

Receipt (pavti)

369/12207

Monday, June 03, 2024

7:09 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: घाटकोपर

पावती क्र.: 13693 दिनांक: 03/06/2024

दस्तऐवजाचा अनुक्रमांक: करल1-12207-2024

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: निरज महेंद्र भानुशाली

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

एकूण:

रु. 30840.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
7:28 PM ह्या वेळेस मिळेल.

दु. निबंधक कुर्ला 1
सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

बाजार मुल्य: रु. 5661286.4 /-

मोबदला रु. 6500000/-

भरलेले मुद्रांक शुल्क : रु. 390000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624032614813 दिनांक: 03/06/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002384908202425M दिनांक: 03/06/2024

बँकेचे नाव व पत्ता:

Valuation ID	202406039903		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	
मूल्यांकनाचे वर्ष	2024	03 June 2024, 07:04:55 PM		करल।
जिल्हा	मुंबई (उपनगर)			
मूल्य विभाग	103-घाटकोपर - किरोळ - कुर्ला			
उप मूल्य विभाग	भुभाग: लातबहादुर शास्त्री मार्गाच्या उत्तरेकडील या गावाचा सर्व भूभाग.			
सर्व्हे नंबर / न. भू क्रमांक :	सि.टी.एस. नंबर#380			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.				
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
80560	120350	138400	150430	120350
बांधीव क्षेत्राची माहिती				
बांधकाम क्षेत्र (Built Up)-	44.8 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मोजमापनाचे एकक चौरस मीटर
बांधकामाचे वर्गीकरण- उद्वहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	G TO 2वर्ष 5th floor To 10th floor	
रस्ता समुख -				
Sale Type - Firs: Sale				
Sale/Resale of built: up Property constructed after circular dt.02/01/2018				
मजला निहाय घट/वाढ = 105% apply to rate= Rs.126368/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर				
= (((126368-50560) * (100 / 100)) + 50560)				
= Rs.126368/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
	= 126368 * 44.8			
	= Rs.5661286.4/-			
Applicable R/Les	= ,10.4			
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडनगार्डन मजला क्षेत्र मूल्य + लातच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बांधकामाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य			
	= A + B + C + D + E + F + G + H + I + J			
	= 5661286.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
	= Rs.5661286.4/-			

करल - १

92200	9	82
2024		

Home Print



सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)



CHALLAN
MTR Form Number-6



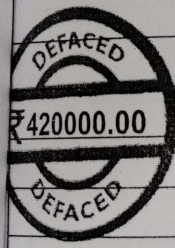
GRN	MH002384908202425M	BARCODE		Date	22/05/2024-11:53:57	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			PAN No.(If Applicable)	CJAPB8197C		
Location	MUMBAI			Full Name	NIRAJ MAHENDRA BHANUSHALI		
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. 506,5TH FLOOR,A WING,NEELKANTH		
Account Head Details				Premises/Building			
				DHARA BLDG			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	390000.00	OM NEELKANTH DHARA CHSL,LBS ROAD,GHATKOPAR WEST	MUMBAI		4 0 0 0 8 6
0030063301 Registration Fee	30000.00				

Remarks (If Any)

PAN2=AABPB4272E--SecondPartyName=PRATAP VALJI BHANUSHALI

MAV-



Total

Amount In Words: Four Lakh Twenty Thousand Rupees Only

करल - १

२२०० १ ४२

FOR USE IN RECEIVING BANK

Payment Details: IDBI BANK

Cheque-DD Details

Bank CIN: 3332024052714677

Bank Date: 27/05/2024-18:20:56

RBI Date: 28/05/2024

Bank-Branch: IDBI BANK

Scroll No., Date: 100, 28/05/2024

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दुरयम निबंधक कार्यालयमार्फत नोंदणी करायलायला दस्तासठी लागू आहे. नोंदणी न करायलायला दस्तासठी सदर चालन वापरू नये.

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY DEPT. MUMBAI 02
Date: 2024.06.06 09:10:12 IST
Reason: GRAIS Secure Document
Location: India



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-369-12207	0001648341202425	03/06/2024-19:08:39	IGR197	30000.00



करल - १		
१२२००	५	४२
२०२४		

(1)

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai on this 03rd day of June, 2024 BETWEEN 1) **SHRI PRATAP VALJI BHANUSHALI (MAV)** aged about 50 years, Male having PAN - AABPB4272E, 2) **SMT. SAVITA PRATAP BHANUSHALI**, aged about 47 years, Female, having PAN - AMQPB4492D, both Adults, Indian Inhabitants of Mumbai, presently residing at Flat No. 3/302, Rajkamal Ram Niwas, Kisan Nagar No.1, Thane - 400 604, hereinafter referred to as "VENDORS/TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the FIRST PART; AND 1) **SHRI NIRAJ MAHENDRA BHANUSHALI**, aged about 28 years, Male having PAN - CJAPB8197C, 2) **SHRI MAHENDRA KALYANJI BHANUSHALI**, aged about 55 years, Male, having PAN-CQFPB1337J, 3) **SMT. SARASWATI MAHENDRA BHANUSHALI**, aged about 54 years, Female having PAN - CQBPB5288A, all Adults, Indian Inhabitants of Mumbai, presently residing at Flat No. 190, 2nd Floor, C Wing, Deepak Apartment, A Bhiwandi, Thane - 421302, hereinafter referred to as the "PURCHASERS / TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, administrators and assigns) of the SECOND PART.

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करम - १	१२२०७	९	६२
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THE VENDORS/TRANSFERORS AND TRANSFERREES AS PRESENT AND DECLARE TO THE PURCHASERS/ TRANSFERREES AS FOLLOWS :

A. The Vendors/Transferors herein are the members, joint owners, occupants and in absolute possession and in actual custody and dominion over Flat No. 506 situated on the Fifth Floor of " A " Wing of Neelkanth Dhara Building known as " Om Neelkanth Dhara Co-operative Housing Society Ltd " situated at L.B.S. Marg, Chhatkopar West, Mumbai - 400 086, admeasuring area about 37.33 Sq. Mtrs. Carpet area as per MOFA situated on the plot of land bearing C.T.S. No. 380 to 390 of Village Chhatkopar - Kirol, Taluka Kurla, within Mumbai Suburban District which is more particularly described in the Schedule mentioned hereunder written and referred to as the " SAID FLAT " .

B. The Transferors herein are the members of Om Neelkanth Co-op Housing Society Ltd the society duly Registered under Regd. No. MUM/WH/HS/11014/2018-2019 under the Maharashtra Co-operative Societies Act, 1960, having office at L.B.S. Marg, Chhatkopar West, Mumbai - 400086, hereinafter referred as the " SAID SOCIETY " .

C. The Vendors/Transferors herein are the members of the said society however society is yet to issue any Share Certificate to its members.

D. The Vendors/Transferors declare that their title to the said flat is clear, marketable and that they have not created any lien, mortgage, charge, or any encumbrances, from and reasonable doubts including free from third party Adverse Deal, Arrangements, Understanding, Agreement, Agreement either of or for Sale, Transfer or Assignment, any Sale, Transfer, Assignment, Conveyance, Release, Relinquishment, Gift, Lease, Surrender, Exchange, Monthly Tenancy, Leave and License, Charge, Mortgage or any other encumbrances or any right of pre-emption either, as per Contract, Statutes, customs, Usages, Bail, Bond, Security, Surety, Charges, Mortgages, Indemnity, Guarantees, Suits, Litigations,

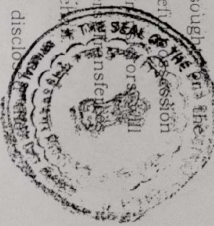
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करम - १	१२२०७	१०	६२
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Legal or other Proceedings, Lispendence, any Decree or Order of Award, Insolvency Order or Proceedings, Injunction Order, Attachment, any Disputes, Right of Pre-emption, any debts or dues of Private Creditors or of any Government or Public Bodies/Authorities or Officers, towards taxes, Assessment, Duties or other charges / fee / amount or appointment of receiver or any acquisition, requisition, forfeiture or confiscation or any Notices, Notifications or otherwise or in any way encumbered the said flat or right, title and interest, or not received any decree or Prohibitory Order or attachment for transfer of flat and it is not sold to any other person, so as to disentitle and disqualify them entering into this Agreement or whereby the Purchasers/Transferors may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in their favour or whereby the quiet and peaceful enjoyment or possession of the flat and the Purchasers/Transferors may be disturbed or in the event of being found that the Vendors/Transferors are entitled to enter into this Agreement and transfer their right solely to the Purchasers/Transferors is not able to enjoy quiet and peaceful possession of the said flat due to any such reason, the Vendors/Transferors shall compensate, indemnify and/or reimburse to the Purchasers/Transferors for the loss or damage they may suffer or sustain on their behalf.

