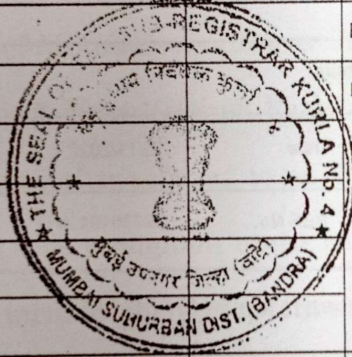


CHALLAN  
MTR Form Number-6



GRN	MH011380061202223E	BARCODE	Date 29/11/2022-15:54:08		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	KRL4_JT SUB REGISTRAR:KURLA NO 4	PAN No.(If Applicable)	ADUPR6096J															
Location	MUMBAI	Full Name	VISHAL DEEPAK RUKHANA AND AMI VISHAL RUKHANA															
Year	2022-2023 One Time	Flat/Block No.	FLAT NO 001 GROUND FLOOR BUILDING NO															
Account Head Details	Amount In Rs.	Premises/Building	B/3 LOK NISARG CHS LTD															
0030045501 Stamp Duty	468000.00	Road/Street	VAISHALI NAGAR BAL RAJESHWAR ROAD MULUND WEST															
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI															
		Town/City/District																
		PIN	4	0	0	0												
		Remarks (If Any)	PAN2=ABFPL3376G--SecondPartyName=GANPAT PATILRAO LAGAD-															
			<table border="1"> <tr> <td colspan="4">करल ४</td> </tr> <tr> <td>२३६९२</td> <td>२</td> <td>४०</td> <td></td> </tr> <tr> <td colspan="4">२०२२</td> </tr> </table>				करल ४				२३६९२	२	४०		२०२२			
करल ४																		
२३६९२	२	४०																
२०२२																		
		Amount In	Four Lakh Ninety Eight Thousand Rupees Only															
Total	4,98,000.00	Words																
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK																
Cheque-DD Details		Bank CIN	Ref. No.	69103332022112919034	2779530328													
Cheque/DD No.		Bank Date	RBI Date	29/11/2022-15:55:07	Not Verified with RBI													
Name of Bank		Bank-Branch	IDBI BANK															
Name of Branch		Scroll No. , Date	Not Verified with Scroll															



Department ID :

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

सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 9821517993

G.P. Joglekar

*[Signature]*

Ami v. Rukhana.



AGREEMENT FOR SALE

करल ४		
३६९२	४	५०
२०२२		

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 29<sup>th</sup> day of November , 2022 **BETWEEN** MR. GANPAT PATILRAO LAGAD, Aged about 73 years, a Hindu, Adult, Indian Inhabitant of Mumbai, residing at B-3, 501, Lok Nisarg, Mulund (West), Mumbai - 400 080., hereinafter referred to as 'THE TRANSFEROR' (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include his heirs, executors, administrators and assigns) of the party of the FIRST PART **AND** MR. VISHAL DEEPAK RUKHANA, Aged about 43 years & MRS. AMI VISHAL RUKHANA, Aged about 48 years, a Hindu, Adults, Indian Inhabitants of Mumbai, residing at Flat No. 006, Ground floor, Lok Nisarg, B-4, B.R. Road, Near Vaishali Nagar Bus Depo, Mulund (West), Mumbai - 400 080, hereinafter referred to as 'THE TRANSFEREES' (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include their respective heirs, executors, administrators and assigns) of the party of the OTHER PART.

**WHEREAS :**

- A.** The Transferor is member of LOK NISARG CO-OPERATIVE HOUSING SOCIETY LIMITED, Bearing Registration No MUM/WT/HSG/TC/9216/2005-06/Year 2005 dated 17/08/2005, having address at B5/1, Lok Nisarg, Vaishali Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai - 400 080., (hereinafter for the sake of brevity referred to as 'Said Society').



.. 2 ..

