



पावती

Original/Duplicate

Tuesday, May 12, 2015

नोंदणी क्र. :39म

10:54 AM

Regn.:39M

पावती क्र.: 6642

दिनांक: 12/05/2015

गावाचे नाव: गिरगाव

दस्तऐवजाचा अनुक्रमांक: बबई-1-5640-2015

दस्तऐवजाचा प्रकार : बक्षीसपत्र

सादर करणाऱ्याचे नाव: भाविक अरविंदकुमार शाह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30620.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे

11:07 AM ह्या वेळेस मिळेल.

दुय्यम निबंधक, मुंबई-1

बाजार मूल्य: रु.12679000/-

भरलेले मुद्रांक शुल्क : रु. 1000/-

मोबदला: रु.0/-

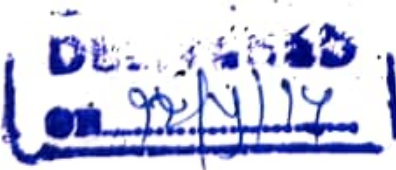
सह दुय्यम निबंधक
मुंबई शहर क्र. १

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000752141201516M दिनांक: 12/05/2015

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 620/-





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2015

1. दस्तावा प्रकार :-

Gift Deed

अनुच्छेद क्रमांक

30

2. सादरकर्त्याचे नाव :-

Bedarick A. Shah

3. तालुका :-

मुंबई

अंधेरी

बोरीवली

कुर्ला

4. गावाचे नाव :-

Girgaon

5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :-

6/58 170

6. मूल्य दरविभाग (झोन) :-

6/58

उपविभाग

7. मिळकतीचा प्रकार :- खुली जमीन

निवासी

कार्यालय

दुकान

औद्योगिक

प्रति चौ मी. दर :-

18800

8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ

61.45

कार्पेट / बिल्ट अप चौ.मीटर / फूट

9. कारपार्किंग :-

गच्ची :-

पोटमाळा :-

10. मजला क्रमांक :-

19th

उदवाहन सुविधा

आहे / नाही

11. बांधकाम वर्ष :-

घसारा :-

12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे

13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- ज्यान्वये दिलेली घट / वाढ

14. लिफ्ट अँड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :-

निवासी / अनिवासी

2. अनामत रक्कम / आगावू भाडे :-

3. कालावधी :-

15. निर्धारित केलेले बाजारमूल्य :-

42 12679000/-

16. दस्तामध्ये दर्शविलेली मोबदला :-

Nil



17. देय मुद्रांक शुल्क :-

1000/-

मरतेले मुद्रांक शुल्क :-

1000/-

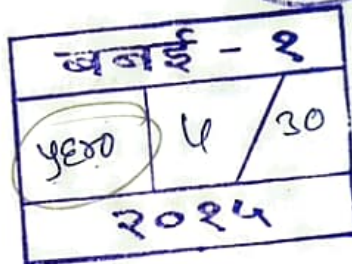
18. देय नोंदणी फी :-

30000/-

लिपीक

सह दुष्यम निबंधक

बजई - २	
4000	9/30
२०१५	



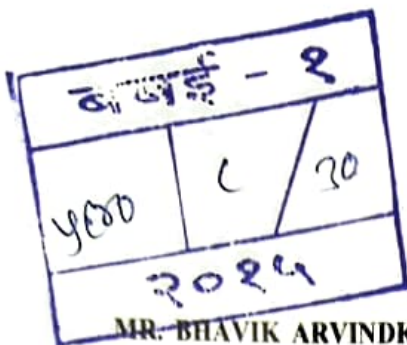
DEED OF GIFT
(without consideration)

THIS DEED OF GIFT made and executed at Mumbai this 12th day of May, 2015 **B E T W E E N** (1) **MR. ARVINDKUMAR KALIDAS SHAH** & (2) **MRS. BADAMIBEN ARVINDKUMAR SHAH** both of Mumbai Indian Inhabitant both residing at Flat No.1902, "Shreepati Jewels", A-Wing, Taty Gharpure Marg, Pimpalwadi, Girgaon, Mumbai- 400 004, hereinafter referred to as the '**DONORS**' (which expressions shall unless it be repugnant to the context or the meaning thereof shall deemed it to mean and include their respective legal heirs, executors, administrators and assigns) of the **ONE PART:**

2015/05/12

नदाजी बेन अरविन्दजी शाह

Arvind



AND

MR. BHAVIK ARVINDKUMAR SHAH of Mumbai Indian Inhabitant residing at Flat No.1902, "Shreepati Jewels", A-Wing, Tatya Gharpure Marg, Pimpalwadi, Girgaon, Mumbai- 400 004, hereinafter referred to as the '**DONEE**' (which expressions shall unless it be repugnant to the context or the meaning thereof shall deemed it to mean and include his heirs, executors, administrators and assigns) of the **OTHER PART.**

WHEREAS by virtue of an 'Agreement for Sale' dated 2nd May, 2005, registered under Serial No. BBE-1/04411/ 2005 on 05/05/2005 made between **MR. RAJENDRA RAMESHCHANDRA CHATURVEDI & 7 OTHERS** therein referred to as 'The Developers' of the One Part and the **DONORS** herein therein referred to as 'The Flat Purchaser/s' of the Other Part, the Developers therein had sold, transferred and conveyed to the Flat Purchaser/s therein the Residential Premises bearing Flat No.3 admeasuring about 528.09 sq. ft. (49.06 sq. mtrs.) Carpet area and 19.59 sq. ft. (1.81 sq. mtrs.) Ledge area inclusive of proportionate common area on the 19th Floor in "A" Wing of the building known as "**SHREEPATI TOWERS**" situated at Tatya Gharpure Marg, Pimpalwadi, Girgaon, Mumbai- 400 004 bearing C.T.S. No. 170 of Girgaon Division in the Registration District & Sub-District of Mumbai City in the Municipal 'D' Ward, more particularly described in the Schedule hereunder written, hereinafter for the sake of brevity referred to as "the said Premises" on what is known as 'Ownership Basis' at or for the consideration and upon the terms and conditions therein mentioned;

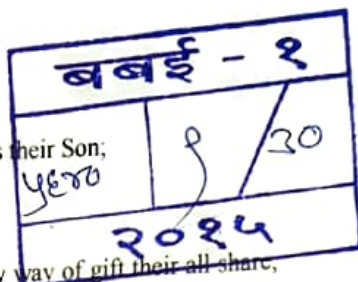


2nd May 2005
भविक अरवि कुमार शाह

AND WHEREAS the Society in respect of the said "**SHREEPATI TOWERS**" Building has not been formed yet and therefore no shares have been issued to any of the Flat Purchasers in the said Building;

AND WHEREAS since then the DONORS are jointly seized and possessed of and owned the said Premises in the said Building;

AND WHEREAS the DONEE is related to the DONORS as their Son;



AND WHEREAS the DONORS are desirous of granting by way of gift their all share, right, title and interest in the said Premises unto and in favour of the DONEE in consideration of natural love and affection they bears towards the DONEE;

AND WHEREAS the DONEE has agreed to accept the Gift as evidenced by executing these presents.



