY 2	Location	PAN No. (If Applicable) PAN-AEMPB8640P
Year	Period: From : 12/08/2015 To : 31/03/2015		Full Name PUJA BAJLA
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 3101 SUMER TRINITY
0030045501-75	500.00	Road/Street, Area /Locality	TOWERS CHS LTD TOWER NO 2A
0030063301-70	30000.00	Town/ City/ District	NEAR PRABHADEVI ROAD MUMBAI Maharashtra
	0.00	PIN	4 0 0 0 2 5
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	30500.00	Amount in words	Rupees Thirty Thousand Five Hundred Only
Payment Details: IDBI NetBanking		FOR USE IN RECEIVING BANK	
Payment ID : 69527574		Bank CIN No : 69103332015081251799	
Cheque- DD Details:		Date	12-08-2015
Cheque- DD No.		Bank-Branch	
Name of Bank	IDBI BANK	Scroll No.	
Name of Branch			



<https://inet.idbibank.co.in/corp/BANKAWAYTRAN;jsessionid=0000SsyxVMCzU-f7M...> 12-08-2015

०१३३३२	
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बवई - २		
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DEED OF GIFT

This **DEED OF GIFT** is made at Mumbai this 14<sup>th</sup> day of August, Two Thousand and Fifteen.

**BETWEEN**

**Mr. Sumit Bajla**, aged 42, presently residing at Flat No. 3101 Sumer Trinity Towers CHS Ltd., Tower No. 2A, Near Prabhadevi Road, Plot 1052/56, Mumbai-400025 (hereinafter referred to as the '**DONOR**', which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include his heirs, executors and administrators) of the **ONE PART**;

**AND**

**Mrs. Puja Bajla**, aged 40, Indian Inhabitant, residing at Flat No.3101, Sumer Trinity Towers CHS Ltd., Tower No. 2A, Near Prabhadevi Road, Plot 1052/56 Mumbai-400025 (hereinafter referred to as the '**DONEE**', which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to mean and include her heirs, executors, administrators and assigns) of the **OTHER PART**

**WHEREAS:**

- (a) The Donee is the lawfully wedded wife of the Donor;
- (b) The Donor has jointly with the Donee purchased Flat No. 3101 Sumer Trinity Towers CHS Ltd., Tower No. 2A, Near Prabhadevi Road, Plot 1052/56, Mumbai-400025 admeasuring 75.28 sq.mtrs of carpet area i.e 810 sq ft carpet area together with a terrace area admeasuring 844 sq ft area (hereinafter referred to as "the said **Flat**") jointly with his

CB  
Sumit Bajla

PL  
Puja Bajla



वर्क - २		
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wife Mrs. Puja Bajla from M/s Sumer Builders pursuant to an Agreement of Sale dated March 30, 2007 ("Agreement") The said Agreement was registered under registration no. BBE2/3104/2007 on April 9, 2007 with the Office of the Joint Sub Registrar, Mumbai The fact that the open terrace admeasuring 913.83 sq ft carpet area on the 32nd Floor bought was inadvertently omitted in the aforesaid Agreement and has been documented vide Supplemental Agreement dated May 16, 2014 registered under registration no. BBE2/3986/2014 on May 16, 2014 with the Office of the Joint Sub Registrar, Mumbai (hereinafter referred to as "the said "Flat") more particularly described in the Schedule I hereunder written.

- (c) The Donor and the Donee are co-owners of Flat each being entitled to fifty percent (50%) share, right, title and interest set in the ownership in the aforesaid Flat more particularly described in the **Schedule I** hereunder written, together with all rights, title, interest, benefits in the ten (10) fully paid up shares of Rs. 50/- each bearing Distinctive Nos. 1101 to 1110 (both inclusive) covered under share certificate No 103 in respect of Flat ("Shares") issued by Sumer Trinity Towers Co-operative Housing Society Limited, a co-operative housing society formed and registered under the Maharashtra Co-operative Societies Act, 1960, under registration No. MUM/WGS/HSG/TC/9194/2014-15/14 dated 1.7.2014 and having office at Final Plot No. 1052 to 1056, TPS IV, New Prabhadevi Road, Prabhadevi, Mumbai-400025 ("Society") more particularly described in the **Schedule II** hereunder written.