E. The Vendors/Transferors have truly, honestly, bonafidely, disclosed above material fact to the Purchasers/Transferors and in good faith and relying on such statement and declaration, the Purchasers/Transferors agreed to purchase the aforesaid flat. The Vendors/Transferors further declares that they have not made any mis-representation or concealment of any fact.

F. AND WHEREAS the representation, declaration made by the Vendors/Transferors to the Purchasers/Transferors, the Purchasers/Transferors herein have agreed to purchase and / or acquire the said flat with Ownership rights of the said Flat No. 506 situated on the Fifth Floor of " A " Wing of Om Neelkanth Dhara Co-operative Housing Society Ltd " situated at L.B.S. Marg, Chhatkopar West, Mumbai - 400 086, of the said society together with all rights, title, interest, benefits, sinking fund amount and said shares of the said society and right of the said flat, the Vendors / Transferors herein agreed to sale transfer the same to the Purchasers / Transferors for a consideration of **Rs. 65,00,000/- (Rupees Sixty Five Lakhs Only)** .



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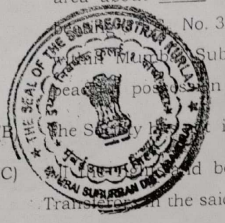
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करल - १
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(4)
G. The Parties have agreed to execute this document to give proper effects of transfer of said flat, shares and right on following terms and conditions.
NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY CONFIRMED,
DECLARED AND AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Vendors/Transferors do hereby agree to sell, transfer, assign, convey, release and relinquish and the Purchasers do hereby take over and acquire from the Vendors/Transferors :
 - (A) The ownership beneficial rights and interest, title, occupy, possess, own use and enjoy the said Flat No.506 situated on the Fifth Floor of "A" Wing of Om Neelkanth Dhara Co-operative Housing Society Ltd." situated at L.B.S.Marg,Ghatkopar West,Mumbai - 400 086,admeasuring area about 37.33 Sq. Mtrs. Carpet area situated on the plot of land No. 380 to 390 of Village Ghatkopar Kiroi,Taluka Kurla, Suburban District, Taluka Kurla with vacant and possession of the said flat and the incidental right.
 - (B) The Society has not issued any Share Certificate to any of its members.
 - (C) The Purchasers shall enjoy all the benefits attached to the membership of the Vendors/Transferors in the said society.
 - (D) All the benefits of the previous Agreement and the rights, title and interest arising there under. Free from all encumbrances, charges at or for the total consideration of **Rs. 65,00,000/- (Rupees Sixty Five Lakhs Only)** being the entire consideration amount payable in respect of the transaction herein.
2. IN CONSIDERATION of the right,title and interest in the said flat and the benefits of the said agreement the Vendors / Transferors to the Purchasers/ Transferees, and the Purchasers / Transferees have paid **Rs.30,00,000/- (Rupees Thirty Lakhs Only)** towards Part Consideration and balance consideration of **Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only)** will be paid/credited by the Purchasers and/or its Banker on or before 30 days from the date of registration of this agreement.



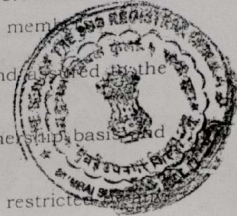
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करल - १
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On full payment as per this agreement there shall be an absolute sale by the Vendors and transfer of aforesaid flat and incidental rights of property in favor of the Purchasers. The Purchasers shall be entitled to hold, occupy, possess and use the said property and shall be entitled to all the rights and benefits attached to the membership in the said society.

3. The Purchasers/Transferees are satisfied about the nature of particulars of fixtures, fittings and amenities permitted in the said flat/building.
4. The Vendors/Transferors hereby agrees to assist the Purchasers/ Transferees in moving to the said society and in getting its approval for the admission of the benefits, rights, titles and interest acquired by the Vendors/Transferors in respect of the said flat together with other effects. The Vendors/Transferors shall make all the efforts with the said society for admitting the Purchasers/Transferees as the members.
5. The Vendors/Transferors hereby declares, confirms and warrants to the Purchasers as follows:
 - (A) They have been occupying aforesaid flat on ownership basis and free from any encumbrances, restrictions.
 - (B) They have right to transfer the flat and he is not restricted by any agreement or any declaration for the transfer of the said flat.
 - (C) The Purchasers shall after payment of full consideration shall quietly and peacefully possess and occupy and enjoy the said flat without any late,hindrance,denial,demand,interruption or eviction by the Transferors or any other person lawfully or equitable claiming through them under or in trust for the Transferor.
 - (D) They have not created any right, title, interest, mortgage, trust, lien, charge, suit or encumbrance whatsoever in favor of any third party in respect of the said flat.
 - (E) They have not received any notice of lis-pendens, attachments, prohibitory order or any subject matter of litigation or any proceedings before any legal authority, where by the Vendors are prohibited or prevented from transferring the same in favour of the Purchasers.
 - (F) They have not created any tenancy or leave and license or executed any agreement with any other person in respect of said flat.



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सहकारी म. म. ११/११/२४

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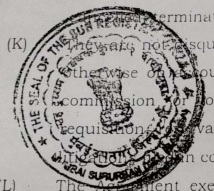
The Vendors do hereby indemnify and keep saved and indemnified from and against all claims or demands whatsoever that may be made by any person aforesaid in respect of said flat. They are regularly entitled to the said flat and together with benefit attached to it and neither the Vendors/Transferors herein either personally or through any of their agent/s or constituted attorney have at any time here before either created or agreed to create any third party rights, title, interests or claim whatsoever in respect of the said flat.

(I) They have complied with the terms and conditions of all the earlier agreements, compliance of bye-laws, rules & regulations framed under applicable laws for the time being in force in respect of said flat.

(J) The earlier agreements and right in the said flat are not terminated and revoked by any court or order.

(K) The Vendors are not disqualified or disentitled either in law of equity or otherwise of any amount of any action or proceedings or any act of commission or omission including confiscation, acquisition, requisition, expropriation, forfeiture and there is no dispute or any other matter in court against them in respect of the said flat.

(L) The title executed for the Ownership of flat is valid and subsisting.



6. The Vendors/Transferors hereby declares and confirms that nobody has or any one claiming through him shall have any right, title, interest or any nature whatsoever, in the said flat once the possession thereof is given to the Purchasers/Transferees pursuant to this Agreement. The Vendors/Transferors further declare that presently nothing is due and payable by them to the society or to any Government Authority related to the said flat till the date of execution of this Agreement.

7. The Vendors/Transferors hereby further agree and undertake to make sign, execute, produce and procure all such other and further applications, deeds, documents, instruments and/or any other writing or writings at the direction of the Purchasers/Transferees to better and absolutely clear and marketable title and to give full effect to this Agreement and perfect the title of the Purchasers/Transferees to the said flat and to transfer the share certificate in favor of Purchasers, at the cost of Purchasers/Transferees. The Vendors/Transferors keep indemnified to the Purchasers/ Transferees, from and against all actions, steps and proceedings for title.

[Signature]
 21/2/2017

21/2/2017
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8. The Vendors/Transferors hereby declares that their heirs or nominees have no objection of whatsoever nature for above transfer and none of them shall claim any rights, title and interest, cost price of the said flat and that they have no objection for the transfer/regularization of the aforesaid flat to the name of the Purchasers/Transferees and in future for any matter.