NOW THIS DEED WITNESSETH that the DONORS, without any monetary consideration and in consideration of natural love and affection that the DONORS bear to the DONEE, hereby grant by way of Gift their all share, right, title and interest in all that Residential Premises bearing Flat No.3 admeasuring about 528.09 sq. ft. (49.06 sq. mtrs.) Carpet area and 19.59 sq. ft. (1.81 sq. mtrs.) Ledge area inclusive of proportionate common area on 19th Floor in "A" Wing of the building known as "**SHREEPATI TOWERS**" situated at Tatya Gharpure Marg, Pimpalwadi, Girgaon, Mumbai- 400 004 bearing C.T.S. No. 370 of Girgaon Division in the Registration District & Sub-District of Mumbai City in the Municipal 'D' Ward, more particularly described in the Schedule hereunder written, together with all the liberties, privileges, easements, appurtenants thereto and all the right, title, interest, use, inheritance, possession, benefits, claims and demands whatsoever of the DONORS TO HAVE AND TO HOLD the same unto and to the use of the DONEE subject to the

2nd/12/2015
केदारजी/वेव आप/विजय/पान

payment of all the taxes, rates, assessments, dues and duties now and hereafter chargeable thereon in the State of Maharashtra or by the Brihanmumbai Municipal Corporation or any other local authority AND they the DONORS do hereby covenants with the DONEE that

a) the DONORS have in themselves good right, full power and absolute authority to grant their all share, right, title and interest in the said Premises by way of Gift in the manner aforesaid,

b) the DONEE shall at all times hereafter peaceably and quietly possess and enjoy the said Premises and every part thereof to and for his own use and benefit without any suit, interruption, claim or demand whatsoever from or by the DONORS or their heirs, executors and administrators or any person or persons lawfully claiming or to claim by, from under or in trust for the DONORS;

c) the said Premises is free and clear and freely and clearly and absolutely for ever released and discharged or otherwise by the DONORS and the DONEE is well and sufficiently saved, kept harmless and indemnified and of and from all former and other titles, charges and encumbrances whatsoever had made, executed, occasioned or suffered by the DONORS or by any other person or persons lawfully claiming or to claim by, from under or in trust for the DONORS;



d) the DONORS and all persons having or lawfully claiming any estate or interest whatsoever in the said Premises from, under or in trust for the DONORS or their heirs, executors and administrators 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 and conveyances and assurance in law whatsoever for the better and more perfectly assuring the said

2/11/2011 11:11:11
गोपबाली इपविन्दुलीप्ट

जखई - २		
4600	90	30

Premises unto and to the use of the DONEE in the manner aforesaid as by the DONEE, his heirs, executors and administrators shall be reasonably required.

AND THIS DEED FURTHER WITNESSETH THAT the DONEE shall be entitled to get transferred the said Premises along with all the deposits amount and benefits attached thereto in the records of the Developers /Society from the name of the DONORS to the name of the DONEE. The DONEE shall become member of the Society as and when formed in respect of the said Building and shall be entitled to the Shares to be issued in his own by the Society.

AND THIS DEED LASTLY WITNESSETH THAT the Stamp Duty on this Deed is duly paid in accordance to the provisions contained in Bombay Stamps Act, 1958 amended up to date.

The Income-tax PAN of both the DONORS and the DONEE is as follows:

P.A.N.

DONORS:

- (1) MR. ARVINDKUMAR KALIDAS SHAH
(2) MRS. BADAMIBEN ARVINDKUMAR SHAH

AADPS-4045-A

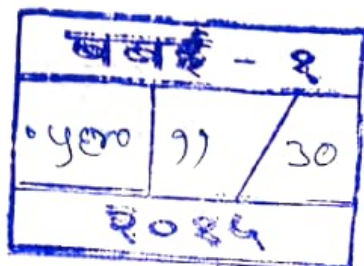
APRPS 9115C

DONEE:

MR. BHAVIK ARVINDKUMAR SHAH

DPNPS-5435-A

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.



THE SCHEDULE OF THE PREMISES ABOVE REFERRED TO:-

ALL THAT Residential Premises bearing Flat No.3 admeasuring about 528.09 sq. ft. (49.06 sq. mtrs.) Carpet area and 19.59 sq. ft. (1.81 sq. mtrs.) Ledge area inclusive of proportionate common area on the 19th Floor in "A" Wing of the building known as "SHREEPATI TOWERS" situated at Tatya Gharpure Marg, Pimpalwadi, Girgaon, Mumbai- 400 004 bearing C.T.S. No. 370 of Girgaon Division in the Registration District & Sub-District of Mumbai City in the Municipal 'D' Ward.

SIGNED AND DELIVERED)

by the within named 'DONORS')

(1) MR. ARVINDKUMAR KALIDAS

SHAH & (2) MRS. BADAMIBEN

ARVINDKUMAR SHAH)

in the presence of)

1.

2.

SIGNED AND DELIVERED)

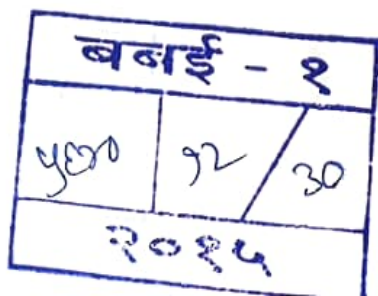
by the within named 'DONEE')

MR. BHAVIK ARVINDKUMAR SHAH)

in the presence of)

1.

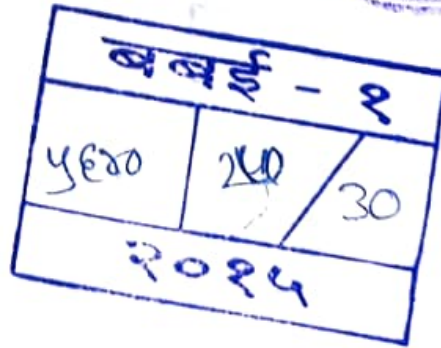
2.





