

OC



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[EB/9981/FS/A of 30 November 2018]

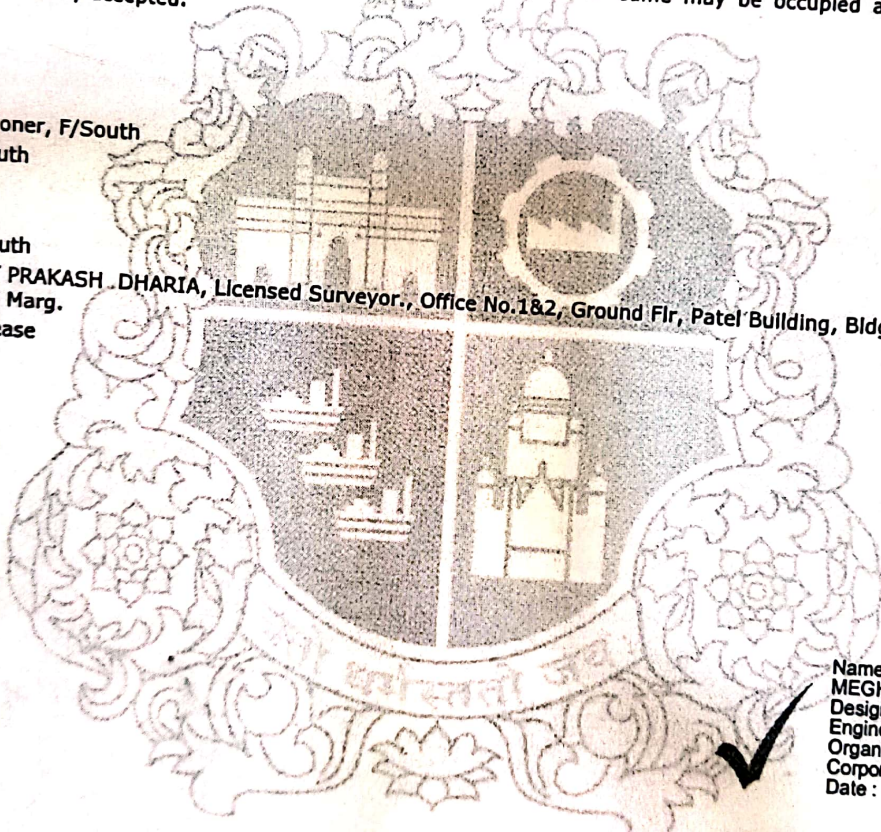
To,
M/s. Krypton Const. Pvt Ltd
312, Commerce House, 140, N.M . Road., Fort, Mumbai.

Dear Applicant/Owners,

The full development work of Resi+comm building comprising of Ground + 22nd upper floor Wing 2 of Building 'B' and podium floors i.e. full OC to Building 'B' on plot bearing C.S.No./CTS No. 169 of Division Parel Sewri at Jakaria Bunder Road is completed under the supervision of Shri. ANKIT PRAKASH DHARIA, Licensed Surveyor. , Licensed Surveyor , Lic. No. D/347/LS , Shri. Achuyt N Watve , RCC Consultant, Lic. No. STR/W/10 and Shri. PRAMOD KAMBLE , Site supervisor, Lic.No. K/387/SS-II and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. FB/HR/RII/173 dated 13 December 2016 . The same may be occupied and completion certificate submitted by you is hereby accepted.