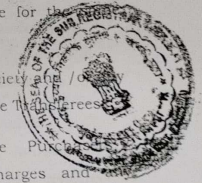
9. It is hereby agreed between the parties hereto that if any transfer charges payable to society, in respect of the ownership of the said flat, shall be borne and paid by both the parties in equal proportion. The Purchasers/ Transferees hereby agrees and undertakes to pay all other expenses for admitting this Agreement for Sale i.e. Stamp duty and Registration charges, etc.

10. The Sellers/ Transferors are aware and have agreed that the Purchasers / Transferees will deduct Rs. **65,000/-** from the consideration amount @ 1 % on the agreement value as T.D.S. U/s 194-IA of the Income Tax Act, 1961 as per prevailing laws and will make the payment to the Income Tax Department & will issue T.D.S Certificate for the same within due course to the vendors.

11. The Transferors shall also obtain the N.O.C. of the Society and other concerned authority /department if required by the Transferees.

12. The Vendors / Transferors hereby indemnify to the Purchasers / Transferees for any Stamp Duty, Registration Charges and incidental Charges on Earlier Agreements, Deeds, Documents for the aforesaid flat. The Vendors/Transferors shall with regard to any part of documents of transfer pertaining to Vendors / Transferors, clear objection, if any imposed by Registrar as early as possible, if required. The Vendors have duly paid and satisfied in full municipal taxes, maintenance and other outgoings charged by the society. If any expenses or dues are payable in future for the period prior hereto, the same shall be borne by the Vendors.

13. The Vendors/Transferors hereby agrees and undertakes to put the Purchasers/Transferees in vacant and peaceful possession of the said flat on registration of this Agreement for Sale as stated in Clause No. 2. In the event of their failure to put the Purchasers/ Transferees in peaceful possession of the said flat in pursuance of this Agreement, the Purchasers / Transferees are entitled to specific performance of this Agreement.



[Signature]
 Saita

21/2/2017
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 21/2/2017

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19. After registration of this Agreement and on Peaceful & Vacant Possession the parties will execute the necessary Society Transfer Forms, Letters, Undertakings and Affidavits etc. for affecting transfer of the said flat and/or the amenities therein in favor of the Purchaser. The said forms etc along with a copy of this Agreement for Sale shall be lodged with the said Society together with the Share Certificate, if issued representing the said shares for the purpose of transferring the said shares to the name of Purchasers in the records of the society.

करल - १		
१२२०६	११	४२
२०२४		



THE SCHEDULE ABOVE REFERRED TO:

ALL THAT Said Flat No. 506 situated on the Fifth Floor of "A" Neelkanth Dhara Building known as "Om Neelkanth Dhara Co-operative Housing Society Ltd." situated at L.B.S. Marg, Ghatkopar West, Mumbai - 400 086, admeasuring area about 37.33 Sq. Mtrs. Carpet area as per MOFA situated on the plot of land bearing C.T.S. No. 380 to 390 of Village Ghatkopar - Kiroli, Taluka Kurla, within the boundaries of "N" Ward of Mumbai Suburban District.

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१२०१	१२०१
२०२४ and/or damage to law of equity.	

(8) to claim all costs, charges, expenses and losses without prejudice to their other rights and remedies.

14. The Vendors / Transferees further agrees to assist the Purchasers/ Transferees for transfer of the right, title and interest of the said flat in the name of the Purchasers/Transferees, the said Vendors/Transferees shall be deemed to hold, carry the said rights in the books, records of the said society and other concerned authorities as Trustee/Agent of the said Purchasers and shall deal with the said rights only in accordance with the written instructions, directions of the said Purchasers/ Transferees.

15. The Purchasers/Transferees agree to become the members of the Said Society and also agree to abide by the rules and regulations and bye-laws of the Society.

16. The Vendors/Transferees hereby agree that the recitals contained above are an integral part of this Agreement as if the same were set out and incorporated herein. This Agreement is subject to Jurisdiction of Mumbai.

17. The Vendors/Transferees hereby undertake and declare that any nomination, assignment lien or will in regard to the said flat if made or entered into by the Vendors/Transferees or their constituted attorney with the said society, persons or any other third party other than the Purchasers/Transferees shall hereafter be deemed to be inoperative cancelled, revoked, withdrawn and considered null and void. The Vendors hereby undertake and declare that any writings or agreement or deeds or MOU in regard to the said flat if made or entered into by the Vendors / Transferees or their constituted attorney previous to this Agreement will be considered Null and Void as this Agreement will supersede the same.

18. The Vendors/Transferees agree to save, defend and keep harmless and indemnified to Purchasers/Transferees from and against all the formal and other person/s lawfully or equitably, claiming or to claim a from under or in trust from him and also against all actions, proceedings, claims, demands, damages and expenses arising out of the said flat.

Signature
Signature
 ११. ११/१२/११

(9)

१२०१ - १	
१२०१	१२०१
२०२४	

19. After registration of this Agreement and on Peaceful Possession of the said flat the parties will execute the necessary Society Transfer Forms, Letters, Undertakings and Affidavits etc. for affecting transfer of the said flat and/or the amenities therein in favor of the Purchaser. The said forms etc along with a copy of this Agreement for Sale shall be lodged with the said Society together with the Share Certificate, if issued representing the said shares for the purpose of transferring the said shares in the name of Purchasers in the records of the society.

THE SCHEDULE ABOVE REFERRED TO:



ALL THAT Said Flat No. 506 situated on the Fifth Floor of "A" Neelkanth Dhara Building known as "Om Neelkanth Dhara Co-operative Housing Society Ltd." situated at L.B.S. Marg, Chalkopar West, Mumbai - 400 086, admeasuring area about 37.33 Sq. Mtrs. Carpet area as per MOFA situated on the plot of land bearing C.T.S. No. 380 to 390 of Village Ghalkopar - Kiroi, Taluka Kuria, within the boundaries of "N" Ward of Mumbai Suburban District.

Signature
Signature
 ११. ११/१२/११

(10)

es hereto have set and subscribed their
st herein above mentioned

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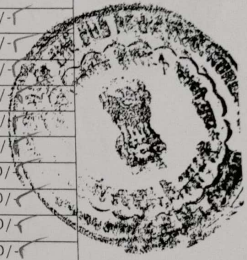
(11)

R E C E I P T

करल - १		
१२२०७	१८	४२
२०२४		

Received from withinnamed Purchasers / Transferees, 1) SHRI NIRAJ MAHENDRA BHANUSHALI 2) SHRI MAHENDRA KALYANJI BHANUSHALI 3) SMT. SARASWATI MAHENDRA BHANUSHALI, a sum of **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** being part consideration paid against full agreement amount of **Rs. 65,00,000/-** for the purchase of said Flat No.506, 5th Floor, "A" Wing, Neelkanth Dhara Building known as "Om Neelkanth Dhara Co-operative Housing Society Ltd." situated at L.B.S. Marg, Ghatkopar West, Mumbai - 400 086 to us as per the terms and conditions mentioned in the Agreement for Sale dated 03rd day of June, 2024 stated herein above.