गावाचे नाव : गिरगाव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 2,960,000.00
वा.भा. रु. 4,563,487.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
(1) सिटिएस क्र.: 370 वर्णन: फ्लॅट नं 3, 19 वा मजला, श्रीपती टॉवर्स, ए विंग, तात्या धारपुरे मार्ग, पिंपळवाडी मुं 4 (एकुण मजले - 30) विभागाचे नाव - गिरगांव डिव्हिजन, उपविभागाचे नाव - 6/56 - भूभाग : पश्चिमेस शंकरशेट मार्ग, दक्षिणेस वें. जयकर मार्ग, उत्तरेस सरदार पटेल मार्ग व पूर्वेस अर्देशीर दाजी स्ट्रीट व नाथा माधव लेन. सदर मिळकत सि.टी.एस. नंबर - 370 मध्ये आहे.
(1) बांधीव मिळकतीचे क्षेत्रफळ 61.05 चौ.मी. आहे.
- (3) क्षेत्रफळ
(1)-
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा
(1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
(1) राजेंद्र आर घतुर्वेदी व इतर तर्फे मुखत्यार संतोष पोयरेकर ; घर/फ्लॅट नं: 4 था मजला; गल्ली/रस्ता: नानाचौक; ईमारतीचे नाव: श्रीपती आर्केड; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: मुं; तालुका: -; पिन: 36; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
(1) अरविंदकुमार के शाह; घर/फ्लॅट नं: 32/2; गल्ली/रस्ता: 2 री कारपेटर स्ट्रीट; ईमारतीचे नाव: गया; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: मुं; तालुका: -; पिन: 4; पॅन नम्बर: -.
(2) बदामीबेन अरविंदकुमार शाह; घर/फ्लॅट नं: बरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 02/05/2005
- (8) नोंदणीचा 05/05/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 4411 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 211930.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 300000.00
- (12) शेरा





मंगळवार, 12 मे 2015 10:55 म.पू.

दस्त गोषवारा भाग-1

बबई1

दस्त क्रमांक: 5640/2015

दस्त क्रमांक: बबई1 /5640/2015

बाजार मूल्य: रु. 1,26,79,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 1,000/-

दु. नि. सह. दु. नि. बबई1 यांचे कार्यालयात

अ. क्र. 5640 वर दि. 12-05-2015

रोजी 10:46 म.पू. वा. हजर केला.

पावती: 6642

पावती दिनांक: 12/05/2015

सादरकरणाचे नाव: भाविक अरविंदकुमार शाह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 30

दस्त हजर करणाऱ्याची सही:

एकुण: 30620.00

दुय्यम निबंधक, मुंबई-1

दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: वकीसपत्र

मुद्रांक शुल्क: If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

शिक्का क्र. 1 12/05/2015 10:46:13 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 12/05/2015 10:47:12 AM ची वेळ: (फी)

प्रतिज्ञापत्र

‘सादर दस्तऐवज हा नोंदणी कायदा 1956 अन्वये अस्तित्वात तसेच नोंदणीस
बाधित केलेला आहे. नोंदणीकृत दस्तऐवज बाधित, साक्षीदार व
संपत्त जोडलेल्या दस्तऐवजाची संपत्त आहे. ‘दस्तावी सत्यता, वैधता
कायदावर कार्यवाही करणे बाधित दस्तऐवज हे संपूर्णपणे जबाबदार राहतील.

बबामीने अरविंदकुमार शाह

लिहून देणारे:

लिहून घेणारे:



सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

दस्त क्रमांक : 5640/2015

नॉदणी 63

Regn. 83m

12 May, 2015

गावाचे नाव : गिरगाव

वशीसपत्र

रु.0/-

रु.12,679,000/-

370. पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदसिका नं: 3, माळा नं: 19, इमारतीचे नाव: ए विंग श्रीपती टॉवर, ब्लॉक नं: तात्या पारपुरे मार्ग, रोड : पिंपलवाडी गिरगाव मुंबई 400004

61.05 चौ.मीटर

1) नाव:- अरविंदकुमार कालीदाम शाह ;वय: 56;

पत्ता :-प्लॉट नं: 1902, माळा नं: 19, इमारतीचे नाव: ए विंग श्रीपती टॉवर, ब्लॉक नं: पिंपलवाडी, रोड नं: गिरगाव

महाराष्ट्र, MUMBAL

पिन कोड:- 400004

पॅन नंबर: AADPS4045A

2) नाव:- बदामीबेन अरविंदकुमार शाह ;वय: 53;

पत्ता :-प्लॉट नं: 1902, माळा नं: 19, इमारतीचे नाव: ए विंग श्रीपती टॉवर, ब्लॉक नं: पिंपलवाडी, रोड नं: गिरगाव

महाराष्ट्र, MUMBAL

पिन कोड:- 400004

पॅन नंबर: APRPS9115C

1) नाव:- भाबिक अरविंदकुमार शाह ; वय: 22;

पत्ता :-प्लॉट नं: 1902, माळा नं: 19, इमारतीचे नाव: ए विंग श्रीपती टॉवर, ब्लॉक नं: पिंपलवाडी, रोड नं: गिरगाव

महाराष्ट्र, MUMBAL;

पिन कोड:- 400004;

पॅन नं:- DPNPS5435A;

12/05/2015

12/05/2015

5640/2015

रु.1,000/-

रु.30,000/-



(1) विवेकाचा प्रकार

(2) मोबदला

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते समुद करावे)

(4) भू-मापन,पोटहिस्सा व घरकमांक(असल्यास)

(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.

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक,वंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेर

मुळांकनामाटी बिचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :-

Null

If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under Section 394 of Companies Act 1956 or under the order of Reserve Bank of India under Section 44A of the Banking Regulation Act 1949



संगणक खरी प्रत,

सह दुय्यम निबंधक
मुंबई शहर क्र. १,



पावती

Original/Duplicate

Tuesday, May 12, 2015

नोंदणी क्र.: 39M

10:49 AM

Regn.: 39M

पावती क्र.: 6641 दिनांक: 12/05/2015

गावाचे नाव: गिरगाव

दस्तऐवजाचा अनुक्रमांक: बबई-5639-2015

दस्तऐवजाचा प्रकार: बक्षीसपत्र

सादर करणाऱ्याचे नाव: भाविक अरविंदकुमार शाह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30620.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 11:01 AM ला देऊन मिळेल.