10/10/2014

Puja Bajla

पुजा - २		
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- (d) The Donor and the Donee had jointly procured loans from the State Bank of India Pali Market Branch, Badra ("Bank"), for purchasing the aforesaid Flat and which is being repaid in Equal Monthly Installments paid jointly by the Donor and the Donee into SBI Account no 30247398449, the original title deed to the Flat remains deposited with the Bank by way of "Equitable Mortgage".
- (e) The Bank has vide its in-principle letter dated July 17, 2015 granted it's no objection for the closure of existing loan account and the loan being transferred to the Donee vide a new account. **Hereto annexed and marked as Annexure A**
- (f) The Donor out of natural love and affection for the Donee is desirous of gifting his fifty percent (50%) right, title and interest in the said Flat more particularly described in the **Schedule I** hereunder written together with the Shares more particularly described in the **Schedule II** hereunder written to the Donee along with a transfer of the loan to the account of the Donee and the Donee is desirous of accepting the conditional gift of the said Flat and Shares as hereinafter mentioned;

**NOW THIS DEED WITNESSETH AS UNDER:**

1. That the Donor without any monetary consideration and in consideration of natural love and affection, which the Donor bears to the Donee, hereby grant and transfer

SO  
D. V. S.

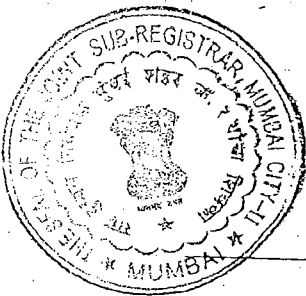
PR  
D. V. S.



बनई - २		
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unconditionally and absolutely by way of gift his fifty percent (50%) right, title and interest in Flat No.3101, Sumer Trinity Towers CHS Ltd., Tower No. 2A, Near Prabhadevi Road, Plot 1052/56, Mumbai-400025 admeasuring 75.28 sq.mtrs of carpet area i.e 810 sq carpet area together with a terrace area admeasuring 844 sq ft area alongwith open terrace admeasuring 913.83 sq ft sq carpet area on the on the 32<sup>nd</sup> Floor and more particularly described in the **Schedule I** together with all rights, title, interest, benefits in the ten (10) fully paid up shares of 50/- each bearing Distinctive Nos. 1101 to 1110 (both inclusive, covered under share certificate No 103 in respect of Flat ("Shares") issued by Sumer Trinity Towers Co-operative Housing Society Limited, and more particularly described in the **Schedule II** hereunder written.

2. The Donor hereby covenants with the Donee.
  - (a) That the Donor has full right, power and absolute authority to grant his fifty percent (50%) right, title and interest in the said Flat more particularly described in the **Schedule I** hereunder written together with his fifty percent (50%) right, title and interest in the said Shares more particularly described in the **Schedule II** hereunder written as and by way of a gift in the manner aforesaid.
  - (b) The Donee may at all times hereafter peaceably and quietly enter upon occupy, possess and enjoy the said Flat and Shares sfor her own use and benefit without any suit, eviction, interruption, claim or demand whatsoever from or



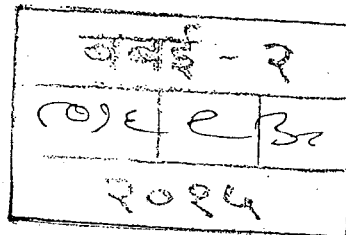
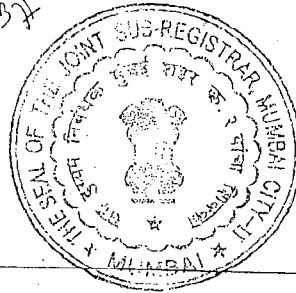
CC  
17/1/24

Prabhakar Bayle  
P.

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by the Donor or his heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by, from, under or in trust for the Donor.

- (c) **AND FURTHER** that the Donor and all persons having or lawfully claiming any estate or interest whatsoever to the said Flat or any part thereof from under or in trust for the Donor or his heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the Donee do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said Flat and the terrace area and every part thereof unto and to the use of the Donee in the manner aforesaid as by the Donee, her heirs, executors, administrators and assigns or counsel in law shall be reasonably required.
- 3) The Donee accepts the gift and agrees to hold the right title and interest of the Donor in the said Flat and the terrace area described in the **Schedule I** hereunder written, the said Shares described in the **Schedule II** hereunder written from the Donor.
- 4) The Donee also accept to recognize the Equitable Mortgage created in favour of State Bank of India and to service the new loan to be furnished by State Bank of India upon closure of the joint account.



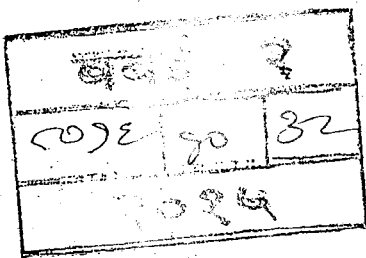
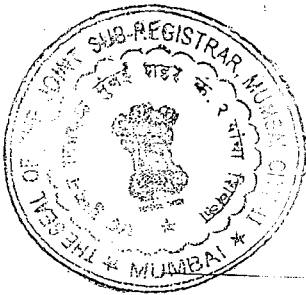
IN WITNESS WHEREOF the Donor and the Donee hereto have hereunder set and subscribed their respective hands on the day and year first hereinabove written.