SR. NO.	DATE	CHEQUE / NEFT	BANK NAME & BRANCH OF THE REMITTER	AMOUNT (Rs.)
1	04/12/2023	NEFT	AXIS BANK LTD	1,000/-
2	09/12/2023	NEFT	AXIS BANK LTD	99,000/-
3	09/12/2023	NEFT	AXIS BANK LTD	1,00,000/-
4	11/12/2023	NEFT	AXIS BANK LTD	1,00,000/-
5	13/12/2023	NEFT	AXIS BANK LTD	1,00,000/-
6	13/12/2023	NEFT	AXIS BANK LTD	1,00,000/-
7	10/04/2024	NEFT	AXIS BANK LTD	1,000/-
8	10/04/2024	NEFT	AXIS BANK LTD	1,000/-
9	10/04/2024	NEFT	AXIS BANK LTD	1,000/-
10	10/04/2024	NEFT	AXIS BANK LTD	99,000/-
11	11/04/2024	NEFT	AXIS BANK LTD	1,000/-
12	11/04/2024	NEFT	AXIS BANK LTD	1,000/-
13	15/04/2024	NEFT	AXIS BANK LTD	1,00,000/-
14	15/04/2024	NEFT	AXIS BANK LTD	1,00,000/-
15	15/04/2024	NEFT	AXIS BANK LTD	99,000/-
16	18/04/2024	NEFT	AXIS BANK LTD	99,000/-
17	18/04/2024	NEFT	AXIS BANK LTD	1,00,000/-
18	18/04/2024	NEFT	AXIS BANK LTD	2,00,000/-
19	18/04/2024	NEFT	AXIS BANK LTD	2,00,000/-
20	18/04/2024	NEFT	AXIS BANK LTD	2,00,000/-
21	18/04/2024	NEFT	AXIS BANK LTD	2,00,000/-
22	18/04/2024	NEFT	AXIS BANK LTD	1,00,000/-
23	19/04/2024	NEFT	AXIS BANK LTD	1,00,000/-
24	24/04/2024	NEFT	AXIS BANK LTD	2,99,000/-
25	26/04/2024	NEFT	AXIS BANK LTD	2,99,000/-
26	13/05/2024	NEFT	AXIS BANK LTD	1,50,000/-
27	13/05/2024	NEFT	AXIS BANK LTD	1,50,000/-
(IN WORDS : RUPEES THIRTY LAKHS ONLY)			TOTAL → Rs.	30,00,000/-



We say received,
(Rs. 30,00,000/-)

1) SHRI PRATAP VALJI BHANUSHALI (MAV) →

2) SMT. SAVITA PRATAP BHANUSHALI →

WITNESSES:

1. Vasant mugi Kataria

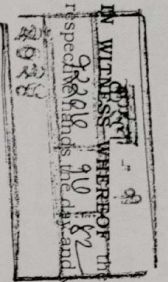
2. Anil Dhanji Bhanushali

[Signature]

[Signature]
SIGNATURE

V.m.kataria

[Signature]



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands in the presence of me the undersigned on the day and year first herein above mentioned.

SIGNED, SEALED AND DELIVERED by the

Within named Vendors / Transferees

1) SHRI PRATAP VALJI BHANUSHALI (MAV)

2) SMT. SAVITA PRATAP BHANUSHALI

in the presence of

i) Vasant Muzji Katerin Vm.katerin

ii) Anil Dhanji Bhanushali

SIGNED, SEALED AND DELIVERED by the

Within named Purchasers / Transferees

1) SHRI NIRAJ MAHENDRA BHANUSHALI

2) SHRI MAHENDRA KALYANJI BHANUSHALI

3) SMT. SARASWATI MAHENDRA BHANUSHALI

in the presence of

i) Vasant Muzji Katerin Vm.katerin

ii) Anil Dhanji Bhanushali

Witnessed by M. M.



RECEIPT

करत - 9
9200 91 12
2023

Received from within named Purchasers / Transferees, 1) SHRI NIRAJ MAHENDRA BHANUSHALI 2) SHRI MAHENDRA KALYANJI BHANUSHALI 3) SMT. SARASWATI MAHENDRA BHANUSHALI a sum of **Rs. 30,00,000/-** (Rupees Thirty Laks Only) being part consideration paid against full agreement amount of **Rs. 65,00,000/-** for the purchase of said Flat No.506, 5th Floor, "A" Wing, Neelkanth Dhara Building known as "Om Neelkanth Dhara Co-operative Housing Society Ltd." situated at L.B.S. Marg, Ghatkopar West, Mumbai - 400 086 to us as per the terms and conditions mentioned in the Agreement for Sale dated 03 day of June, 2024 stated herein above.

SR NO.	DATE	CHEQUE / NEFT	BANK NAME & BRANCH OF THE REMITTER	AMOUNT (RS)
1	04/12/2023	NEFT	AXIS BANK LTD	1,000/-
2	09/12/2023	NEFT	AXIS BANK LTD	99,000/-
3	09/12/2023	NEFT	AXIS BANK LTD	1,00,000/-
4	11/12/2023	NEFT	AXIS BANK LTD	1,00,000/-
5	13/12/2023	NEFT	AXIS BANK LTD	1,00,000/-
6	13/12/2023	NEFT	AXIS BANK LTD	1,00,000/-
7	10/04/2024	NEFT	AXIS BANK LTD	1,000/-
8	10/04/2024	NEFT	AXIS BANK LTD	1,000/-
9	10/04/2024	NEFT	AXIS BANK LTD	1,000/-
10	10/04/2024	NEFT	AXIS BANK LTD	99,000/-
11	11/04/2024	NEFT	AXIS BANK LTD	1,000/-
12	11/04/2024	NEFT	AXIS BANK LTD	1,000/-
13	15/04/2024	NEFT	AXIS BANK LTD	1,00,000/-
14	15/04/2024	NEFT	AXIS BANK LTD	1,00,000/-
15	15/04/2024	NEFT	AXIS BANK LTD	99,000/-
16	18/04/2024	NEFT	AXIS BANK LTD	1,00,000/-
17	18/04/2024	NEFT	AXIS BANK LTD	1,00,000/-
18	18/04/2024	NEFT	AXIS BANK LTD	2,00,000/-
19	18/04/2024	NEFT	AXIS BANK LTD	2,00,000/-
20	18/04/2024	NEFT	AXIS BANK LTD	2,00,000/-
21	18/04/2024	NEFT	AXIS BANK LTD	2,00,000/-
22	18/04/2024	NEFT	AXIS BANK LTD	1,00,000/-
23	19/04/2024	NEFT	AXIS BANK LTD	1,00,000/-
24	24/04/2024	NEFT	AXIS BANK LTD	2,99,000/-
25	26/04/2024	NEFT	AXIS BANK LTD	2,99,000/-
26	13/05/2024	NEFT	AXIS BANK LTD	1,50,000/-
27	13/05/2024	NEFT	AXIS BANK LTD	1,50,000/-
TOTAL → Rs.				30,00,000/-

(IN WORDS : RUPEES THIRTY LAKHS ONLY)

We say received, (Rs. 30,00,000/-)

1) SHRI PRATAP VALJI BHANUSHALI (MAV)

2) SMT. SAVITA PRATAP BHANUSHALI

WITNESSES:

1. Vasant Muzji Katerin

2. Anil Dhanji Bhanushali

SIGNATURE

Vm.katerin

ANIL

Gen-229 - 5700 (2) Annexure 3

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
No. CE/ 6442 /BPESAN 06 MAY 2015

COMMENCEMENT CERTIFICATE

करल - 9		
१२२०८	२०	४२
२०२४		

करल - 9
३२३३
२०१८

To,
M/s. Asha Sura Developers
Slab No. 4 Vikram Apartment
New Mangal Estate, Khatredwadi
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 345 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building

on plot No. _____ CTS No. 330 to 390 Dham/ Village _____
Plot No. _____ situated at Road / Street _____
Planning Scheme No. _____ K/1/201 _____

- '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 shall form part of the public street
 - 2) That no new building or part thereof shall be occupied or allowed to be occupied until the commencement certificate / development 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 permission shall not be granted if the case exceed three years provided further that such lapse shall not be any ground for cancellation of permission 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.



करली - १		
१२१०८	२१	४२
२०२४		

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

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.

करली - १	The C.C. is valid upto	05 MAY 2016
3034/14		
Proprietor		

as per approved plans dated 01/12/2014

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



Mmm
26105115
Executive Engineer (Building Proposal)
Eastern Suburbs - II
ROR

SEP 2015

Full C.C. as per approved amended plans dt. 01/12/2014
W/ 'A' Ground (Pt) + stilt (Pt) + 3rd upper floors
W/ Ground (Pt) + stilt (Pt) + 3rd upper + 4th (Pt) floors f
W/ Ground (Pt) + stilt (Pt) + 4th upper floors. as per

CEI 6442-1BPESIA/IV 10 MAY 2016

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

Executive Engineer Building Proposal
(Eastern Suburbs - II)

Assistant Engineer Building Proposal
Eastern Suburbs L & N Ward

CEI 6442-1BPESIA/IV 28 OCT 2016

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

Assistant Engineer Building Proposal
Eastern Suburbs L & N Ward

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 - 400 086.