दुय्यम निबंधक, मुंबई-1

बाजार मूल्य: रु. 9602000/-

मोबदला: रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 1000/-

सह दुय्यम निबंधक
मुंबई शहर क्र. १

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000751990201516M दिनांक: 12/05/2015

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 620/-





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2015

Girgaon

अनुच्छेद क्रमांक

30

D-214

1. दस्तावा प्रकार :-

2. सादरकर्त्याचे नाव :-

3. तालुका :-

मुंबई

अंधेरी

बोरीवली

कुर्ला

4. गावाचे नाव :-

Girgaon

5. नगरभूमापन क्रमांक/सर्व्हे क्र./अंतिम भूखंड क्रमांक :-

370

6. मूल्य दरविभाग (झोन) :-

6/56

उपविभाग

7. भिळकतीचा प्रकार :- खुली जमीन

निवासी

कार्यालय

दुकान

औद्योगिक

प्रति चौ मी. दर :-

188800

8. दस्तात नमुद केलेल्या भिळकतीचे क्षेत्रफळ :-

46.23

कारपेट / बिल्ट अप चौ.मीटर / फूट

9. कारपार्किंग :-

गच्ची :-

पोटमाळा :-

10. मजला क्रमांक :-

19th

उदवाहन सुविधा

आहे / नाही

11. बांधकाम वर्ष :-

घसारा :-

12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्ध पक्के / कच्चे

13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :-

ज्यान्वये दिलेली घट / वाढ

14. लिख अँड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :-

निवासी / अनिवासी

2. अनामत रक्कम / आगावू भाडे :-

3. कालावधी :-

15. निर्धारित केलेले बाजारमूल्य :-

960000/-

16. दस्तामध्ये दर्शविलेली मोबदला :-

200000/-



17. देय मुद्रांक शुल्क :-

1000/-

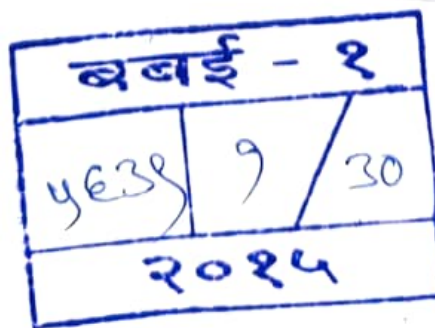
भरलेले मुद्रांक शुल्क :-

1000

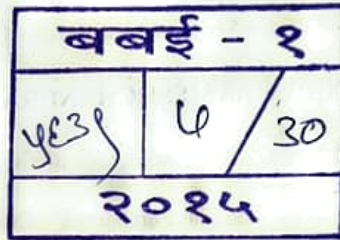
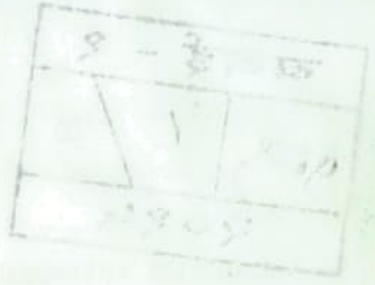
18. देय नोंदणी फी :-

30000/-

लिपीक



रह दुय्यम निबंधक



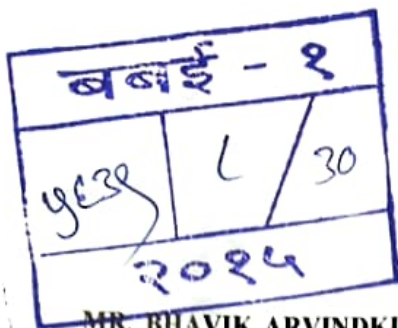
DEED OF GIFT
(without consideration)

THIS DEED OF GIFT made and executed at Mumbai this 15th day of May, 2015 **B E T W E E N** (1) **MRS. BADAMIBEN ARVINDKUMAR SHAH** & (2) **MR. ARVINDKUMAR KALIDAS SHAH** both of Mumbai Indian Inhabitant both residing at Flat No.1902, "Shreepati Jewels", A-Wing, Taty Gharpure Marg, Pimpalwadi, Girgaon, Mumbai- 400 004, hereinafter referred to as the '**DONORS**' (which expressions shall unless it be repugnant to the context or the meaning thereof shall deemed it to mean and include their respective legal heirs, executors, administrators and assigns) of the **ONE PART:**

बदामीबेन अरविंदकुमार शाह

अरविंदकुमार कलिदास शाह

(Signature)



AND

MR. BHAVIK ARVINDKUMAR SHAH of Mumbai Indian Inhabitant residing at Flat No.1902, "Shreepati Jewels", A-Wing, Taty Gharpure Marg, Pimpalwadi, Girgaon, Mumbai- 400 004, hereinafter referred to as the '**DONEE**' (which expressions shall unless it be repugnant to the context or the meaning thereof shall deemed it to mean and include his heirs, executors, administrators and assigns) of the **OTHER PART.**

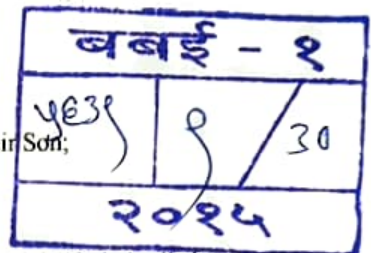
WHEREAS by virtue of an 'Agreement for Sale' dated 3rd May, 2005, registered under Serial No. BBE-1/04412/ 2005 on 05/05/2005 made between **MR. RAJENDRA RAMESHCHANDRA CHATURVEDI & 7 OTHERS** therein referred to as 'The Developers' of the One Part and the **DONORS** herein therein referred to as 'The Flat Purchaser/s' of the Other Part, the Developers therein had sold, transferred and conveyed to the Flat Purchaser/s therein the Residential Premises bearing Flat No.4 admeasuring about 407.73 sq. ft. (37.88 sq. mtrs.) Carpet area and 7.00 sq. ft. (0.65 sq. mtrs.) Ledge area inclusive of proportionate common area on the 19th Floor in "A" Wing of the building known as "**SHREEPATI TOWERS**" situated at Taty Gharpure Marg, Pimpalwadi, Girgaon, Mumbai- 400 004 bearing C.T.S. No. 370 of Girgaon Division in the Registration District & Sub-District of Mumbai City in the Municipal 'D' Ward, more particularly described in the Schedule hereunder written, hereinafter for the sake of brevity referred to as "the said Premises" on what is known as 'Ownership Basis' at or for the consideration and upon the terms and conditions therein mentioned.