SCHEDULE I

Flat No. 32, Sumer Trinity Towers CHS Ltd., Tower No. 2A, Near S.V. Road, Plot 1052/56, Mumbai-400025 admeasuring 818 sq.mtrs of carpet area i.e 810 sq ft carpet area and the terrace admeasuring 844 sq ft area along with the terrace admeasuring 913.83 sq ft sq carpet area on the 32<sup>nd</sup> Floor

SCHEDULE II

Ten (10) fully paid up shares of Rs.50/- each bearing Distinctive Nos. 1101 to 1110 (both inclusive) covered under share certificate No 103 in respect of Flat ("Shares") issued by Sumer Trinity Towers Co-operative Housing Society Limited.



*Piya Borkar*

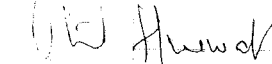
SIGNED AND DELIVERED BY THE )

with in named Donor )

Mr. SUMIT BAJLA )

in the presence of )

  
1. Ashish Dhandhania

  
2. Atul Hirawat





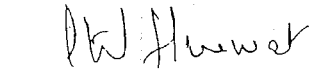
SIGNED AND DELIVERED BY THE )

with in named Donee )

Mrs. PUJA BAJLA )

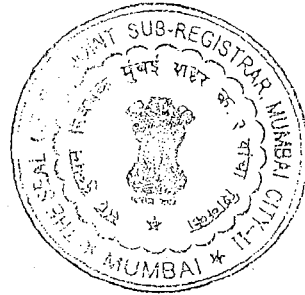
in the presence of )

  
1. Ashish Dhandhania

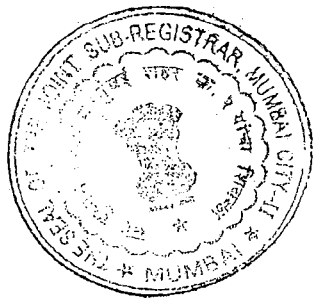
  
2. Atul Hirawat







बलई - २		
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२०१६ = २	
२०१६	२०१६
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SUMER TRINITY TOWERS CO-OP. HOUSING SOCIETY LTD.

(Registration No. mum/wgs/hsg/tc/9194/2014-15 dt.1.7.2014)

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that Mr Sumit Bajla & Mrs Puja Bajla is the member of our society and owner of Flat number 3101 on the 31<sup>st</sup> Floor of the building known as Sumer Trinity Tower 2A, situated at Final plot number 1052 To 1056, TPS IV, New Prabhadevi Road, Prabhadevi, Mumbai-400 025.

- i) The said building is constructed in the year 2005.
- ii) Have paid society taxes and maintenance charges up to date.

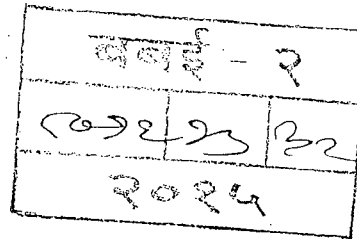
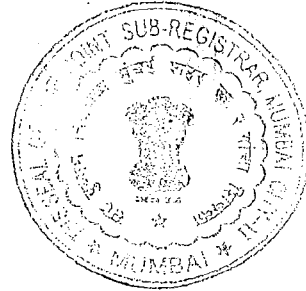
Yours Faithfully,

For Sumer Trinity Towers Co.Op.Housing Society Limited

  
Chairman/Hon. Secretary



Dt:-04.08.2015



New Prabhadevi Road, Prabhadevi, Mumbai- 400025.



बवई - २		
७९६	५५	३२
२०१५		



Share Certificate No. 103

Member's Regn. No. 103

No. of shares: 10

## SHARE CERTIFICATE

### SUMER TRINITY TOWERS CO-OP. HOUSING SOCIETY L

FINAL PLOT NO. 1052 TO 1056, TPS IV, NEW PRABHADEVI ROAD, PRABHADEVI, MUMBAI- 400025

(Registered under the Maharashtra Co-operative Societies Act 1960 vide

Registration no. MUM/WGS/HSG/TC/9194/2014-15/14 dt. 1-7-2014)