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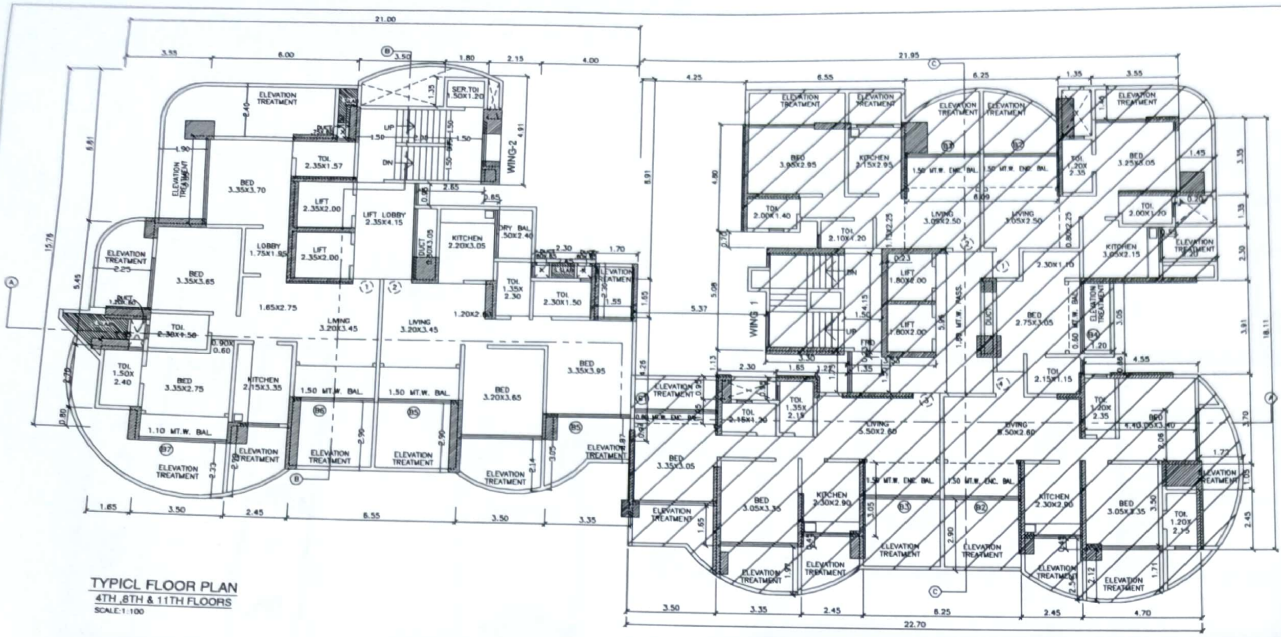
1. Asstt. Commissioner, F/South
 2. A.A. & C. , F/South
 3. EE (V), City
 4. M.I. , F/South
 5. A.E.W.W. , F/South
 6. Architect, ANKIT PRAKASH DHARIA, Licensed Surveyor., Office No.182, Ground Fir, Patel Building, Bldg. no. 146B, Opp. Fish Market, N. M. Joshi Marg.
- For information please



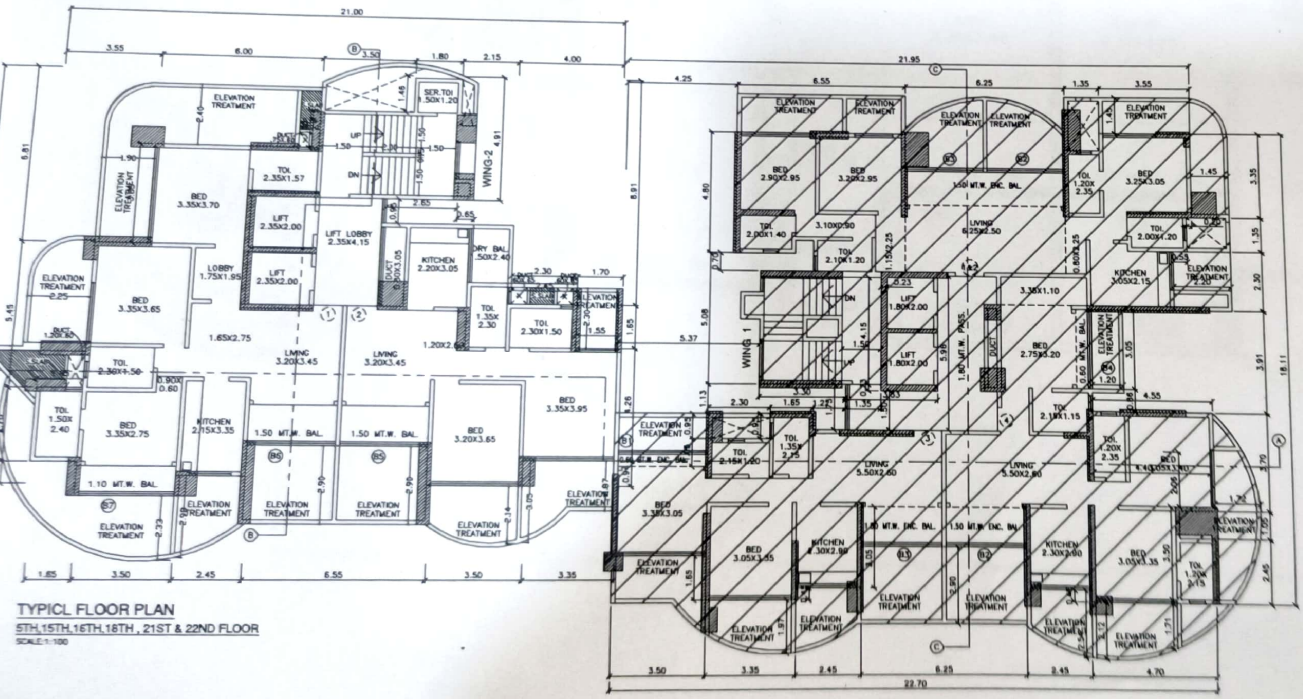
Name : HAMAND NARESH
MEGHSHAM
Designation : Executive
Engineer
Organization : Municipal
Corporation Of Greater Mumbai
Date : 30-Nov-2018 20: 27:30