TO WHOMSOEVER IT MAY CONCERN

Date: 04/04/2024

करल - 9		
१२२०७	३१	१२
Smt. Savita Pratap Dhara Co-op. Hsg.		

This is to certify that 1) Shri Pratap Valji Bhanushali (May) 2 Smt. Savita Pratap Society Ltd. & they are the bonafide members of Om Neelkanth Co-op. Hsg. situated on the First floor of "A" Wing of our Society.

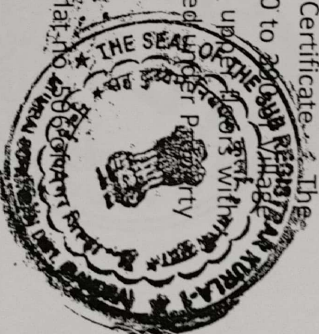
The Carpet Area of the Flat is 37.33Sq. Mtrs. Carpet as per MOFA & as per Rera the carpet area is 38.27 Sq. Mtrs.

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 & 391 Ghatkopar Kirol, Taluka Kurla & it consist of Stilt plus 8th up to 10th floor Lift Facility constructed in the year around 2015 & assessed No.NX0606020180002.

There is & NO DUES outstanding as on date against the said flat.

Wing and the Society has NO OBJECTION if said flat No. 506 of "A" Wing is sold to any prospective buyer/s.

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



03/24, 7:08 PM

369/12207

सोमवार, 03 जून 2024 7:09 म.ने.

Summary 1 (Dahigoshwara bhag 1)

दस्त गोपवारा भाग-1

करल 1

दस्त क्रमांक: 12207/2024

दस्त क्रमांक: करल 1 /12207/2024

वाजरा मूल्य: ₹. 56,61,286/-

मोचरता: ₹. 65,00,000/-

रत्नेले मुदाक शुल्क: ₹.3,90,000/-

दु.नि. सह. दु.नि. करना याचे कार्यालयाने

म. क्र. 12207 वर दि.03-06-2024

वेळी 7:08 म.ने. वा. हजर केला.

पावती: 13693

पावती दिनांक: 03/06/2024

सादरकाराचे नाव: निरज महेंद्र शानुशाली

नोरणी की

₹. 30000.00

दस्त हलाकणी की

₹. 840.00

पुण्याची संख्या: 42

रक्कम: 30840.00

दस्त हजर करणाऱ्याची सही:

सुहेल कुलसुभा, निरंजक

कुली-9 (वर्ग-2)

दस्तावा प्रकाश: करारनामा

महान शुल्क, (एके) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानाने असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (वेग) मध्ये नसून न

कोणत्याही कोणत्याही नागरी क्षेत्रात

दिनांक: 1 03 / 06 / 2024 07 : 08 : 00 PM ची वेळ: (सादरीकरण)











दिनांक: 2 03 / 06 / 2024 07 : 08 : 41 PM ची वेळ: (की)

करल - 9		
92400	80	82
2028		







दस्त गोषवारा भाग-2

करल 1
दस्त क्रमांक: 12207/2024

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: प्रताप बालजी भानुशाली माव पत्ता: प्लॉट नं: फ्लॅट न 3/302, माळा नं: -, इमारतीचे नाव: राजकमल राम निवास, ब्लॉक नं: किसन नगर नं 1, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: AABPB4272E	लिहून घेणार वय :-50 स्वाक्षरी:-		
2	नाव: सविता प्रताप भानुशाली पत्ता: प्लॉट नं: फ्लॅट न 3/302, माळा नं: -, इमारतीचे नाव: राजकमल राम निवास, ब्लॉक नं: किसन नगर नं 1, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: AMQPB4492D	लिहून घेणार वय :-47 स्वाक्षरी:-		
3	नाव: निरज महेंद्र भानुशाली पत्ता: प्लॉट नं: फ्लॅट न. 190, माळा नं: दुसरा मजला, इमारतीचे नाव: सी विंग, टीपक अपार्टमेंट, ब्लॉक नं: भिवंडी, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: CJAPB8197C	लिहून घेणार वय :-28 स्वाक्षरी:-		
4	नाव: महेंद्र कल्याणजी भानुशाली पत्ता: प्लॉट नं: फ्लॅट न.190, माळा नं: दुसरा मजला, इमारतीचे नाव: सी विंग, टीपक अपार्टमेंट, ब्लॉक नं: भिवंडी, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: CQFPB1337J	लिहून घेणार वय :-55 स्वाक्षरी:-		
5	नाव: मरुवती महेंद्र भानुशाली पत्ता: प्लॉट नं: फ्लॅट न. 190, माळा नं: दुसरा मजला, इमारतीचे नाव: सी विंग, टीपक अपार्टमेंट, ब्लॉक नं: भिवंडी, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: CQBPB5288A	लिहून घेणार वय :-54 स्वाक्षरी:-		

मीनी दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
दिनांक: 3 ची वेळ: 03 / 06 / 2024 07 : 13 : 43 PM

देख -
मीनी दस्तऐवज असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: अनिल धनजी भानुशाली वय: 40 पत्ता: डी 51, मुकुंद स्टाफ कॉ ऑप हौ सोसायटी ली, घाटकोपर वेस्ट, मुंबई पिन कोड: 400086	स्वाक्षरी		
2	नाव: वसंत मुरजी कटारिया वय: 53 पत्ता: रुम न 70, बालदास आशिश, रघुनाथ नगर, ठाणे पिन कोड: 400604	स्वाक्षरी		

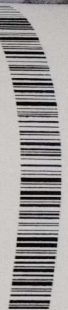
क्र. 4 ची वेळ: 03 / 06 / 2024 07 : 14 : 33 PM

क्र. 5 ची वेळ: 03 / 06 / 2024 07 : 14 : 40 PM

निबंधक
वर्ग-2



करल - 9		
92206	89	82
2028		



सूची क्र. 2

दुपय निबंधक: मह. दु. नि. कुर्ण 1
रज. क्रमांक: 12207/2024
नोंदणी: Regn-63m

गावाचे नाव: धाटकोपर

Deface Number	Deface Date
0001648341202425	03/06/2024
0624032614813D	03/06/2024
0001648341202425	03/06/2024

12207

शुभकरणा
दुपयानी क्रिडा बुकी रेग्युलेशन अंमल न करी.

१) अंमल न करी रेग्युलेशन अंमल न करी.
२) अंमल न करी रेग्युलेशन अंमल न करी.
३) अंमल न करी रेग्युलेशन अंमल न करी.
४) अंमल न करी रेग्युलेशन अंमल न करी.

१) पानिकेचे नाव: Mumbai Manu pa इतर वर्णन: इतर माहिती: पर्वट क्र. 506, पावला पडला, प. विन, दीपकरड
धारा विलिंग, अंमल न करी धारा को-ऑपरेटिव्ह सोसायटी लिमिटेड, पान. को. माली, धाटकोपर
पश्चिम मुंबई - 400086 भीने धाटकोपर क्रिडा, सदसिका क्षेत्रमळ 37.33 क्रमांक मीटर कारोपेट (सोपल प्रमाण)
P.U: NX0606020180030 ((C. T. S. Number : 380 TO 390))
1) 37.33 को. मीटर

१): नाव:-धारा वानकी भातुशाली वार:-50; पत्ता:-प्लॉट नं. 3/302, माळा नं. -, इमारतीचे नाव:-
गजकमल गम निवास, ब्लॉक नं. किशन नगर नं. 1, जणे, रोड नं. -, महाराष्ट्र, जणे, पिन कोड:-400604 फोन नं:-
AABPB4272E

२): नाव:-सविता प्रदाय धातुशाली वार:-47; पत्ता:-प्लॉट नं. पर्वट नं. 3/302, माळा नं. -, इमारतीचे नाव:- गजकमल
गम निवास, ब्लॉक नं. किशन नगर नं. 1, जणे, रोड नं. -, महाराष्ट्र, जणे, पिन कोड:-400604 फोन नं:-
AMQP84492D

१): नाव:-पिन व महेंद्र धातुशाली वार:-28; पत्ता:-प्लॉट नं. पर्वट नं. 190, माळा नं. दुसरा मजला, इमारतीचे नाव:- मी
विन, दीपक अपार्टमेंट, ब्लॉक नं. पिवडी, जणे, रोड नं. -, महाराष्ट्र, जणे, पिन कोड:-421302 फोन नं:-
CJAPB8197C