Authorised Share Capital Rs. 1000000, divided into 20000 shares of Rs.50 each

This is to certify that Shri/ Smt./ M/s: *Sumit Bajla*

*Puja Bajla*

is the registered holder of 10 (Ten) fully paid up shares of Rs. 50 each numbered  
from *1101* to *1110* both inclusive, in SUMER TRINITY TOWERS CO-OP. HOUSING SOCIETY LTI

Subject to the Bye-laws of the society

Given under the common seal of the said Society at Mumbai

on this *1<sup>st</sup>* day of *July* 2014

Flat No *3101 2A Tower*

*[Signature]*

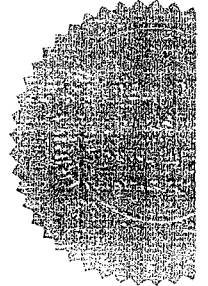
Authorised  
MC Member

*[Signature]*

Secretary

*[Signature]*

Chairman



वर्ग - २		
०१६	१७	३२
२०१५		

Share Certificate No.

Member's Regn. No.

No. of shares: 10

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. no. of Transferor	To whom Transferred	Signing Authority	Regn. Trans
				Authorised MC Member Secretary Chairman	
				Authorised MC Member Secretary Chairman	
				Authorised MC Member Secretary Chairman	
				Authorised MC Member Secretary Chairman	
				Authorised MC Member Secretary Chairman	
				Authorised MC Member Secretary Chairman	
				Authorised MC Member Secretary Chairman	
				Authorised MC Member Secretary Chairman	
				Authorised MC Member Secretary Chairman	



Handwritten stamp with text: २, १२८, २०२५

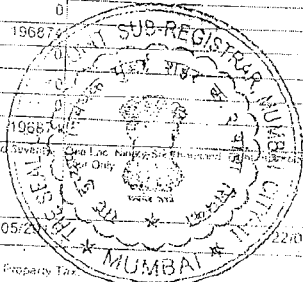


बृहन्मुंबई महानगरपालिका  
कारनिर्धारण व सेवकाले खाते  
परिमपत्रा का देयक

महानगरपालिका बृहन्मुंबई महानगरपालिका कार्यालय, १२२०, मधील कलम २०० अन्वये जारी करण्यात आले आहे.

पत्रा क्रमांक CG9003410170106	परिमपत्रा क्रमांक 2014-2015	सेवकाले क्रमांक 201411BIL03012982 201421BIL03012983	दिनांक 21/02/2015
परिमपत्राचे मालक महानगरपालिका		परिमपत्राचे ठेकेदार ARV'S/SHRI R. K. PATIL/PT. JAY DEPARTMENT G SOUTH WARD OFFICE Floor, Room No.22, LOWER FLOOR, N.M.JOSHI MARG MUMBAI-400014	
मालकाचे पत्ता NO. 2 SUMER T TOWERS S31-D31EE NEW PRABHADEVI ROAD NEAR CRBIT PLAZA PRABHADEVI LOWERPAREL Mumbai-400025 Miss. Ahmad Yusuf Bolawala & Suleman Mohamed Muneer Lessee - Oriental Silk Mills Pvt. Ltd.			
परिमपत्राचे दिनांक 15/07/2013		अंकीय मूल्य ₹ 112821515	
अर्थ Eleven Crore Twenty-Eight Lac Twenty-One Thousand Three Hundred Fifteen Only			
परिमपत्राचे दिनांक 01/04/2014		अंकीय मूल्य ₹ 0	अंकीय मूल्य ₹ 447495
अंतीम दिनांक 31/03/2015		अंकीय मूल्य ₹ 0	

कारणे नाव	01/04/2014	30/09/2014	01/10/2014	31/03/2015
अंकीय मूल्य		62059		62059
अंकीय मूल्य		0		0
अंकीय मूल्य		38924		38924
अंकीय मूल्य		0		0
अंकीय मूल्य		24255		24255
अंकीय मूल्य		23129		23129
अंकीय मूल्य		18616		18616
अंकीय मूल्य		0		0
अंकीय मूल्य		1128		1128
अंकीय मूल्य		28770		28770
अंकीय मूल्य		0		0
अंकीय मूल्य		0		0
अंकीय मूल्य		196874		196874
अंकीय मूल्य		0		0
अंकीय मूल्य		196874		196874
अंकीय मूल्य		0		0
अंकीय मूल्य		0		0
अंकीय मूल्य		0		0
अंकीय मूल्य		0		0
अंकीय मूल्य		196874		196874



भौतिक देय दिनांक: 22/05/2015  
 To make payment through NEFT  
 IFSC: SHINCOLLEC, Beneficiary A/C No.: BMCPO CG9003410170106, Name: MCGM Property Tax.  
 Please note: Payment done through NEFT will be collected against oldest DMS first.  
 \* अली परं इमेजिड मधील कोटनेच्या पाहिल्यासाठी मने पाहणे