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
F/South





TYPICAL FLOOR PLAN
4TH, 8TH & 11TH FLOORS
SCALE: 1:100



TYPICAL FLOOR PLAN
5TH, 15TH, 16TH, 18TH, 21ST & 22ND FLOOR
SCALE: 1:100

The part occupation of entire Ground floor which includes rehab NR shops (Shop no. 8 (Rehab 11 - 11A), Shop no. 9 (Rehab 10), Shop no. 10 (Rehab 8), Shop no. 11 (Rehab 9), Shop no. 12 (Rehab 2), Shop no. 13 (Rehab 4), Shop no. 14 (Rehab unit no. 2), Shop no. 15 (Rehab N.R.17) & NR Rehab Shop no 20 (Rehab unit no. 1 part B) on 1st floor of Building "B" alongwith master room, entrance lobby, staircase leading from ground floor to 1st floor, 80 sq. mts. of parking spaces is hereby granted subject to conditions mentioned in the letter under No. 123897/PSK.

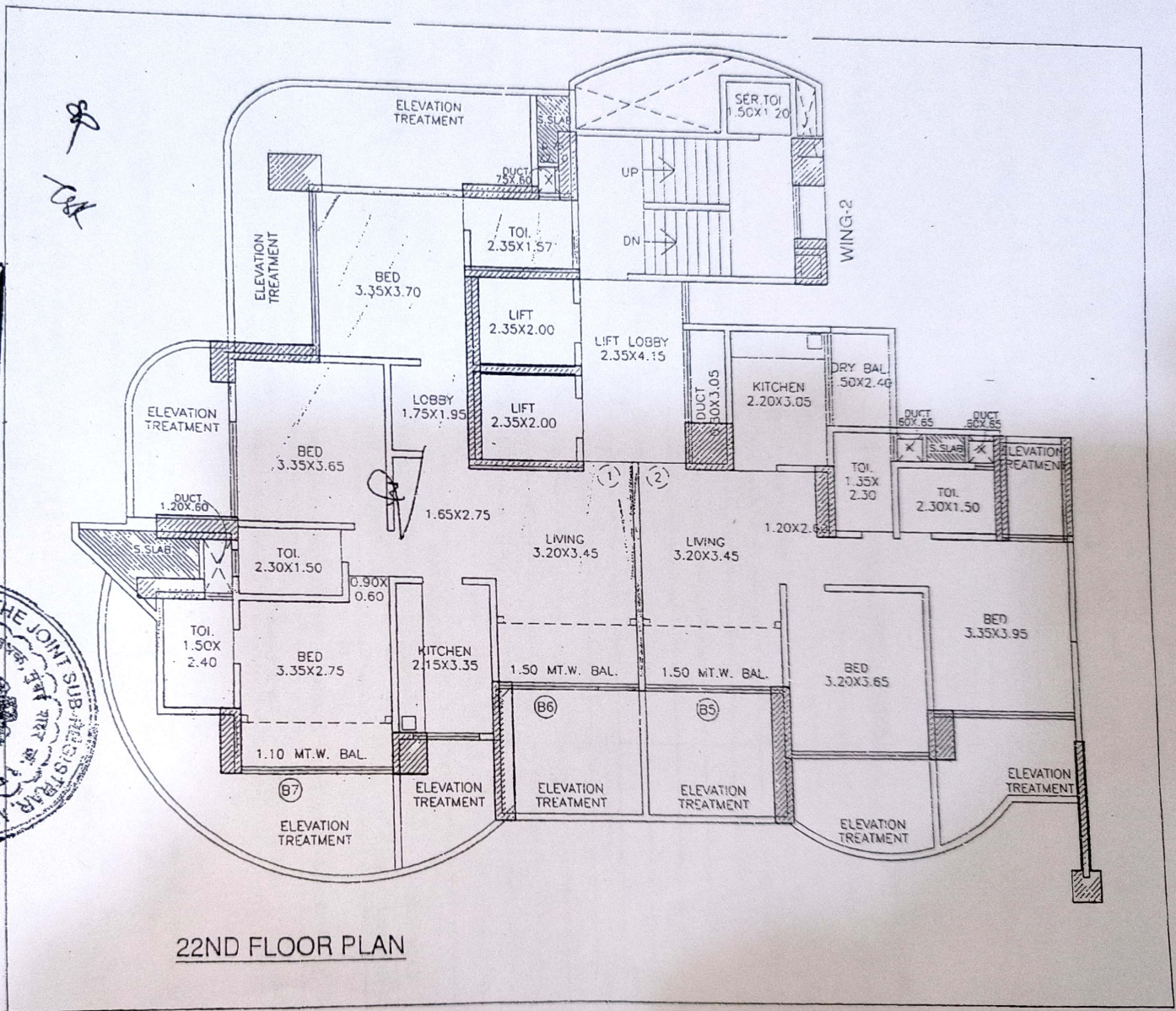
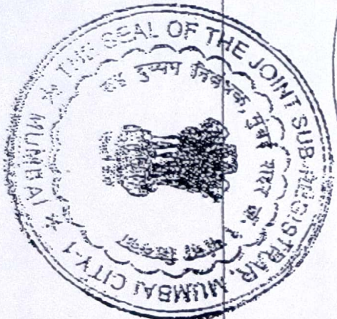
<p>Shree Ramdas Sambhara</p>	<p>ASHP(CITY)-V</p>	<p>HAMAD HANEH MEHDEHA M</p>
<p>ASHOK SHAWAR LAL JAIN</p>	<p>ASHOK / L.S. TECH.</p>	<p>Ankit Prakash Dharia</p>