२): नाव:-महेंद्र कल्याणकी धातुशाली वार:-55; पत्ता:-प्लॉट नं. पर्वट नं. 190, माळा नं. दुसरा मजला, इमारतीचे नाव:-
मी विन, दीपक अपार्टमेंट, ब्लॉक नं. पिवडी, जणे, रोड नं. -, महाराष्ट्र, जणे, पिन कोड:-421302 फोन नं:-
CQFPB1337J

३): नाव:-नारचणी महेंद्र धातुशाली वार:-54; पत्ता:-प्लॉट नं. पर्वट नं. 190, माळा नं. दुसरा मजला, इमारतीचे नाव:-
मी विन, दीपक अपार्टमेंट, ब्लॉक नं. पिवडी, जणे, रोड नं. -, महाराष्ट्र, जणे, पिन कोड:-421302 फोन नं:-
CQBPB5288A

- (9) रजनोंद कर निल्याचा दिनांक
- (10) रजनोंद कर निल्याचा दिनांक
- (11) रजनोंद कर व पुढ
- (12) रजनोंद कर मूद्रांक शुल्क
- (13) रजनोंद कर नोंदणी शुल्क

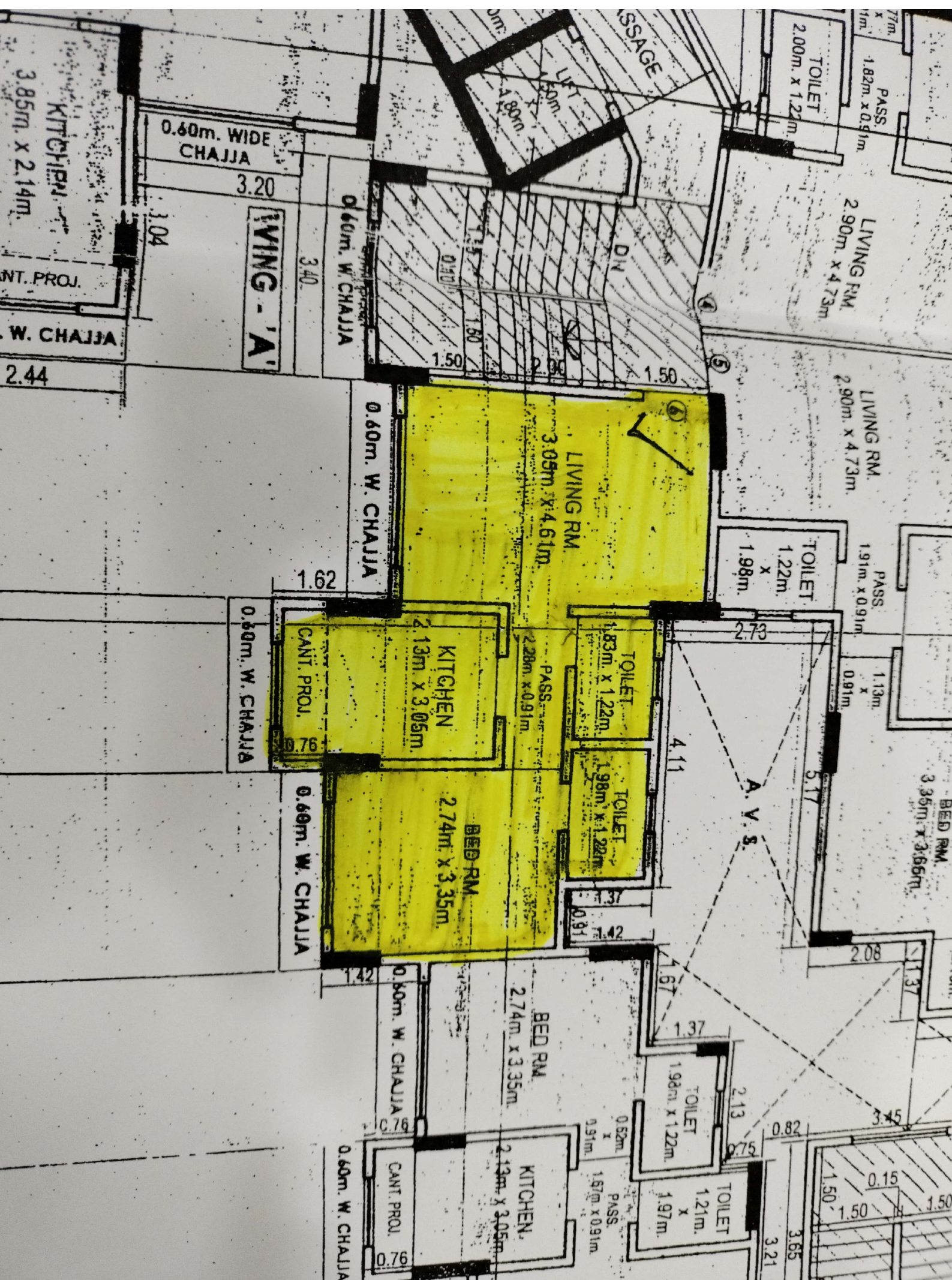


दुपयानी विनारण घेवनेला नमूदशिल:-
दुपय शुभ करार नान निवडनेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area referred to it.

दुपय शुभ करार नान निवडनेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area referred to it.
दुपय शुभ करार नान निवडनेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area referred to it.
दुपय शुभ करार नान निवडनेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area referred to it.

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 03/06/2024) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

कि या दस्त्यामधे
४२... पने आहे
/२०२४
क्रमांकावर नोंदला
०२४
शु.भा. म्हैसन
दुपय निबंधक, कुर्ण-१
ई उपनगर जिल्हा



5TH TO 7TH FLOOR PLAN (WING - 'A', 'B' & 'C')
SCALE : 1:100



बृहन्मुंबई महानगरपालिका,
उप प्रमुख अभियंता इमारत प्रस्ताव
(पूर्व उपनगरे) यांचे कार्यालय

17 OCT 2016

दीपायतीएचई/बीपी/ /ईएन

PROFORMA-B

CONTENT OF SHEET

4TH TO 8TH FLOOR PLAN

STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF APPROVAL OF PLAN

This Cancels Approval
of the Plans
Sanctioned under no.
CE/642/BP/AM
Dated 29/03/2016

18 OCT 2016

Approved subject to the conditions mentioned
in this office Letter No. CE/ 642 /SPESIAN

[Signature]
Executive Engineer Bldg. Prop. (I/S)

[Signature]
S. E. (BP) N/W

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C. T. S. NO. 380 TO 390
OF VILLAGE GHATKOPAR-KIROL, GHATKOPAR (WEST) MUMBAI.

NAME AND SIGNATURE OF OWNER

[Signature]
M/s. ASHAPURA DEVELOPERS

JOB No.	DRG. No.	DATE	DRN. BY	CHK. BY	REVISION
	3/6		SHASHI	ASHISH	

NAME SIGNATURE & ADDRESS OF LICENSED SURVEYOR

PROFORMA-B

CONTENT OF SHEET

4TH TO 8TH FLOOR PLAN

STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF APPROVAL OF PLAN

This Cancels Approval
of Plans
Submitted under no.
CE/642/EP/AN/16
Dated 29/03/2016

11 8 OCT 2016

Approved subject to the conditions mentioned
in this office Letter No./CE/ 6442/SPESIAN

Executive Engineer Bldg. Prop. (I/S)-II.

SEP 18/10/16
S. E. EP/ N/SW

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C. T. S. NO. 385 TO 390
OF VILLAGE GHATKOPAR-KIROL, GHATKOPAR (WEST) MUMBAI.