वर्ग - २  
 २०१५  
 १५/३



बयान - २		
१०१६	१५	३२
२०२५		

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NO. EEBPC/9884/GS/A of 2.1 JUL 2003

COMMENCEMENT CERTIFICATE

To:-

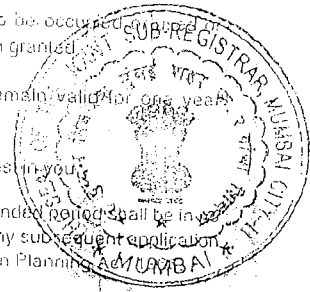
M/s. Samer Builders  
201 Commercial House,  
2nd Floor, N.M.Road,  
Fort Mumbai - 400023.

En. Eng. Bdg. Corporat (2007)  
E Ward Municipal Offices, 110 Pinar,  
10 Sak. Halizuddin Marg, Byculla,  
Mumbai - 400 007.

Sir,

With reference to your application No. 3096/2003 dated 30/6/2003 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act, 1966, to carry out development for Prop. redevelopment on amalgamated plots P.P.No. 1052 to 1056 TPS IV Mahim E/W. No. 4 and building permission under section 346 of the Bombay Municipal Corporation Act, 1988, to erect a building in Building No. 4 on Plot No./C.S.No./C.T.S. No.          Division/  
Village/Town Planning Scheme No. TPS IV Mahim Situated at Road / Street New Pambhalew Road Ward GS the Commencement Certificate/ Building permit is granted on the following conditions:

- 1) The land vacated in consequence of the endorsement of the setback 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 permitted to be used by any person until occupancy 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 be in no case exceed three years; provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & 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 sanction 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 misrepresenting 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 Sec 43 & 45 of the Maharashtra Regional and Town Planning Act, 1966.



2094 - 2  
2094 20/32  
2094

7) The conditions of this C.C. shall be binding not only on the applicant but on his heirs, executors, assignees, administrators, legal representatives and every person deriving title through or under him.

8) The Municipal Commissioner has appointed Shri. S.V. GAJABGAONKAR Assistant Engineer, to exercise the powers and functions of the Planning Authority under section 15 of the said Act.

9) This C.C. is endorsed up to stilt slab only  
This Commencement Certificate is valid upto 12/07/07

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

W. Ghosh  
21/10/06  
Assistant Engineer  
Building Proposals (City)/(R&R) VI

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

CB/9884/95/A 30/10/07

This C.C. is endorsed AS per Amended Approved Plan DT-23/9/2004 i.e. C.C. up to height 15.83 Meter from the ground i.e. up to stilt TOP

W. Ghosh  
20/10/04  
A.E.B.P.C. VI

CB/9884/95/A 18/8/2005

This C.C. is endorsed as per amended approved Plan dated 22/7/2005 (i.e. C.C. up to height 12.57 from the proposed ground (i.e. up to stilt top))

W. Ghosh  
21/12/05  
A.E.B.P.C. VI

CB/9884/95/A dt 08/02/06

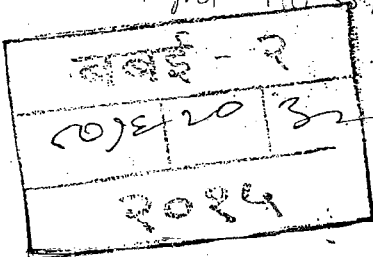
This C.C. is further extended up to 15th floor only.

CB/9884/95/A dt 7/2/07

W. Ghosh  
8/2/06  
A.E.B.P.C. VI

Full C.C. is endorsed as per Approved Amended Plan on 5/2/07 of height 110.65 mtr.

W. Ghosh  
7/1/07  
A.E.B.P.C. VI



3104319

13/08/2015

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Module,For original report please  
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : मुंबई शहर 2 (वरळी)

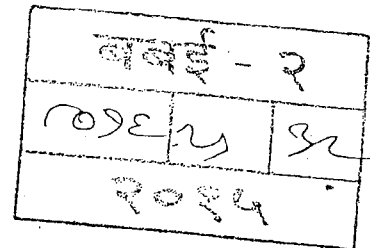
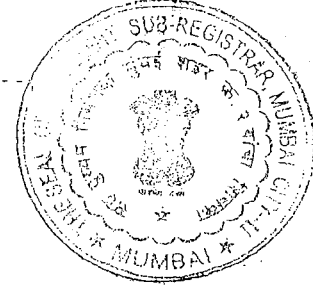
दस्त क्रमांक : 3104/2007