FORM I

CONTENTS OF SHEET	
FLOOR PLANS	
STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS

DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED REDEVELOPMENT OF BLDG NO B ON PROPERTY BEARING C.S. NO 2/169 SITUATED AT JHAKHARA, BUNDER ROAD OF PAREL, SEWER DIVISION
 NAME OF OWNER
 KRYPTON CONSTRUCTION PVT.LTD.
 312, COMMERS. HOUSE 140 N.M. ROAD FORT MUMBAI 1.
 Licensed Surveyor:
 A.P.Dharia & Associates.
 Office No.18, 2, Ground Floor,
 146 B. Patel Building, N.M.Joshi Marg,
 Oso.Fish Market, Lower Parel (W)
 TEL. : 24919666, 9322130068

20/10	20/10/63	776	8 - 812/2
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22ND FLOOR PLAN



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

Rajd

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक FS0503550400034	मालमत्ता करवर्ष/देयक कालावधी 2023-2024 01/04/2023 ते 31/03/2024	देयक क्रमांक 202310BIL19953057 202320BIL19953058	देयक दिनांक 26/02/2024
पक्षकाराचे नाव व पत्ता Shabbir Rajkotwala & Mrs. Tasneem Rajkotwala Flat 2201, Krypton Towers Co-op. Housing Society Ltd. B-2., 156., Zakeria Bunder Road., Sewri (W)., Mumbai-400015		प्रेषक - Asstt. Assessor & Collector, F South Ward, Municipal Office Building, Junction of Dr. B. R. Ambedkar Road and Jagannath Bhatankar Marg, Parel (East), Mumbai - 400 012. ईमेल - aacfs.ac@mcgm.gov.in दूरध्वनी क्र. 022 2411 4925	
मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्यांची नावे. 169, SEWRI, JAKERIA BUNDER, ENTIRE RESIDENCE PROPERTY KRYPTION CONSTRUCTION PVT LTD			

थम करनिर्धारण दिनांक:	29/01/2019	जलजोडणी क्रमांक :	-	एकूण भांडवली मूल्य:	₹ 6440690
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एकूण भांडवली मूल्य: ₹ Sixty Four Lakh Forty Thousand Six Hundred Ninety Only
(अक्षरी)

दि. 31/03/2010 या तारखेपर्यंतची थकबाकी ₹ 0 दि. 01/04/2010 ते 31/03/2023 या तारखेपर्यंतची थकबाकी ₹ 0