AND WHEREAS the Society in respect of the said **"SHREEPATI TOWERS"** Building has not been formed yet and therefore no shares have been issued to any of the Flat Purchasers in the said Building;

AND WHEREAS since then the DONORS are jointly seized and possessed of and owned the said Premises in the said Building;

AND WHEREAS the DONEE is related to the DONORS as their Son;



AND WHEREAS the DONORS are desirous of granting by way of gift their all share, right, title and interest in the said Premises unto and in favour of the DONEE in consideration of natural love and affection they bears towards the DONEE;

AND WHEREAS the DONEE has agreed to accept the Gift as evidenced by executing these presents.



NOW THIS DEED WITNESSETH that the DONORS, without any monetary consideration and in consideration of natural love and affection that the DONORS bear to the DONEE, hereby grant by way of Gift their all share, right, title and interest in all that Residential Premises bearing Flat No.4 admeasuring about 407.73 sq. ft. (37.88 sq. mtrs.) Carpet area and 7.00 sq. ft. (0.65 sq. mtrs.) Ledge area inclusive of proportionate common area on 19th Floor in "A" Wing of the building known as **"SHREEPATI TOWERS"** situated at Tatya Gharpure Marg, Pimpalwadi, Girgaon, Mumbai- 400 004 bearing C.T.S. No. 370 of Girgaon Division in the Registration District & Sub-District of Mumbai City in the Municipal 'D' Ward, more particularly described in the Schedule hereunder written, together with all the liberties, privileges, easements, appurtenants thereto and all the right, title, interest, use, inheritance, possession, benefits, claims and demands whatsoever of the DONORS TO HAVE AND

कवलीकर जयकिशोरराव
Lena Rajan Dhanraj
A. J.

TO HOLD the same unto and to the use of the DONEE subject to the payment of all the taxes, rates, assessments, dues and duties now and hereafter chargeable thereon in the State of Maharashtra or by the Brihanmumbai Municipal Corporation or any other local authority AND they the DONORS do hereby covenants with the DONEE that

a) the DONORS have in themselves good right, full power and absolute authority to grant their all share, right, title and interest in the said Premises by way of Gift in the manner aforesaid;

b) the DONEE shall at all times hereafter peaceably and quietly possess and enjoy the said Premises and every part thereof to and for his own use and benefit without any suit, interruption, claim or demand whatsoever from or by the DONORS or their heirs, executors and administrators or any person or persons lawfully claiming or to claim by, from under or in trust for the DONORS;

c) the said Premises is free and clear and freely and clearly and absolutely for ever released and discharged or otherwise by the DONORS and the DONEE is well and sufficiently saved, kept harmless and indemnified and of and from all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned or suffered by the DONORS or by any other person or persons lawfully claiming or to claim by, from under or in trust for the DONORS;



बनई - २	
५६३	90 / 30
२०२५	

the DONORS and all persons having or lawfully claiming any estate or interest whatsoever in the said Premises from, under or in trust for the DONORS or their heirs, executors and administrators 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 and conveyances and assurance in law whatsoever for the better and more perfectly assuring the said

कलम १०८ के अन्तर्गत

अभिज्ञान प्रमाण पत्र

Handwritten signature

Premises unto and to the use of the DONEE in the manner aforesaid as by the DONEE, his heirs, executors and administrators shall be reasonably required.

AND THIS DEED FURTHER WITNESSETH THAT the DONEE shall be entitled to get transferred the said Premises along with all the deposits amount and benefits attached thereto in the records of the Developers /Society from the name of the DONORS to the name of the DONEE. The DONEE shall become member of the Society as and when formed in respect of the said Building and shall be entitled to the Shares to be issued in his own by the Society.

AND THIS DEED LASTLY WITNESSETH THAT the Stamp Duty on this Deed is duly paid in accordance to the provisions contained in Bombay Stamps Act, 1958 as amended up to date.

The Income-tax PAN of both the DONORS and the DONEE is as follows:

P.A.N.



DONORS:

(1) **MRS. BADAMIBEN ARVINDKUMAR SHAH**

APRPS9115C

(2) **MR. ARVINDKUMAR KALIDAS SHAH**

AADPS-4045-A

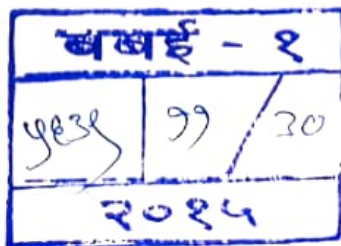
DONEE:

MR. BHAVIK ARVINDKUMAR SHAH

DPNPS-5435-A

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

अविकार अर्वाविकार
अविकार अर्वाविकार
अविकार



THE SCHEDULE OF THE PREMISES ABOVE REFERRED TO:-

ALL THAT Residential Premises bearing Flat No.4 admeasuring about 407.73 sq. ft. (37.88 sq. mtrs.) Carpet area and 7.00 sq. ft. (0.65 sq. mtrs.) Ledge area inclusive of proportionate common area on the 19th Floor in "A" Wing of the building known as "SHREEPATI TOWERS" situated at Taty Gharpure Marg, Pimpalwadi, Girgaon, Mumbai- 400 004 bearing C.T.S. No. 370 of Girgaon Division in the Registration District & Sub-District of Mumbai City in the Municipal 'D' Ward.

SIGNED AND DELIVERED

by the withinnamed 'DONORS'

(1) MRS. BADAMIBEN

ARVINDKUMAR SHAH &

(2) MR. ARVINDKUMAR KALIDAS

SHAH

in the presence of

बदामिबेन शहाजी पटेल

)

प. अ. शहाजी दामोदर शहा

)

)

)

)



1. *Allo*

2. *Ankit*

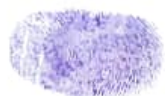
SIGNED AND DELIVERED)

by the within named 'DONEE'

MR. BHAVIK ARVINDKUMAR SHAH)

in the presence of

Bhavik



1. *Allo*

2. *Ankit*

बनई - १	
YES	12/30
२०१५	





दस्तावेज क्रमांक व वर्ष: 4412/2005

Monday, May 11, 2015

3:47:03 PM

दुय्यम निबंधक: मुंबई शहर 1 (फोर्ट)

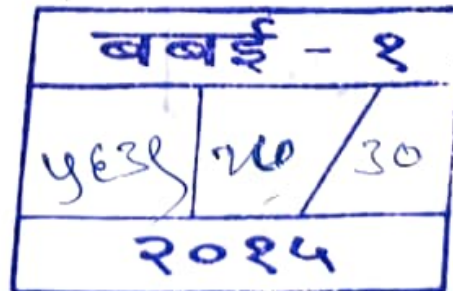
नोंदणी 63 म.