नोंदणी :

Regn:63m

गावाचे नाव : लोअर परेल

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु. 17894000
(3) बाजारभाव(भाडेपट्ट्याच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 9069233
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - लोअर परेल डिव्हिजन, उपविभागाचे नाव - 12/86 - भूभाग : दक्षिणेस पांडुरंग बुधकर मार्ग व मदुरकर मार्ग, उत्तर - पुर्वेस सयानी रोड व भातनकर मार्ग,एलफिस्टन स्टेशन पर्यंत,पश्चिमेस म्हात्रे मार्ग, 18.3 मि. वि. यो रस्ता,तांडेल मार्ग,-----पेन्ट हाऊस नं 1, 31 वा मजला , अे विंग, विल्डींग नं 2, ओपन टेरेस सहित टेरेस चे क्षेत्र 78.43 चौ मी, सुमेर ट्रिनिटी टॉवर्स, न्यु प्रभादेवी मुं 25
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 90.33 चौ.मी. आहे.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	नाव:-मे/- सुमेर विल्डर्स चे भागीदार माणकचंद लुंकर तर्फे मुखत्यार मुकेश जैन
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	नाव:-सुमीत बाजला - - , पुजा बाजला - -
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2007
(10)दस्त नोंदणी केल्याचा दिनांक	09/04/2007
(11)अनुक्रमांक,खंड व पृष्ठ	3104/2007
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	878500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000



13/08/2015

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2

दस्त क्रमांक 3986/2014

नोदणी :

Regn:63m

गावाचे नाव : 1) लोअर परेल

(1)विलेखाचा प्रकार	करारनामा
(2)मोवदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या थाबतितपट्टाकार आंकारणी देतो की पट्टेदार ते नमुद करावे)	7790500
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: ओपन टेरस आंन 32 वा मज्ला, क्षेत्रफळ 101.91 चौ मीटर बिल्ट अप सुमेर ट्रीनिटी टावर A विंग ऑफ बील्डींग नं 2. नियर सामना प्रेस, न्यू प्रभादेवी रोड, मुंबई 400025. फाइनल प्लॉट नं 1052 टु 1056 TPS IV ऑफ माहिम. ( ( C.T.S. Number 1/1142 pt and 1143 pt ; Final Plot Number : 1052 to 1056 TPS IV OF MAHIM ; ) )
(5) क्षेत्रफळ	1) 101.91 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,प्रतिक्रमिचे नाव	1): नाव:- मेसर्स सुमेर बिल्डर्स चे तर्फे भागीदार श्री राहुल रमेश शह - वय:-31; पत्ता:-प्लॉट नं ऑफिस नं 201, माळा नं: 2 रा मज्ला, इमारतीचे नाव: कॉमर्स हाऊस, ब्लॉक नं: 140, एन एम. रोड. रोड नं: फोर्ट, . पिन कोड:-400001 पॅन नं:-AAA AFS2829R
(8)दस्तऐवज करून देणा-या पक्षकाराचे नाम किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिक्रमिचे नाव	1): नाव:-सुमित ललित बाज्ला वय:-42; पत्ता:-प्लॉट नं: पेंट हाऊस नं 1, माळा नं: 31 वा मज्ला, इमारतीचे नाव: सुतेर ट्रीनिटी टावर, ब्लॉक नं: ए विंग बील्डींग नं 2, रोड नं: न्यू प्रभादेवी रोड. पिन कोड:-400025 पॅन नं:-ACIPB7187R 2): नाव:-पूजा सुमित बाज्ला वय:-39; पत्ता:-प्लॉट नं: पेंट हाऊस नं 1, माळा नं: 31 वा मज्ला, इमारतीचे नाव: सुमेर ट्रीनिटी टावर, ब्लॉक नं: ए विंग बील्डींग नं 2, रोड नं: न्यू प्रभादेवी रोड. पिन कोड:-400025 पॅन नं:-AEMPB8640P
(9) दस्तऐवज करून दिल्याचा दिनांक	14/05/2014
(10)दस्त नोंदणी केल्याचा दिनांक	16/05/2014
(11) अनुक्रमांक खंड व पत्र	3986/2014
(12) बाजारभवाप्रमाणे मूदक शल्क	390000
(13) बाजारभवाप्रमाणे नोंदणी शल्क	30000
(14) रीरा	



भारत सरकार  
GOVT. OF INDIA  
भारत सरकार  
GOVT. OF INDIA  
SUMIT BAJLA  
LALIT KUMAR BAJLA  
01/10/1973  
ACIPB7187R