G.P. Lagad

[Signature]

Ami V. Rukhana



करल ४		
२१६१२	५	५०
२०२२		

[2]

- B. The Transferor as such member holds five shares of the said society of the total value of Rs.250/- (Rupees Two Hundred Fifty Only), Bearing Share Certificate No.83, Distinctive shares Nos.411 to 415 (Both Numbers inclusive), (hereinafter for the sake of brevity referred to as said shares).
- C. The Transferor in his capacity as a member and shareholder own and occupy Flat admeasuring about 43.21 Sq. Mtrs., equivalent to 465 Sq.Ft., Carpet area, Bearing No.001 on Ground floor of the Building No. B/3 known as "LOK NISARG" of the said society at Vaishali Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai - 400 080., more particularly described in the schedule hereunder written and hereinafter for the sake of brevity referred to as 'Said Flat'.
- D. The Transferor herein had purchased and/or otherwise acquired said flat from M/s. LOK HOUSING AND CONSTRUCTIONS LTD., a company incorporated under the Companies Act, 1956 and having its registered office at 4, Lok Bhavan, Ground floor, Lok Bharati Complex, Marol Maroshi Road, Andheri (East), Mumbai - 400 059, on the terms and for the consideration more particularly recorded in Agreement for Sale dated 10<sup>th</sup> day of September, 2009, registered in the office of the Sub-Registrar of Assurance, Kurla-2, under the Serial No.BDR-7/05231/2009 dated 17/09/2009 (hereinafter for the sake of brevity referred to as 'Said Agreement for Sale').



.. 3 ..

क.प.व.प.व.

Ami V. Rukhane

*[Handwritten signature]*



	करल ४	
13	23E92	9E/40
	2022	

THE SCHEDULE OF THE SAID FLAT HEREINABOVE REFERRED TO :-

A Flat admeasuring about 43.21 Sq.Mtrs., equivalent to 465 Sq.Ft., Carpet area, Bearing No.001 on Ground floor of the Building No. B/3 known as "LOK NISARG" of LOK NISARG CO-OPERATIVE HOUSING SOCIETY LIMITED, Bearing Registration No MUM/WT/HSG/TC/9216/2005-06/Year 2005 dated 17/08/2005 at Vaishali Nagar, Bal Rajeshwar Road, Mulund (West), Mumbai - 400 080., Building with Lift consist of Stilt + 7 floors, constructed in the year 2000, Assessment Tax No. \_\_\_\_\_, Bearing C.T.S. Nos. 3, 3/1 to 3/8 of Village Mulund (West), Taluka Kurla, Registration District and Sub-District of Mumbai City and Mumbai Suburban District and Assessed under the 'T' Ward of the Municipal Corporation of Greater Mumbai.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE PUT THEIR RESPECTIVE SIGNATURES ON THIS AGREEMENT FOR SALE ON THE DAY AND DATE HEREINABOVE FIRST MENTIONED.