कराचे नाव	01/04/2023 ते 30/09/2023 (202310) Bill Amount in (₹)	01/10/2023 ते 31/03/2024 (202320) Bill Amount in (₹)
सर्वसाधारण कर	3543	3543
जल कर	0	0
जल लाभ कर	2222	2222
मलनिःसारण कर	0	0
मलनिःसारण लाभ कर	1384	1384
म.न.पा. शिक्षण उपकर	1266	1288
राज्य शिक्षण उपकर	1127	1127
रोजगार हमी उपकर	0	0
वृक्ष उपकर	65	65
घश्च कर	1610	1610
एकूण देयक रक्कम	11239	11239
कलम 152 अ नुसार दंडाची रक्कम	0	0
आगाऊ अधिदानाचे समायोजन	0	0
भरावयाची निव्वळ रक्कम	11239	11239
प्रतिदानाची निव्वळ रक्कम	0	0
अक्षरी रुपये (Payable Amount)	₹ Eleven Thousand Two Hundred Thirty Nine Only	₹ Eleven Thousand Two Hundred Thirty Nine Only
अंतिम देय दिनांक	25/05/2024	25/05/2024

"To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first)
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTF50503550400034, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque/DD/PO payment should be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

Scan to open BMC Website :



"मान. न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबादल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे. या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे."

Rajd

महेश पाटील
करनिर्धारक व संकलक



UNION MUNICIPAL MUNICIPAL CORPORATION
ASSESSMENT & COLLECTION DEPARTMENT
PROPERTY LEDGER REPORT For Type of Revenue : Property
and for 2023-2024 Financial Year

Property Number : **FS0503550400034**
 Ward: **F/S**
 Bill Type : **Property**
 Total CV Bill Amount **67434**

Billing Name : **Shabbir Rajkotwala & Mrs. Tasneem Rajko**
 & Address **Flat 2201, Krypton Towers Co-op. Housing 400015**

Bill Details						Receipt Details		
Bill No	Bill Date	Tax Amount	Action Fees	Bill Amount (incl.Act.Fees)	Status	Receipt No.	Receipt Dt.	Rcpt Amt (incl.Act.Fees)
202310BIL19953057	26/02/2024	11239	0+0+0+0+0+0	11239	Active	2024ACR04400506	08/03/2024	11239
202320BIL19953058	26/02/2024	11239	0+0+0+0+0+0	11239	Active	2024ACR04400506	08/03/2024	11239
SAP DocNo:						Advance Details		
						Receipt No.	Receipt Dt.	Adv. Amt

Total Tax Amount:	67434	Total OutStanding Amount:	0	Refund Given :	
Total Action Fees:	0	Total Collection Amount:	67434	Adjustement Given :	

Note - "Revoke" - These receipts were wrongly generated by system and were cancelled.

- Footnote: 1) Collection prior to 2010 will not be visible since the said data is not migrated.
 2) Action Fees = ND Fee + Warrant Fee+ Municipal Penalty + Government Penalty + Discheque Fee + Unlawful Penalty+Administrative Charges.
 3) The collection done through advance receipt, deposit adjustment and General Issue Adjustment done in PTIS will not be reflected in Property Ledger.
 4) Remaining refund applicable after previous refund adjustment, such as General issue auto adjustment 2014-15 or refund adjustment processed through PTIS. It should always be refunded. It is as per New Tax Cell guidelines.
 5) Bill Amount = Tax Amount + Action Fees
 6) Outstanding and Refund is subject to Demand amendment, receipt Cancellation and Cheque / Pay Order / DD dishonour.

Krypton Tower CHS Ltd.

156, Jakaria Bunder Road, Sewri (W), Mumbai - 400 015.

RECEIPT

Receipt No.

Date: 02/02/24

RECEIVED with thanks from Mr./Mrs./Ms. Mr. shabbir Rajkotwala &
Mrs. Tasneem Rajkotwala

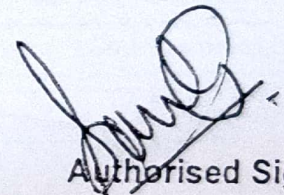
the sum of Rs. 22455/- (Rupees Twenty Two Thousand four
Hundred fifty five only Only)

by Cash/Cheque in full / Part Payments on account of Flat No. B2-2201,
for the period of Jan to March '24

Cheque No.: 000344 Dated 02/02/24 Bank Name HDFC Bank

Rs. 22455/-

Subject to Realisation of Cheque.