NAME AND SIGNATURE OF OWNER

M/s. ASHAPURA DEVELOPERS

JOB No.	DRG. No.	DATE	DRN. BY	CHK. BY	REVISION
	3/6		SHASHI	ASHISH	

NAME SIGNATURE & ADDRESS OF LICENSED SURVEYOR

FOR ASHAPURA DEVELOPERS

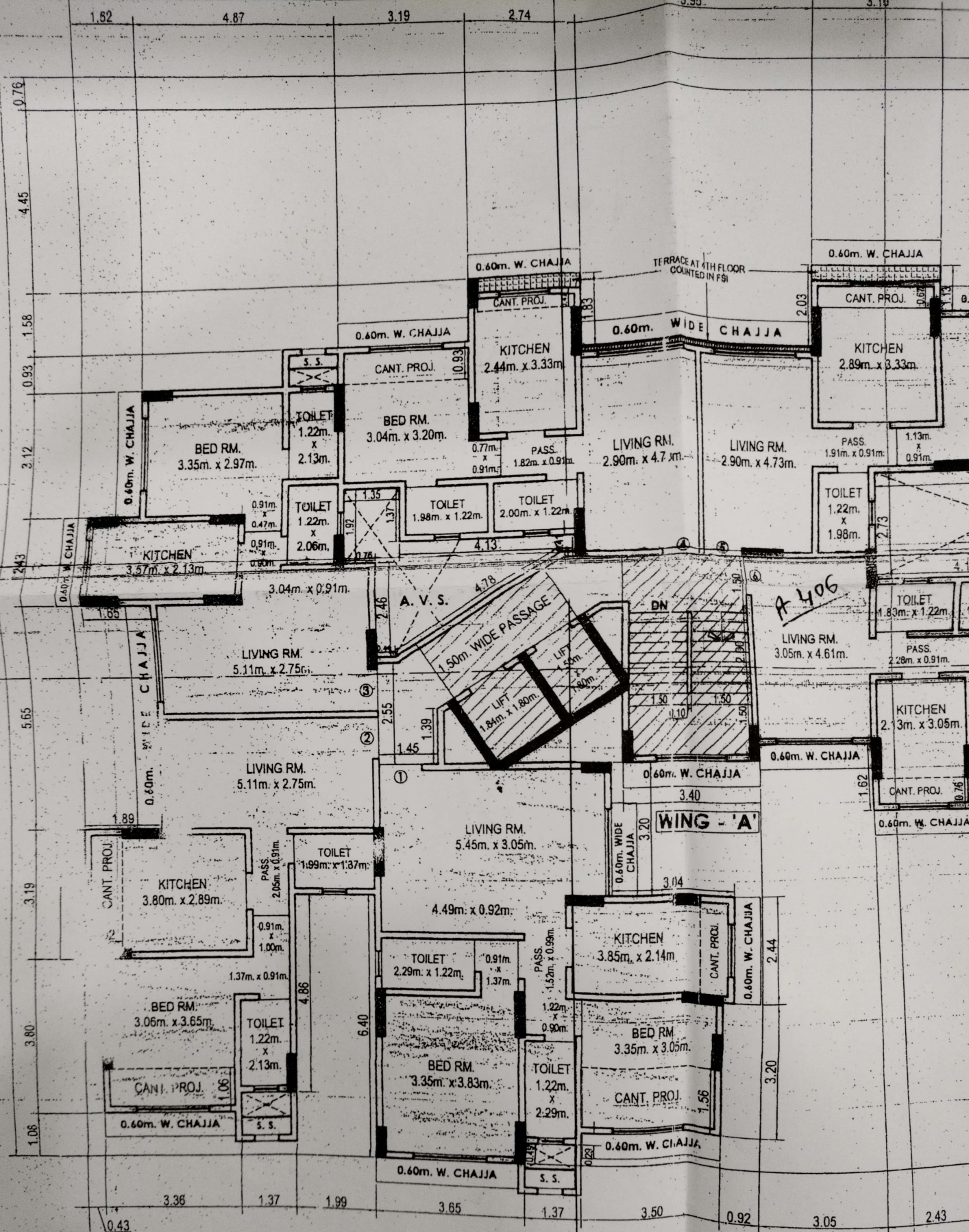
FOR ASHAPURA DEVELOPERS

ASHISH BHATT

PARTNER

PARTNER

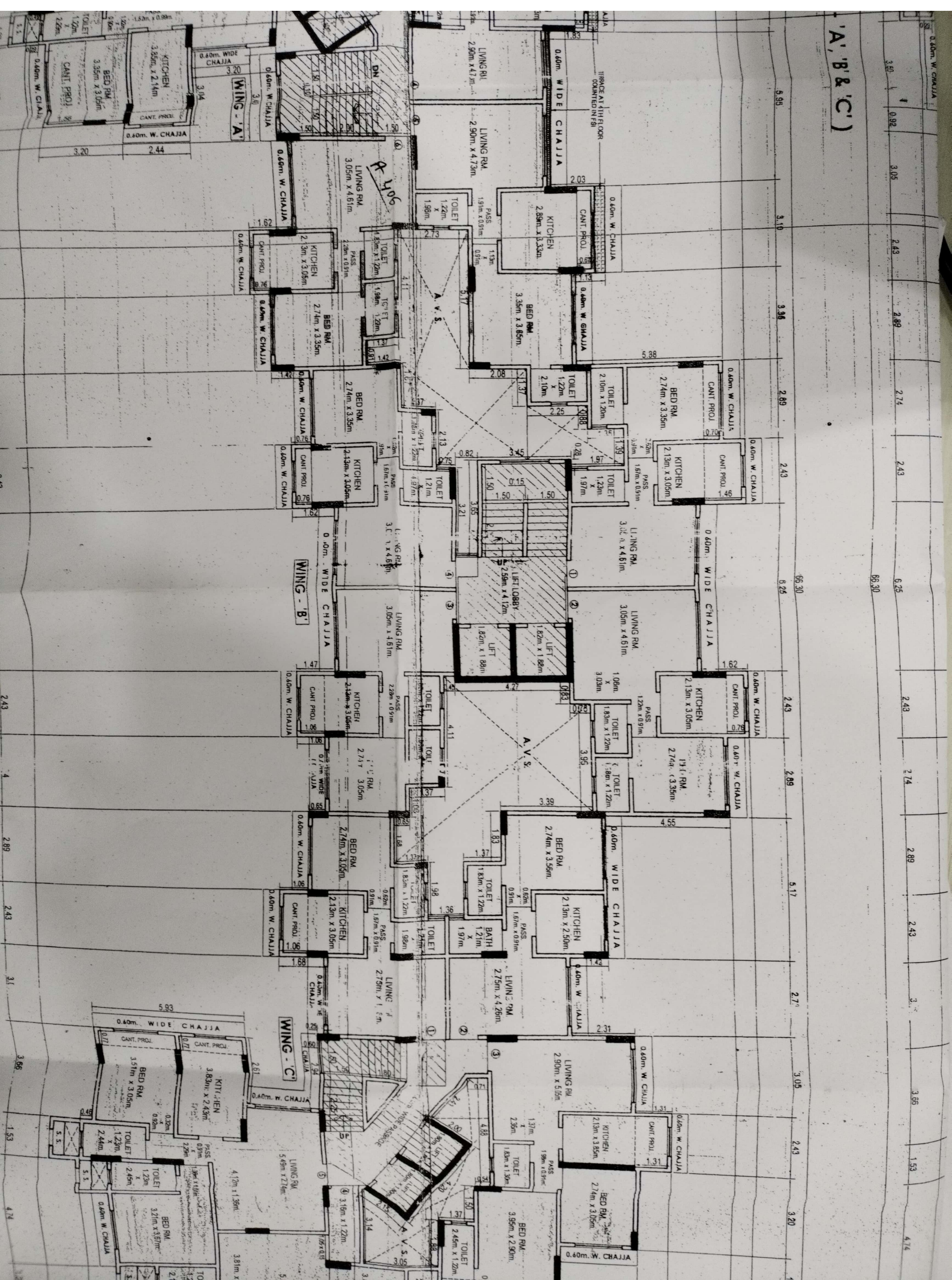
SHOP NO. 13 & 14, LOWER GROUND FLOOR,
RUNWAL COMMERCIAL COMPLEX,
NEXT TO SANTOSHI MATA TEMPLE.