*[Handwritten Signature]*

*[Handwritten Signature]*

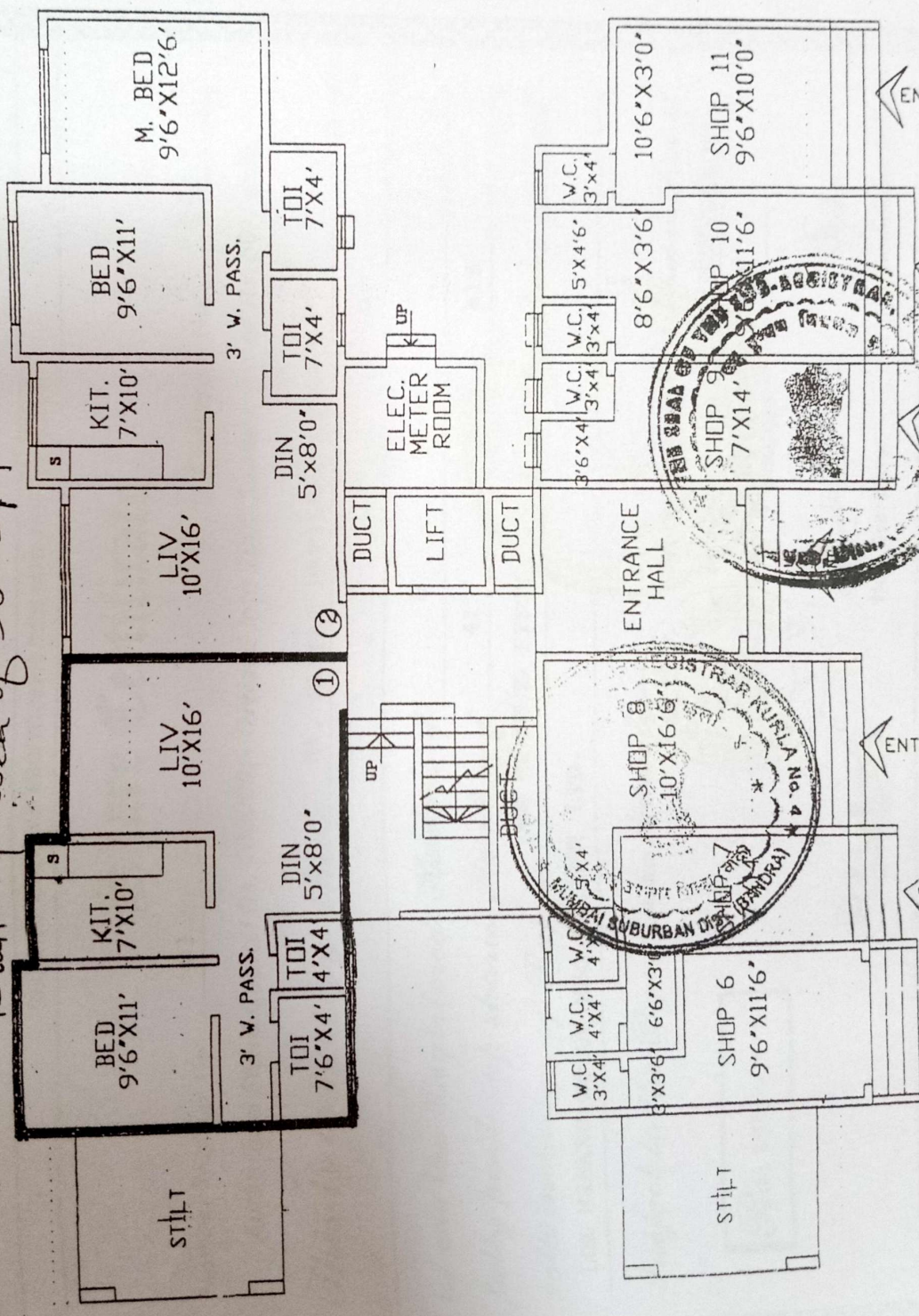
*Ami v. Rukhara*





Anncause

BUILDING NO. B3 FLAT NO. 001 ON FLOOR Ground.  
Built-up area of 582 sq.ft.



GROUND FL. PLAN  
(WING B3)

Per Lok Housing And Constructions L  
Director/Authorised Signate

R.P. 19/10/20

23E92	29	40
2022		
करल ४		

वदर - ७	
4239	139
2003	



# LOK NISARG CO.OP. HSG. SOCIETY LTD.

B5/1, Lok Nisarg, Vaishali Nagar, BAL Rajeshwar Road, Mulund (W), Mumbai - 400 080.

REGD. NO. MUM / WT / HSG / TC / 9216 / 2005-06 / Yr. 2005 17.08.2005

## Share Certificate

Member Register No. 83

Certificate No. 83

Authorised Share Capital Rs. 100000/- Divided into 2000 Shares each of Rs. 50/- only.

This is to certify that MR. GANPAT PATILRAO LAGAD ✓

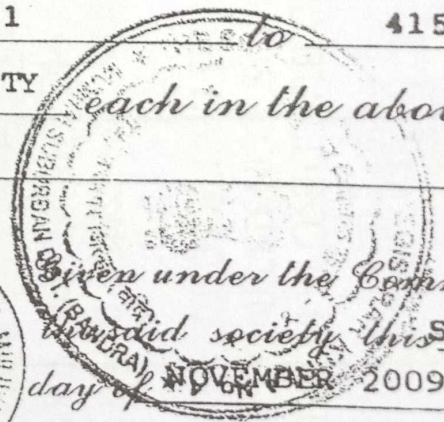
is/ are the Registered Holders of 5

fully paid - up shares Numbered 411 to 415

both inclusive, of Rupees TWO HUNDRED FIFTY each in the above named  
LOK NISARG CO.OP.HSG.SOCIETY LTD.

Subject to the Bye - laws thereof.

**Rs. 250/-**



*R. Mallikarjuna*  
Chairman

*P. Prabhakar*  
Hon. Secretary

*G. Prasad*  
Committee Member

NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate



# LOK NISARG CO OP HSG SOCIETY LTD

B-5/001 Lok Nisarg, Vaisali Nagar, Off Bal Rajeshwar Road, Mulund West Mumbai 400080.