Authorised Signatory

KRYPTON TOWERS CO-OP HOUSING SOC. LTD.

Maintenance Bill

Regn. No. : MUM/WF-S/HSG/TC/9314/YEAR 2014-15 DT. 27-01-2015
156, Zakeria Bunder Road,, Sewri (West) MUMBAI, 400015

Premises No. :	KRYPTON TOWER CHSL, B-2 - Flat - 2201	Title :	Maintenance Charges Bill
Name :	Mr. Shabbir Rajkotwala & Mrs. Tasneem Rajkotwala	Bill Period :	01/01/2024 to 31/03/2024
GSTIN of the recipient : NA		GSTIN of Supplier :	27AADAK0012G1Z9

Tax Invoice

Invoice No. : GR-00625/2023-24		Invoice Date : 11/01/2024		Due Date : 31/03/2024			
Particulars	Amount	SAC/HSN Code	CGST		SGST		Total
			Rate	Amount	Rate	Amount	
Water Charges	840	NA					840
Common Electricity Charges	4,500	NA					4,500
Sinking Fund	968	NA					968
Repair Fund	2,904	NA					2,904
Cultural Fund	600	999599	9%	54	9%	54	708
Education & Training Fund	30	999599	9%	3	9%	3	35
Repair & Maintenance Charges	12,500	NA					12,500
Total Invoice Value	22,342		NA	57	NA	57	22,455
Amount in Word : Twenty Two Thousand Four Hundred Fifty Five Only.						Total Tax Invoice : 22,455	

ARREARS DETAILS		TOTAL PAYABLE
Principal Arrears	0	Total Bill Amount 22,455
Interest Arrears	0	Arrears 0
Total Arrears	0	Total Payable : 22,455
Amount in Word : Twenty Two Thousand Four Hundred Fifty Five Only.		

- Notes: 1] Pay by 31/03/2024. Interest @ 21.0 % p.a. will be charged after due date
 2] DEFAULTERS of maintenance payment will be charged Interest @ 1.5% p.m. at simple rate.
 3] Any correction in the maintenance bill should be made within seven days from the bill date
 4] Payments/Inquiries/Complaints to be made at society office between 08:00 a.m To 4:00 p.m
 5] Please pay full amount of maintenance bill by cross cheque in favour of Krypton Towers CHS Ltd.
 6] Parking of Cars/Bikes/Scooters in the society premises will be solely at owner's risk.
 7] Cheque bounced/returned will be charged Rs. 500/- as penalty
 8] Bank Name and Address: Kotak Mahindra Bank Ltd. Mazgaon, Mumbai - 400010 Account No. : Current Account No. 7912078141, IFSC Code : KKBK0001428
 9] NOTE : Please intimate the society if the amount is paid online

Ravel

Receipt / Credit Notes						Subject to realisation
Sr. No.	Reference No	Date	Amount	Mode	Instrument : No / Date / Bank Name	
1	RE-00282/2023-24	29-10-2023	22,456	Cheque	000339, 29-10-2023,	

For KRYPTON TOWERS CO-OP HOUSING SOC. LTD

Authorised Signatory

Share Certificate No. 103 Member's Register No. 103 No. of Shares 10

Share Certificate

KRYPTON TOWERS CO-OP. HSG. SOCIETY LTD.

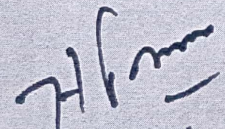
Registration No. MUM / WFS / HSG / (TC) / 9314/2014-15 Dt. 27th Jan. 2015

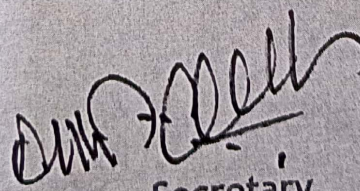
C. S. No. 2/169, 156, Zakeria Bunder Road, Sewri (W), Mumbai - 400 015.

Authorised Share Capital Rs. 1,00,000/- (Rupees One Lacs Only/-)

This is to Certify that Shri / Smt. / M/s. Shabbir Rajkotwala
_____ is / are the registered
Holder/s of Ten fully paid-up Share of ₹ 50/- (Rupees Fifty) each
numbered from 1031 to 1040 inclusive,
in KRYPTON TOWERS CO-OP. HSG. SOCIETY LTD. subject to the Bye-laws
of the said Society

Given under the Common Seal of the said society
at Mumbai, this 6th day of Nov 2019


Mg. C. Member


Secretary


Chairman