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
PUJA SUMIT BAJLA  
RAJENDRA GHIRAIYA  
08/11/1976  
Permanent Account Number  
AEMPB0840P



बजई - २	
००१५३	३२
२०१५	



बकाई - २		
₹ १०७६	२४	३२
२०२५		









भारत सरकार  
GOVT. OF INDIA



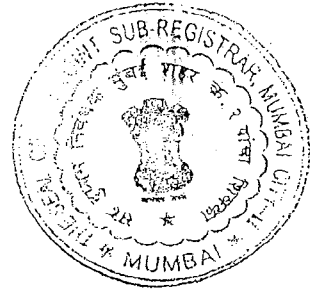
भारत सरकार  
INCOME TAX DEPARTMENT

ATUL V HIRAWAT  
VINAYCHAND HIRAWAT  
04/05/1970

आयकर विभाग, मुंबई

ACCPHISIDA

01/05/1970



पत्र - २		
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२०२५		

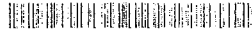


भारत सरकार  
 Unique Identification Authority of India  
 Government of India

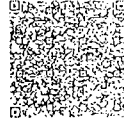
नोटिफिकेशन क्रमांक / Notification No. 11047/2019-20

आधार प्रमाणपत्र  
 Address: [Address details]  
 Mumbai

आधार क्रमांक / Aadhaar No.



S-11747695051



आपला आधार क्रमांक / Your Aadhaar No.:

2831 4465 0633

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 Government of India



आधार प्रमाणपत्र  
 Address: [Address details]  
 Mumbai



2831 4465 0633

आधार - सामान्य माणसाचा अधिकार



खर्च - २  
 ७१६ ३० ३२  
 २०२५





शुक्रवार, 14 ऑगस्ट 2015 9:08 म.पू.

दस्ता मोपवारा भाग-1

ववड2

दस्ता क्रमांक: 8016/2015

39

दस्ता क्रमांक: ववड2 /8016/2015

वाजंर मुल्य: रु. 3,62,30,500/- मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. ति. सह. दु. ति. ववड2 यांचे कार्यालयान

पावती:9327

पावती दिनांक: 14/08/2015

अ. क्र. 8016 वर दि.14-08-2015

माध्यमकारणाचे नाव: पुजा सुमित वाजपते

रोजी 9:06 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्ता हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

*Puja Bote*

दस्ता हजर करणाऱ्याची सही:

पसुण. 30640.00

*Puja Bote*  
सह दुय्यम निबंधक, ववड-2

*Puja Bote*  
सह दुय्यम निबंधक, ववड-2

दस्ताचा प्रकार: वक्षीसपत्र

मुद्रांक शुल्क: जर निवामी आणि कृषी मानमत्ता द्वी पती, पत्नी, मुलगा, मुलगी, नानु, नात, मरण पावलेल्या मुलाची पत्नी यांना वक्षीस दिलेली अनेक नर.

शिक्रा क्र. 1 14 / 08 / 2015 09 : 06 : 00 AM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 14 / 08 / 2015 09 : 06 : 47 AM ची वेळ: (फि)

### प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तत्सुदीनुसारच तयार केला आहे. या दस्तऐवजात नोंदणी करणारे निष्पादक व्यक्ती, संपूर्णपणे सत्यता तयार करणारे निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहिलेले आहेत.

*Puja Bote*  
लिहून घेणारे:

*Puja Bote*  
लिहून घेणारे:





14/08/2015 9 10:35 AM

दस्त गोपवारा भाग-2

बवड2

दस्त क्रमांक:8016/2015

दस्त क्रमांक: बवड2/8016/2015

दस्ताचा प्रकार: -बधीमपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दसा
1	नाव:पूजा सुमित वाजला पत्ता:3101, 31, सुमेरु त्रिनिटी टॉवर्स सीएचएस ली, न्यू प्रभादेवी मुंबई, प्रभादेवी रोडच्या जवळ, न्यू प्रभादेवी रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर:AEMPB8640P	लिहून देणार वय :-40 स्वाक्षरी.		
2	नाव:सुमित वाजला पत्ता:प्लॉट नं: 3101, माळा नं: 31, इमारतीचे नाव: सुमेरु त्रिनिटी टॉवर्स सीएचएस ली, ब्लॉक नं: न्यू प्रभादेवी मुंबई, रोड नं: प्रभादेवी रोडच्या जवळ, महाराष्ट्र, मुंबई. पिन नंबर:ACIPB7187R	लिहून देणार वय :-42 स्वाक्षरी.		