Regn No: MUM/WT/HSG/TC/9216/2005-06/Yr.2005 dt. 17 Aug, 2005

TO WHOMSOEVER IT MAY CONCERN

करला ४		
२३२९२	३२	५०
२०२२		

THIS IS TO CERTIFY THAT MR.GANPAT ~~PARTE~~ RAO LAGAD IS A MEMBER OF OUR SOCIETY HAVING ADDRESS AT FLAT No.B-3/001, LOK NISARG CHS LTD, ON THE GROUND FLOOR. FLAT NO. 001 AS PER RECORDS OF OUR SOCIETY WE HEREBY STATE THAT

1) THE SAID BUILDING IS CONSTRUCTED ON THE PLOT OF LAND BEARING C.T.S. No.3-B IN THE REVENUE VILLAGE MOUJE MULUND (WEST) TALUKA KURLA, DISTRICT MUMBAI SUBURBAN.

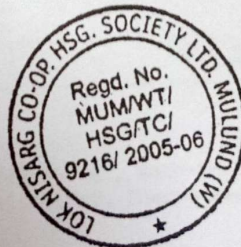
2) THE AREA OF THE SAID FLAT IS CARPET AREA OF 43.21 SQ.MTRS (465 SQ. FT). AND BUILT-UP AREA OF 54.08 SQ.MTRS. (582 SQ.FT.)

3) THE CONSTRUCTION OF THE SAID BUILDING IS COMPLETED IN THE YEAR 2002 THE SAID BUILDING IS CONSISTING OF GROUND PLUS 7TH FLOOR UPPER FLOORS WITH LIFT FACILITIES.

THE SOCIETY HAS NO OBJECTION IF THE SAID MEMBER TRANSFERRED THE SAID FLAT PREMISES IN FAVOUR OF PURCHASER /S 1. MR. VISHAL DEEPAK RUKHANA AND MRS. AMI VISHAL RUKHANA.

For, LOK NISARG CO-OP. HSG. SOCIETY LTD

*B. Mahesh*  
HON. SECRETARY



PLACE: MUMBAI  
DATE: 29.11.2022



BILL NO.(GGN): 000001794051746

ग्राहक क्रमांक : 000095273483

मोबाईल/ईमेल : 98xxxxxx64

MR GANPAT PATILRAO LAGAD  
B-3/001 LOK NISARGGHATI PADA RD MULUND MULUND 400080

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 14-11-2022  
देयक रक्कम रु : 1350.00

देय दिनांक : 05-12-2022  
या तारखे नंतर : 1370.00  
भरल्यास

श्री गणपत पाटिलराव लगद  
बी-3/001 लोक निसर्ग घाटी पाडा रोड मुलून्ड मुलून्ड 400080

करल ४  
२३६९२ ४४ ५०  
२०२२

बिलिंग युनिट : 4704/PACH RASTA S/DN./MULUND DIVISION  
दर संकेत \*\* : 90/LT I Res 1-Phase  
पोल क्रमांक :  
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 4/25/9028/1180/3554236  
मिटर क्रमांक : 07620019251  
रिडिंग ग्रुप : 14

पुरवठा दिनांक : 05-09-2002  
मंजूर भार : 3.00 KW  
सुरक्षा डेव जमा (रु) : 1613.79  
चालु रिडिंग दिनांक : 09-11-2022  
मागील रिडिंग दिनांक : 09-10-2022

Scan this QR Code with BHIM App for  
UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
20659	20507	1.00	152	0	152
				0	100
					200

Meter Status: Normal  
Bill Period: १.०३/

मध्यवर्ती तक्रार-निवारण केंद्र 24x7  
1800-212-3435, 1800-233-3435, 1912, 19120

ऑक्टोबर-2022	164	
सप्टेंबर-2022	174	
ऑगस्ट-2022	170	
जुलै-2022	184	
जून-2022	273	
मे-2022	246	
एप्रिल-2022	202	
मार्च-2022	112	
फेब्रुवारी-2022	89	
जानेवारी-2022	109	
डिसेंबर-2021	148	

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ [www.mahadiscom.in](http://www.mahadiscom.in) > ConsumerPortal > CGRE वावर उपलब्ध आहे.



वीज वापर  
नोव्हेंबर - 2021  
नोव्हेंबर - 2022

महत्वाचे

छपील बिला ऐवजी ई-बिला सादी नोदणी करा व प्रत्येक बिलामागे 10 रूपांघा नो-ग्रीन डिस्कॉन्ट मिळवा. नोदणी करण्यासाठी :-  
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छपील बिलान्वर बरच्या बाजूला उर्या कोपच्या मध्ये उपलब्ध आहे.)