Regn. 63 m.b.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : गिरगाव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 2,240,000.00
वा.भा. रु. 3,455,692.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक
(असल्यास) (1) सिटीएस क्र.: 370 वर्णन फ्लॅट नं 4, 19 वा मजला, श्रीपती टॉवर्स, ए विंग, तात्या धारपुरे
मार्ग, पिंपळवाडी मुं 4 (एकुण मजले - 30) विभागाचे नाव - गिरगाव डिव्हीजन, उपविभागाचे
नाव - 6/56 - भूभाग : पश्चिमेस शंकरशेट मार्ग, दक्षिणेस वॅ. जयकर मार्ग, उत्तरेस सरदार
पटेल मार्ग व पुर्वेस अर्देशीर दाजी स्ट्रीट व नाथा माधव लेन. सदर मिळकत सि.टी.एस. नंबर -
370 मध्ये आहे.
(1) बांधीव मिळकतीचे क्षेत्रफळ 46.23 चौ.मी. आहे.
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात
असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादीचे
नाव व संपूर्ण पत्ता (1) राजेंद्र आर चतुर्वेद व इतर तर्फे मुखत्यार संतोष पोयरेकर ; घर/फ्लॅट नं: -;
गल्ली/रस्ता: नानाचौक; ईमारतीचे नाव: श्रीपती आर्केड; ईमारत नं: -; पेठ/वसाहत: -;
शहर/गाव: मुं; तालुका: -; पिन: 36; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता (1) बदामीबेन ए शाह; घर/फ्लॅट नं: 32/2 गया विल्डींग; गल्ली/रस्ता: 2 सी कारपेंअर स्ट्रीट;
ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: मुं; तालुका: -; पिन: 4; पॅन नम्बर:
-.
(2) अरविंदकुमार के शाह; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -;
ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 03/05/2005
- (8) नोंदणीचा 05/05/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 4412 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 156550.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा





12 May, 2015

सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

दमन क्रमांक : 5639/2015

नोदणी 63

Regn. 63m

गावाचे नाव : गिरगाव

(1) विलेखाचा प्रकार	बधीसपत्र
(2) मोबदला	रु.0/-
(3) बाजारभाब(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.9,602,000/-
(4) भू-भाषण,पोटहिम्सा व घरक्रमांक(असल्यास)	370, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 4, माळा नं: 19, इमारतीचे नाव: ए बिंग श्रीपती टॉवर, ब्लॉक नं: तात्या घारपुरे मार्ग, रोड नं: पिपलवाडी गिरगाव मुंबई 400004
(5) क्षेत्रफळ	46.23 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 पत्ता.	1) नाव:- बदामीबेन अरविंदकुमार शाह ;बय: 53; पत्ता:-प्लॉट नं: 1902, माळा नं: 19, इमारतीचे नाव: ए बिंग श्रीपती टॉवर, ब्लॉक नं: पिपलवाडी, रोड नं: गिरगाव महाराष्ट्र, MUMBAI पिन कोड:- 400004 पॅन नंबर: APRPS9115C 2) नाव:- अरविंदकुमार कालीदास शाह ;बय: 56; पत्ता:-प्लॉट नं: 1902, माळा नं: 19, इमारतीचे नाव: ए बिंग श्रीपती टॉवर, ब्लॉक नं: पिपलवाडी, रोड नं: गिरगाव महाराष्ट्र, MUMBAI पिन कोड:- 400004 पॅन नंबर: AADPS4045A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- भाविक अरविंदकुमार शाह ; बय:22; पत्ता:-प्लॉट नं: 1902, माळा नं: 19, इमारतीचे नाव: ए बिंग श्रीपती टॉवर, ब्लॉक नं: पिपलवाडी, रोड नं: गिरगाव महाराष्ट्र, MUMBAI; पिन कोड:- 400004; पॅन नं:- DPNPS5435A;
(9) दस्तऐवज करून दिल्याचा दिनांक	12/05/2015
(10) दमन नोंदणी केल्याचा दिनांक	12/05/2015
(11) अनुक्रमांक,खंड व पृष्ठ	5639/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.1,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) गेरा	



मुल्यांकनासाठी विचारान घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under Section 394 of Companies Act 1956 or under the order of Reserve Bank of India under Section 442 of the Banking Regulation Act 1949.



संगणक खरी प्रत,

सह दुय्यम निबंधक
मुंबई शहर क्र. १,

दस्तावेज क्र. व वर्ष: 4412/2005

Monday, May 11, 2015

3:47:03 PM

दुय्यम निबंधक: मुंबई शहर 1 (फोर्ट)

सूची क्र. दोन INDEX NO. II

गावाचे नाव : गिरगाव

पेटमी 63 म.

Regn. 63 m.e.

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा

मोबदला रु. 2,240,000.00

बा.भा. रु. 3,455,692.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) सिटीएस क्र.: 370 वर्णना फ्लॅट नं 4, 19 वा मजला, श्रीपती टॉवर्स, ए विंग, तात्या धारपुरे मार्ग, पिंपळवाडी मुं 4 (एकुण मजले - 30) विभागाचे नाव - गिरगाव डिझीजन, उपविभागाचे नाव - 6/56 - भूभाग : पश्चिमेस शंकरशेट मार्ग, दक्षिणेस वॅ. जयकर मार्ग, उत्तरेस सरदार पटेल मार्ग व पूर्वेस अर्देशीर दाजी स्ट्रीट व नाथा माघव लेन. सदर मिळकत सि.टी.एस. नंबर - 370 मध्ये आहे.

(1) बांधीय मिळकतीचे क्षेत्रफळ 46.23 चौ.मी. आहे.