वरील दस्तगवज करून देणार तयारकीत बधीमपत्र चा दस्त गवज करून दिल्याचे कयुल करतात.  
शिक्रा क्र.3 ची वेळ:14 / 08 / 2015 09 : 08 : 25 AM

आळख:-

यातील इमम असे निवेदीत करतात की ते दस्तगवज करून देणा-यांना व्यक्तिशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दसा
1	नाव:आशीष - धनधनिया वय:33 पत्ता:2102, सुमेरु त्रिनिटी टॉवर, टॉवर-2ए, न्यू प्रभादेवी रोड, प्रभादेवी, मुंबई पिन नंबर:400025	स्वाक्षरी		
2	नाव:अतुल - दिग्वज्र वय:45 पत्ता:1601, विड टाऊन अपार्टमेंट, वी.बी. वेर मार्ग, प्रभादेवी मुंबई पिन नंबर:400018	स्वाक्षरी		

शिक्रा क्र.4 ची वेळ:14 / 08 / 2015 09 : 09 : 13 AM

शिक्रा क्र.5 ची वेळ:14 / 08 / 2015 09 : 09 : 26 AM नोंदणी पत्रांक 1 प्रथम

EPayment Details

Epayment Number  
MH002882496201516R



Deed Number  
0001815727201516

प्रमाणित करणेत येते की  
दस्तामध्ये एकूण .....3..... पाने आहेत  
पुस्तक क्रमांक १, बवड-२/.../२०१५  
नोंदला 14 AUG 2015  
दिनांक

सह-दुय्येय निबंधक मुंबई शहर-२.

8016/2015

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
  2. Get print and mini-CD of scanned document along with original document, immediately after registration
- For feedback, please write to us at feedback.isarita@gmail.com



Annexure - A  
भारतीय स्टेट बैंक  
State Bank of India

Retail Assets Central Processing Center  
Local Head Office, 1<sup>st</sup> Floor,  
C-6, G-Block, Bandra-Kurla Complex  
Bandra (East), Mumbai 400051  
Tele Fax: - 26445145, 26445137, 67514119  
Telephone: - 022 26445012, 13 & 21,  
26445146.  
Email :- racpc.mum@sbi.co.in

Mr. Sumit Lalit Bajla  
Mrs. Puja Bajla  
303, Shubham Apt., B.G. Kher Road,  
Mumbai 400 018.

RACTPC/RAAC/MS/30097304887&30247398449

Date: 17.07.2015

Dear Sir,

MAIN HOME LOAN A/C Nos.: 30097304887 & 30247398449

With reference to your request letter dated 17.06.2015, we have to advise that both the home loan accounts will be required to be closed and new home loans will be sanctioned in the name of Mrs. Puja Bajla (as a first applicant) and Mr. Sumit Bajla (as a Guarantor) after following our Banks usual procedure as it will be considered as fresh loan.

2. For sanctioning fresh home loan in the name of M/s. Puja Bajla, you have to produce home loan liability acceptance letter and outstanding confirmation letter on a valid stamp paper (Rs.500/-) by Mrs. Puja Bajla. Before completion of above formalities, please arrange to submit:

- Income proof of both of you. (Latest three years copies of ITRs. Latest One year Bank A/c Statement).
- Fresh KYC documents i.e. Latest photograph, copy of Photo identity proof and copy of current residence address proof.
- Copy of Occupancy certificate of the said property.
- Copy of share certificate of the said property.
- Possession letter of the said property.
- NOC from the society (on the Bank format)
- Copy of Registered Gift Deed
- Two cheques of Rs.4000/- each towards fresh Title Investigation Report.
- Two cheques of Rs.1686/- each towards Property Valuation Report.
- Processing fees cheque of Rs.10000/-

3. Please note that after receipt of the above documents and after calculation of loan eligibility the proposal will be put up to the competent authority for sanction.

4. After receipt of sanction, the documentation formalities will have to be completed in addition to any other compliance of observations, if any, made by the sanctioning authority.





भारतीय स्टेट बैंक  
State Bank of India

Retail Assets Central Processing Center  
Local Head Office, 1<sup>st</sup> Floor,  
C-6, G-Block, Bandra-Kurla Complex  
Bandra (East), Mumbai 400051  
Tele Fax: - 26445145, 26445137, 67514119  
Telephone: - 022 26445012, 13 & 21,  
26445146.  
Email :- racpc.mum@sbi.co.in

..2..

5. The present position of the account is as under :-

A/C No.	LIMIT(Rs.)	O/S(Rs.)
30097304887	4.23 Cr.	24870398.75
30247398449	1.40 Cr.	8850380.67

6. Kindly note.

Yours faithfully,

Asst. General Manager