डिजिटल माध्यमाद्वारे वीज बिल भरा व 0.25% (रु. 500/- पर्यंत) रावतत मिळवा. (ईपैसे व ड्युटिज वाचवून)

तुमचा मोबाईल नंबर व ईमेल पर्याय भुकिथा असल्यास दुरस्त करा त्यासाठी [www.mahadiscom.in/ConsumerPortal/QuickAccess](http://www.mahadiscom.in/ConsumerPortal/QuickAccess) येथे भेट द्या.

पुढील महिन्याचे रिडिंग साधारणतः 09-12-2022 हया तारखेला होईल

विशेष संदेश

- \* प्रिय ग्राहक, आपला नोदणीकृत भ्रमणधनी क्र.९८XXXXXX६४ आहे. आपला भ्रमणधनी क्रमांक बदलण्यासाठी /नवीन क्रमांक नोदणीसाठी महावितरण संकेतस्थळ/ मोबाईल ॲप वापरा किंवा ९९३०३ ९९३०३ हया क्रमांक वर खालील संदेश पाठवा MREG ००००९५२७३४८३.
- \* महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये. गैरसोय होऊ नये.

तुमची पसंती आम्हाला सांगा

ब्रँड, सामाजिक विषय तसेच वर्तमानातल्या मुद्यांवर तुमचा दृष्टीकोण काय आहे? आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.

9326508274 वर 'OPINION' व्हाट्सअप कर किंवा ॲप डाऊनलोड करा



QR कोड स्कॅन करा ॲप डाऊनलोड करा  
App मध्ये सर्व भर आणि आकर्षक खासिती किंवा

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SINCE 1998

India's No. 1 Consumer Data Intelligence Company.

[www.axismyindia.org](http://www.axismyindia.org)

स्थळप्रत बिलिंग युनिट : 4704 ग्राहक क्रमांक : 000095273483 पी.सी. : 14 दर : 90  
अंतिम तारीख 05-12-2022 Rs. 1350.00

या तारखे पर्यंत भरल्यास	23-11-2022	Rs. 1340.00
या तारखे नंतर भरल्यास	05-12-2022	Rs. 1370.00

बँकेची स्थळप्रत:

बिलिंग युनिट : 4704

ग्राहक क्रमांक : 000095273483

डिजिटली क्र. : 3554236

पी.सी. : 14 दर : 90

अंतिम तारीख 05-12-2022 Rs. 1350.00





29/11/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 23612/2022

नोंदणी :

Regn:63m

गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7800000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7347585.6
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 001 बी/3, माळा नं: तळ मजला, इमारतीचे नाव: लोक निसर्ग को ओ हाऊसिंग सोसायटी लि., ब्लॉक नं: वैशाली नगर बाल राजेश्वर रोड, रोड : मुलुंड पश्चिम मुम्बई 400080, इतर माहिती: . PUI: TX0412870380000 ( ( C.T.S. Number : 3,3/1, to 3/8 ; ) )
(5) क्षेत्रफळ	1) 54.09 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता.	1): नाव:-गणपत पाटिलराव लगड वय:-77; पता:-प्लॉट नं: बी/3 501 , माळा नं: 5वा मजला , इमारतीचे नाव: लोक निसर्ग को ओ हाऊसिंग सोसायटी लि. , ब्लॉक नं: बी आर रोड , रोड नं: मुलुंड, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ABFPL3376G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता	1): नाव:-विशाल दीपक रुखाणा वय:-43; पता:-प्लॉट नं: 006 बी/4 , माळा नं: तळ मजला , इमारतीचे नाव: लोक निसर्ग को ओ सोसायटी लि. , ब्लॉक नं: बी आर रोड , रोड नं: मुलुंड, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AFUPR6096J 2): नाव:-अमी विशाल रुखाणा वय:-48; पता:-प्लॉट नं: 006 बी/4 , माळा नं: तळ मजला , इमारतीचे नाव: लोक निसर्ग को ओ हाऊसिंग सोसायटी लि. , ब्लॉक नं: बी आर रोड , रोड नं: मुलुंड, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AKMPG2099R
(9) दस्तऐवज करून दिल्याचा दिनांक	29/11/2022
(10) दस्त नोंदणी केल्याचा दिनांक	29/11/2022
(11) अनुक्रमांक, खंड व पृष्ठ	23612/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	468000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