(1)-

(3) क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा

(5) दस्तऐवज करून देण्या-या

पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(6) दस्तऐवज करून घेण्या-या

पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(7) दिनांक

करून दिल्याचा

(8)

नोंदणीचा

(9) अनुक्रमांक, खंड व पृष्ठ

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

(11) बाजारभावाप्रमाणे नोंदणी

(12) शेरा

(1) राजेंद्र आर चतुर्वेद व इतर तर्फे मुखत्यार संतोष पोयरेकर .; घर/फ्लॅट नं: -; गल्ली/रस्ता: नानाचौक; ईमारतीचे नाव: श्रीपती आर्केड; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: मुं; तालुका: -; पिन: 36; पॅन नम्बर: -.

(1) बदामीबेन ए शाह; घर/फ्लॅट नं: 32/2 गया बिल्डींग; गल्ली/रस्ता: 2 री कारपेंअर स्ट्रीट; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: मुं; तालुका: -; पिन: 4; पॅन नम्बर: -.

(2) अरविंदकुमार के शाह; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

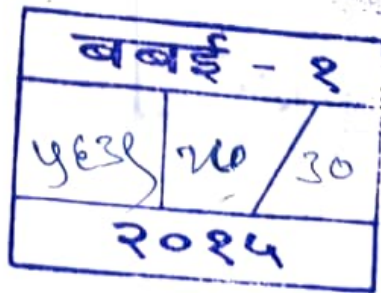
03/05/2005

05/05/2005

4412 /2005

रु 156550.00

रु 30000.00



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NO. EEBPC/81901 & 1A of 26/6/2009

COMMENCEMENT CERTIFICATE

To,
Shri. R.R. Chaturvedi & Co. (Developers)
Chief Officer MBRRB
Gilaniwadi Kharavelu
Road No. (E) Mumbai

Ex. Eng. Bldg. Porposal (City)
 E-Ward Municipal Offices, 3rd Floor
 10 S.K. Hafizuddin Marg. Byculla
 Mumbai - 400 018

Sir,

With reference to your application No. Byche(R)/MBRRB/642/03 dated 27/05/03
 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

Proposed Redevelopment of property
(Prapalwadi)

and building permission under Section 346 of the Bombay Municipal Corporation Act, 1888, to
 erect a building in Building No. 370 on Plot No./C.S.No./C.T.S. No. 370

situated at Road/Street Gingam Din & Ward

Taty's Gharapuri path 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 used 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.

EB/81901/1A dt 17/10/06

This CC is further extended for the entire work of wing 'A' Subject
 to carry out only RCC work at 7m dia. as per CEC NOC dt 15/14/06
 EB/81901/1A dt 11/10/06
 CC is extended further for entire work of wing 'B' excepting
 shops at 6th fl. wing 'B' entire work as per amended plan dt 21/01/06

AEBPC/10

14/03/2019

2

18

D-200

Amasoda

EB/8190/DIA
This C.C. is further extended upto 18th floor for wing 'A' only.

(Gen-983)

- 7) The conditions of this Certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successor and every person deriving title through or under him.
- 8) The Municipal Commissioner has appointed Shri J. V. Mahale Assistant Engineer, to exercise his powers and functions of the Planning Authority under Section 44 of the said Act.
- 9) This C.C. is granted as full C.C. Subject to checking of plinth level for wing C only.
This Commencement Certificate is valid upto EB/8190/DIA dt 16/6/09 25/6/2004

This C.C. is further extended upto 18th floor for wing 'A' only.

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai
[Signature]
26/6/03
Assistant Engineer

Building Proposal (City) (R&R) III
For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI
EB/8190/DIA dt 21/07/2003

This C.C. is further extended upto plinth level/2nd podium level for wing A only.
[Signature]
21/5/03
AEBPC III

~~EB/8190/DIA dt 21/07/2003~~

granted for entire work i.e. G+14 upper floor, for wing 'A' only.
EB/8190/DIA dt 5/5/2010
This C.C. is granted upto plinth level for wing 'D' & wing 'E'.
[Signature]
22/5/2010
AEBPC III

[Signature]
18/10/03
AEBPC III

EB/8190/DIA dt
This C.C. is further extended upto top of Release floor upto 18th floor top slab.

This C.C. is further extended upto 10th flr of wing 'A'.
EB/8190/DIA dt
Plinth C.C. of wing 'B' is granted.
EB/8190/DIA dt

[Signature]
6/10/04
AEBPC III

This C.C. is endorsed as per Amended Approved plan dt 25/2/05.

EB/8190/DIA dt 11/10/05

[Signature]
24/8/05
AEBPC III

This C.C. is further extended from 11th to 21st floor for entire work A for 22nd to 31st floors for the R.C.C. frame work only.

EB/8190/DIA dt 22/10/05

[Signature]
11/10/05
AEBPC III

This C.C. is further extended upto ground to 5th floor for wing 'B'.

[Signature]

EB/8190/DIA dt

This C.C. is further extended upto 18th floor top slab.

(4) - 19/03/2019 D-202

MUNICIPAL CORPORATION OF GREATER MUMBAI

No.EB/8190/D/A dt. 24/01/2017

To,

SHREEPATI JEWELS
(TAPAS CHATURVEDI),
Developers
Shreepati Arcade
4th Floor, Nana Chowk
Mumbai 400 036

Ex. Eng. Bldg., Proposal (City)-I
New Municipal Building, C. S. No. 355 B,
Bhagwan Walmiti Chowk, Vidyalkar Marg,
Opp. Hanuman Mandir,
Salt Pan Road, Antophill, Wadala (East)
Mumbai 400 037

Sub:- Redevelopment of property under D.C. Regn. 33(9)
in the form of cluster bearing C. S. No. 370, 371,
372 & 391 of Girgaum Division situated at Tatya
Gharpure Marg & Khattar Ali Marg in 'D' Ward
known as Pimpalwadi Sukhanand Chawls &
Amarwadi.

Ref :- Your letter dated 5.11.2016.