4TH FLOOR PLAN (WING - 'A', 'B' & 'C')

SCALE : 1:100

'A', 'B' & 'C'





PROFORMA-B

4TH TO 8TH FLOOR PLAN

STAMP OF DATE OF RECEIPT OF PLAN

STAMP OF APPROVAL OF PLAN

This Council's Approval
 The Project Plans
 Submitted under no. /
 CE/642/2016/11/16
 Dated 24/09/2016

11.0 OCT 2016

Approved subject to the conditions mentioned in this office Letter No./CE/ 6422 /SP/2016

Engineer Bldg. Proj. (I) S. I. I.

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C. T. S. NO. 38) TO 390 OF VILLAGE GHATKOPARKAROL, GHATKOPAR (WEST) MUMBAI

NAME AND SIGNATURE OF OWNER

M/s. ASHAPURA DEVELOPERS

NAME SIGNATURE & ADDRESS OF LICENSED SURVEYOR

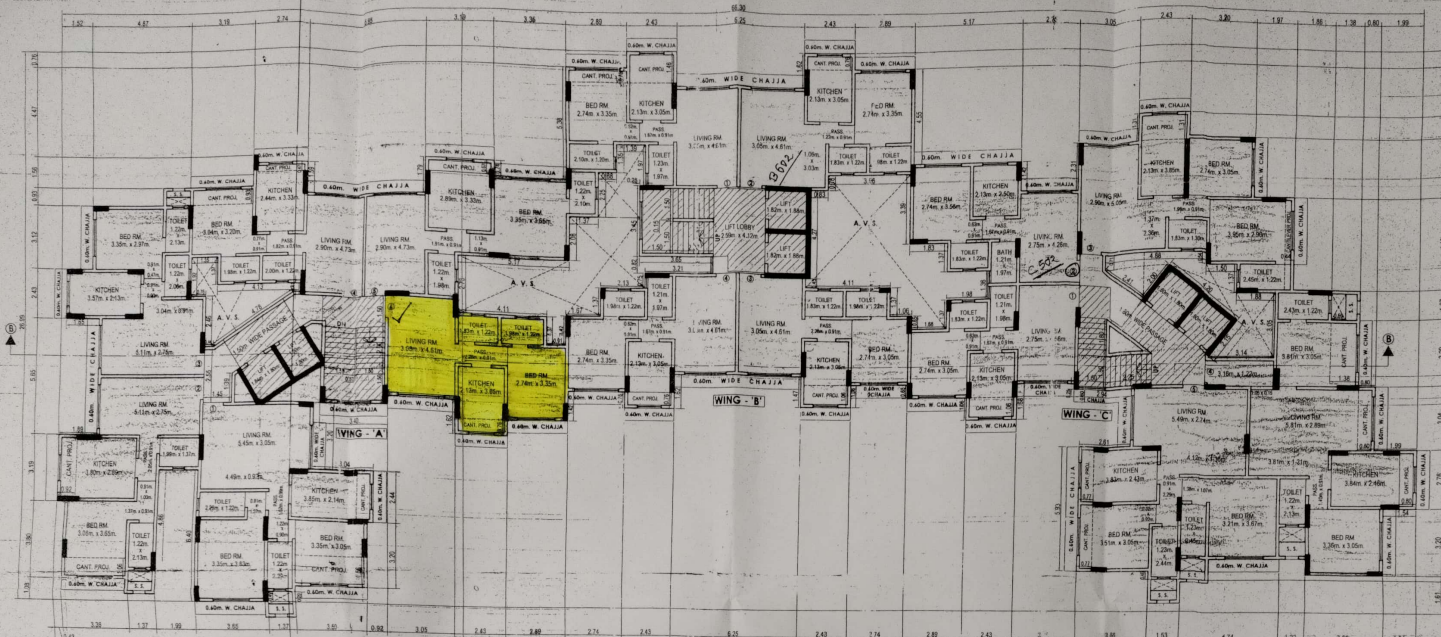
FOR ASHAPURA DEVELOPERS

FOR ASHAPURA DEVELOPERS

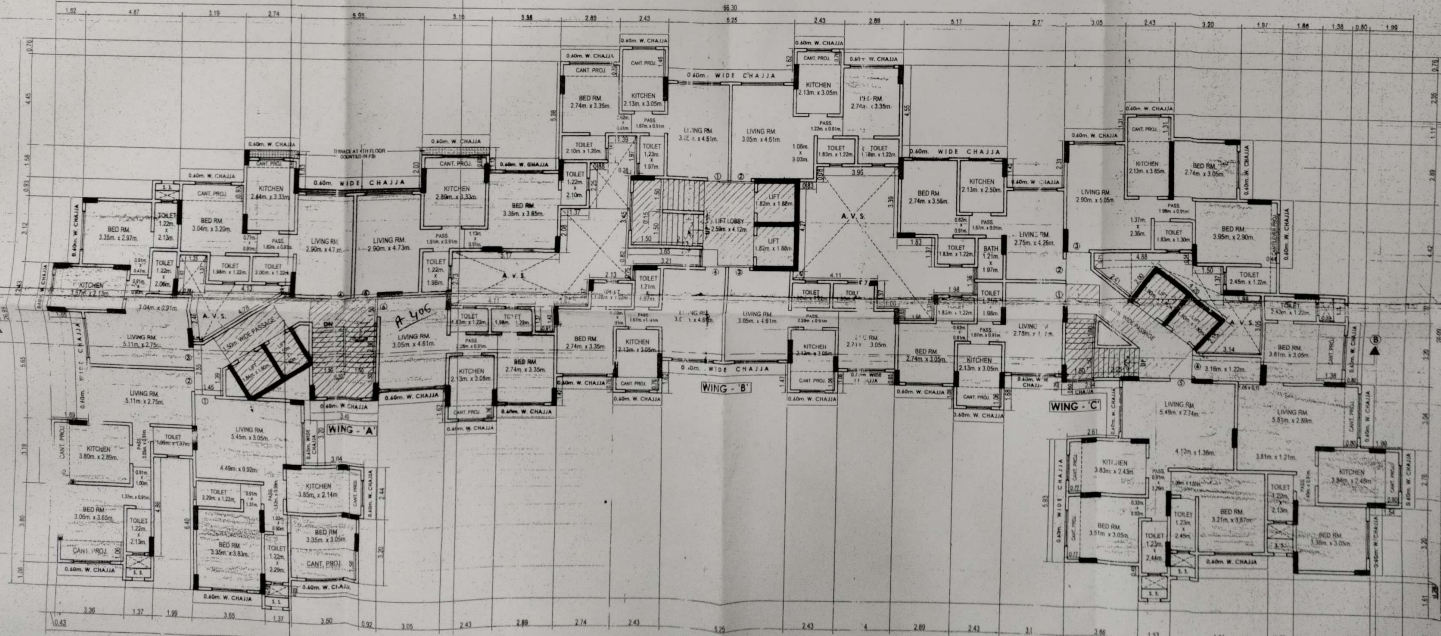
ASHISH BHATT

Plot No. 13 & 14, LOWER GROUND FLOOR, RUNVAL COMMERCIAL COMPLEX, NEXT TO SANTOSHI MATA TEMPLE

PARTNER



5TH TO 7TH FLOOR PLAN (WING - 'A', 'B' & 'C')
SCALE: 1:100



4TH FLOOR PLAN (WING - 'A', 'B' & 'C')
SCALE: 1:100

17 OCT 2016

PROFORMA-B
CONTENT OF SHEET

STAMP OF DATE OF PROJECT OF PLAN
STAMP OF APPROVAL OF PLAN
13 OCT 2016
Approved subject to the conditions mentioned in the official Letter No. C-10/2016

DESCRIPTION OF PROPOSAL
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING G. T. S. NO. 380 TO 390 OF VILLAGE GHANTANAR, MURGA, CHATKOPAR (WEST) MUMBAI
NAME AND SIGNATURE OF OWNER
M/S: ASHAPURA DEVELOPERS
JOB NO. 3/8
DATE 3/8
DRN. BY SHAMH
CHK. BY ASHISH
NAME SIGNATURE & ADDRESS OF LICENSED SURVEYOR

FOR ASHAPURA DEVELOPERS
ASHISH BHATT
FOR ASHAPURA DEVELOPERS