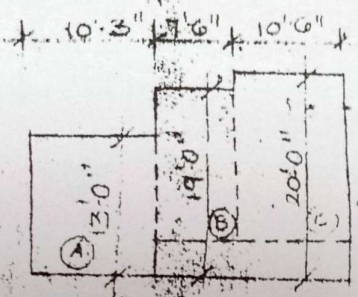


FLOOR	FLAT NO.	SQFT.
1st	1	20.00
2nd	2	40.00
3rd	3	70.00
4th	4	104.50
5th	5	56.00
6th	6	37.50
7th	7	11.12
Total		439.12
SFT.		40.81
SMT.		

बंद - 19
4239 13C
200%

**DESCRIPTION OF PROPOSAL**

PROPOSED WING B2 & B3 OF BUILDING NO. 1 ON PLOT BEARING C.T.S. NO. 303/1708 OF VILLAGE MULUND (WEST) MUMBAI - 400001



PLINTH AREA OF FLAT NO. 2, WING B2 (GR. FLR)

A) 10'-3" x 13'-0" =	133.25
B) 7'-6" x 19'-0" =	142.50
C) 10'-6" x 20'-0" =	210.00
<b>Total</b>	<b>485.75</b>
<b>SFT</b>	<b>45.13 SMT</b>

**NAME OF OWNER**

MAHESH CHANDRAJI K. KADAM



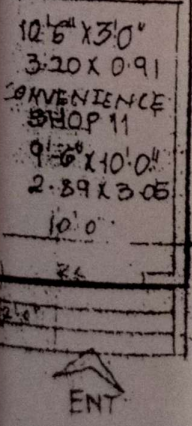
**TAB NO. DRG. NO. SCALE DRN BY**

45 B12 1:100 MAHESH

**ARCHITECTS**

**LOK ARCHITECTS**

LOK CHAMBERS  
MAROL MAROSHI ROAD,  
MAROL ANDHERI (E)  
MUMBAI - 400069



PLINTH AREA DIAGRAM OF FLAT NO. 3, WING B2 (GR. FLR)  
SCALE 1" = 8'-0"

A) 7'-3" x 19'-0" =	137.73
B) 10'-6" x 20'-0" =	210.00
<b>Total</b>	<b>347.73 SFT</b>
<b>SFT</b>	<b>32.30 SMT</b>

ENT

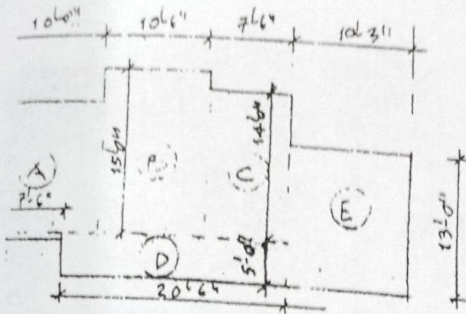


LIK Nisarg B2 & B3 Ground floor Plan

CONTENTS OF SHEET

GR. FLOOR PLAN FOR WING B2 & B3  
 TYPICAL FL. PLAN, TERRACE FL. PLAN, SECT. AA  
 AREA DIAGRAM & AREA CALCULATIONS.

STAMP OF DATE OF APPROVAL OF PLAN



PLINTH AREA DIAGRAM:  
 (PLINTH AREA UP TO 80 CM HT.)  
 PLINTH AREA CALCULATION:

11'0" x 11'6"	=	127.60
11'6" x 15'6"	=	180.96
11'6" x 14'6"	=	168.36
11'6" x 5'0"	=	58.50
11'0" x 6"	=	6.60
11'0" x 13'0"	=	143.00
<b>TOTAL</b>		<b>617.00</b>

TOTAL PLINTH AREA = 617.00 SQFT.  
 PLINTH AREA PER TENEMENT = 57.34 SQMTS.

TYPICAL FLOOR AREA CALCULATIONS (SQFT.)

10' x 12'	=	120.00
5' x 8'	=	40.00
7' x 10'	=	70.00
11'6" x 11'0"	=	127.60
11'6" x 11'0"	=	127.60
7'0" x 4'0" x 2	=	56.00
13'0" x 3'0"	=	39.00
30'3" x 6"	=	11.12
<b>TOTAL</b>		<b>549.12</b>

NET CARPET AREA = 549.12 SQFT.  
 NET CARPET AREA = 51.03 SQMT.