Sir,

With reference to above letter this is to inform you that the amended plans submitted by you are hereby approved subject to following conditions:-

1. That all the conditions of I.O.D. under even No. dated 24.5.2001, amended plan approved letter dated 15.6.2005 & 28.08.2007 and part occupation letters dated 13.01.2009, 30.07.2008 & 30.11.2004 shall be complied.
2. That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.
3. That the revised structural design/calculations/details/drawings shall be submitted before extending C.C.
4. That payment towards following shall be made before endorsing the C.C.
 - a. Extra Water/Sewerage charges at A.E.W.W. D-Ward office.
 - b. Premium towards staircase, lift, lift lobby area
 - c. Labour Welfare cess
 - d. Additional Development cess

5. That the final N.O.C. from MHADA shall be submitted before asking for occupation permission to sale component of building.
6. That the C.C. shall be got endorsed as per the amended plan.
7. That the work shall be carried out strictly as per approved plan.
8. That the final Structural stability certificate shall be submitted before asking for B.C.C.
9. That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall be provided.
10. That the fresh tax clearance certificate from A.A. & C. D Ward shall be submitted before further C.C. beyond 12th floor of wing 'D & E' or before issuing O.C. of remaining part of wing 'A' whichever is earlier.
11. That the requisition of clause No. 45 and 46 of D.C. Regn. 91 shall be complied with and records of quality of work, verification of report shall be kept on site till completion of work
12. That the dry & wet waste garbage shall not be separated and the wet generated in the building shall not be treated separately on the same plot by the residents / occupants of the building jurisdiction of MCGM. The necessary condition in the Sale Agreement to the effect shall not be incorporated by the Owner / Developer.
13. That the following documents shall not be compiled, preserved and handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by M.C.G.M.
 - 1) Ownership documents; 2) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans 3) Copies of soil investigation reports 4) R.C.C. details and canvass mounted structural drawings 5) Structural Stability Certificate from Licensed Structural Engineer 6) Structural Audit Reports 7) All details of repairs carried out in the buildings 8) Supervision certificate issued by the Licensed Site Supervisor 9) Building Completion Certificate issued by Licensed Surveyor/ Architect 10) NOC and completion certificate issued by the C.F.O. 11) Fire safety audit carried out as per the requirement of C.F.O.

14. That the certified copy of sale agreement incorporating the following conditions shall not be submitted to this office the prospective society / end user shall not preserve and maintain the documents / plans received from Owner / Developer / Architect and subsequently carry out necessary repairs / structural audit/ fire audit at regular interval and also present periodical structural audit reports and repair history, similarly to check and to carry out fire safety audit time to time as per requirement of C.F.O. through the authorized agency of M.C.G.M.
15. The registered undertaking and indemnity bond shall not be submitted stating that the conditions mentioned at Sr.No.13 will be incorporated in the sale agreement and the same will be informed to the prospective society/ end user.
16. That the supervision certificate shall be submitted periodically i.e. every 3 months from the L.S. / Engineer / Structural Engineer / Supervisor or Architect as the case may be as per D.C.Reg.5(3)(ix) regarding satisfactory construction on site.

A set of amended plans duly stamped/signed is hereby returned as a token of approval.

Yours faithfully,

Rakeshku
mar
Motikant
Jha

S.E.(B.P.) C- V

Ratish
Balkrishna
Dichwalkar

A.E. (B.P.) C-III

Satish
Bhaskar
Gite

Executive Engineer,
Building Proposals(City)-SPL

Digitally signed by Satish Bhaskar Gite
DN: cn=Satish Bhaskar Gite, o=City of Mumbai, ou=City of Mumbai, email=satish.bhaskar.gite@cityofmumbai.gov.in, c=IN
Date: 2017.10.24 17:38:17 +05'30'

No.EB/8190/D/A

dt. 24/10/2017

Copy to :

- 1) Shri L.D. Shah
Architect
79-81, Bhagyoday Building
R.No.20, Nagindas Master Rod
Fort, Mumbai 400 023
- 2) Asstt.Commissioner D-Ward

February 15, 2019

TO WHOMSOEVER IT MAY CONCERN

Ref: Your Request Letter dated 13/02/2019.

This is to certify and state that, Shri Bhavik Arvindkumar Shah is the occupant of Flat Nos. 1903 & 1904 (now popularly known as Flat No.1902 as per B.M.C. Records) on 19th Floor in Shreepati Jewels - Ruby (**formerly known as Shreepati Tower**), "A" Wing, Tatya Gharpure Marg, Pimpalwadi, Mumbai - 400 004.

This certificate is issued for the purpose of obtaining Bank Loan.

Yours faithfully,
For Shreepati Jewels (A.O.P.)



(Authorised Signatory)

(19)
Post-OC
S-20

③ - 19/03/2019
MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EEBPC/8190/D/A dt 31/08/09

To
Owner
Shri R.R. Chaturvedi & Other,
Developers, Shreepati Arcade
4th Floor, Nana Chowk
Mumbai 400 036

Ex. Eng. Bldg. Proposal (City) - 1
E Ward, Municipal Office, 3rd Floor,
10, S. K. Hafizuddin Marg, Byculla,
Mumbai - 400 008.

Sub: Proposed redevelopment of property bearing C.S.No.370,
371,372 & 391 of Girgaum Division known as "Pimpalwadi"
situated at Tatyia Gharpure Marg and Khattar Ali Lane,
Girgaon, Mumbai.

Ref: Your Architect's letter dated 24.9.2007.

WITHOUT PREJUDICE

Sir,

With reference to above letter, this is to inform you that there is no objection to occupy 4th to 14th floor of "A" wing, 1st to 14th floor of B wing of Building which is constructed under supervision of Architect Shri L.D. Shah (Regn. No. CA/77/3872) and Regd. Structural Engineer Shri M.R. Patil (Regn.No STR-21) subject to following conditions:-

- 1) Fresh Tax Clearance Certificate shall be submitted before B.C.C.
- 2) Provision of Rain Water Harvesting shall be made before B.C.C.
- 3) SWD Completion Certificate shall be submitted before B.C.C.
- 4) Adequate care shall be taken during the progress of further work.

This part occupation permission is granted without prejudice to rights of M.C.G.M. to take action under Section 353-A of M.M.C Act, if found necessary.

A set of plans duly stamped/signed showing occupation permission granted to portion marked red is returned herewith as token of approval.

Yours faithfully,

sd/-
Dy. Chief Engineer
Building Proposals (City).

No. EB/8190/D/A dt 31/08/09

- Copy to
1. The Architect,
Shri L.D. Shah
79-81, Bhagyoday Building
R.No.20, Nagindas Master Road
Fort, Mumbai 400 023
 2. Asstt. Commissioner "D" Ward.
 3. A.E.W.W. "D" Ward.
 4. Dy A.&C. (City).
 5. E.E. (Vig.) (City)

31/8/2009
Dy. Chief Engineer
Building Proposals (City).