NO. FLOOR	FLAT NO. (A)	DESCRIPTION	AREA (SQFT.)
7-75	UVI.	10' x 12'	120.00
70-00		5' x 8'	40.00
14-50	KIT.	7' x 10'	70.00
16-00	BED.	11'6" x 11'0"	127.60
2-50	TOIL.	7'0" x 4'0" x 2	56.00
1-00	PASS.	13'0" x 3'0"	39.00
-75	JAMB.	30'3" x 6"	11.12
	<b>TOTAL</b>		<b>439.12</b>
			40.81 SQMT.

पुणे-मुंबई महानगरपालिका  
 उपप्रमुख कमिश्नर प्रभारत प्रस्ताव  
 (पूर्व उपनगरे) बांधे कार्यालय  
 5 MAR 2002  
 सीवाकरीएच/बीपी/ ४/एच

खदर - ७  
 4239 1310  
 2002

57 MAR 2002

Wing B1 to B3  
 Full/Part Occupation Except ULC Flats  
 is hereby granted subject to  
 conditions mentioned in this office  
 letter No. CE/ 4239 /B.P.E. S/AT

Dr. Chit. Engineer (B.P.) S.S.  
 SE (RD) 20.11.11

STAMP OF DATE OF RECEIPT OF PLAN



REV.	DES.	DATE	SIGN.

DESCRIPTION OF PROPOSAL



VALID UPTO

9 NOV 2001

Rota :5000 (Gen-520:is.9.99) DyChE c2

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 4239 /BPESIA T

COMMENCEMENT CERTIFICATE

4239	133
9 NOV 2000	

To:

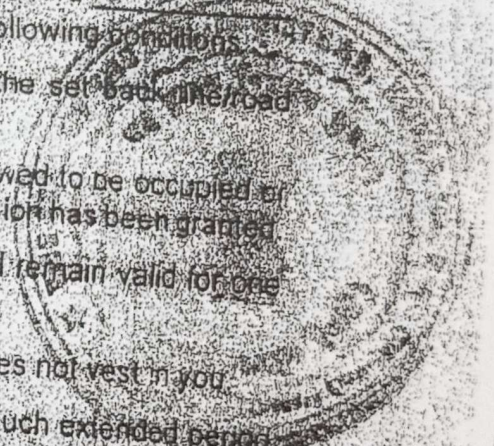
Miss Naina M Shah  
CA to owner



Sir,

With reference to your application No. 1480 dated 12-12-20 for Development Permission and grant of Commencement Certificate under section 45 and 69 of the Maharashtra Regional & Town Planning Act, 1966, to carry out development and building permission under section 346 of the Mumbai Municipal Corporation Act, 1888 to erect a building in Building No. 1 on plot No. --- Diva/Village/Town Planning Scheme No. Mulund (W) C.T.S.No. 3,3/1-8 situated at Road/Street Mulund (W) Ward Mulund (W) the Commencement Certificate/Building permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall 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 Bombay 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 Bombay is contravened or not complied with.





387

(Gen-520)

: 2 :

(c) The Municipal Commissioner for Greater Bombay 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 event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

4239 138

7. 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 R.S. Hadawale Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is valid upto 9 NOV 2001

C.C. upto plintu i.e. still slab.

For and on behalf of Local Authority  
The Municipal Corporation of Greater Bombay.

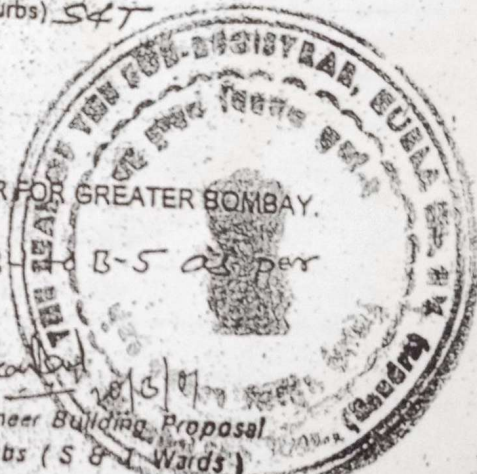


*Hadawale*  
10/11/2000  
ASST  
Executive Engineer, Building Proposals  
(Eastern Suburbs) S & T  
FOR

20 MAR 2001

CE 4239 / BPES / MUNICIPAL COMMISSIONER FOR GREATER BOMBAY.

Full C.C. i.e. G+7th Floor for wing B-4 to B-5 as per approved plans dt 6/10/2000.



CE 4239 / BPES / AT 20 AUG 2001 Assistant Engineer Building Proposal Eastern Suburbs (S & T Wards)

Full C.C. for wing B-6 i.e. upto 7th floor as per approved plans dt 6/10/2000

CE 4239 / BPES / AT 9 JUL 2002 Assistant Engineer Building Proposal Eastern Suburbs (S & T Wards) Full C.C. for wing B-7 B G+1 upper floor

*Hadawale*  
Assistant Engineer Building Proposal Eastern Suburbs (S & T Wards)

*Hadawale*  
Assistant Engineer Building Proposal Eastern Suburbs (S & T Wards)

CE 4239 / BPES / AT 30 NOV 2002

Full C.C. as per approved plans dt 6/10/2000 for wing B-7

CERTIFIED TO BE TRUE COPY

Assistant Engineer Building Proposal Eastern Suburbs (S & T Wards)

*Kirti R. Mehta*  
KIRTI R. MEHTA  
ARCHITECT  
CA/82/6740



VISHAL  
DEEPAK  
RUKHANA

AMI  
VISHAL  
RUKHANA

AFUPR60965  
276082330405  
P8120753

AKMPG2099K  
919939111465  
P8119026

20071979  Male  Female  
 Third gender

00111973  Male  Female  
 Third gender

Physical Handicapped  Ex-Serviceman  Minority  
 None of these  SC/ST  
 Other, Specify others

Physical Handicapped  Ex-Serviceman  Minority  
 None of these  SC/ST  
 Others; Specify others

Undergraduate  Graduate  PG  
 Professional course  Other  
Specify others

Undergraduate  Graduate  PG  
 Professional course  Other  
Specify others

Single  Married No. of Dependants

Single  Married No. of Dependants

vishalrukhana@gmail.com

ami.v.rukhana@gmail.com

9820110026

9920954926

Yes  No

Yes  No

Applicant

Co-Aplicant

LOK NISARG  
B-3/007, B.L. ROAD  
NEAR VAISHANU NAGAR - MUM-80

City: MUMBAI State: MAHARASHTRA  
Pin: 400080 Country: INDIA

City: State:  
Pin: Country:

AS ABOVE

City: State:  
Pin: Country:

City: State:  
Pin: Country:

Owned (Self/spouse/ dependent children)  
 Owned (Parents)  Rented by Self/Spouse  
 Leased by company/govt.  Other  
Specify others

Owned (Self/spouse/ dependent children)  
 Owned (Parents)  Rented by Self/Spouse  
 Leased by company/govt.  Other  
Specify others

01 Years 07 Months

01 Years 07 Months

Current Residence  Permanent Residence  Office

Current Residence  Permanent Residence  Office

Ami V. Rukhana



(12)

बृहन्मुंबई महानगरपालिका  
BRIHANMUMBAI MAHANAGARPALIKA

No: CE/4239/BPES/AT E 7 MAR 2002.

TO

M/s. Lok Arch.,  
Lok Chambers,  
Marol-Maroshi Road,  
Andheri (East),  
Mumbai-400 059.

Sub:- Part occupation to building No.1,  
1st to 7th floors of (wings B1 to B5)  
on land bearing C.T.S.Nos.3, 3/1-8,  
of village Mulund, Mulund (West).

.....

SIR,

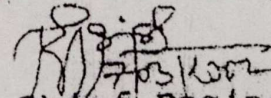
The part development work of building No.1, 1st to 7th floors (wings B1 to B5)/on plot situated at village Mulund (West) C.T.S.Nos. 3, 3/1-8, completed under the supervision of Shri K.R.Mehta Licensed Architect, bearing Licence No. CA/82/6740, may be occupied on the following conditions :-

- 1) That the certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months.
- 2) That the remaining layout / I.O.D. conditions shall be complied with before requesting for full occupation to the building under reference.
- 3) That the right of way documents executed with adjoining land owner shall be submitted before grant of occupation for B-7 wing.

A set of certified completion plans is returned herewith.

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

Yours faithfully,

  
By Chief Engineer  
(Bldg. Proposals)(Eastern Su

ARS/7-3-2002.

emed conveyance of society is done.