

Flat No. : _____

626

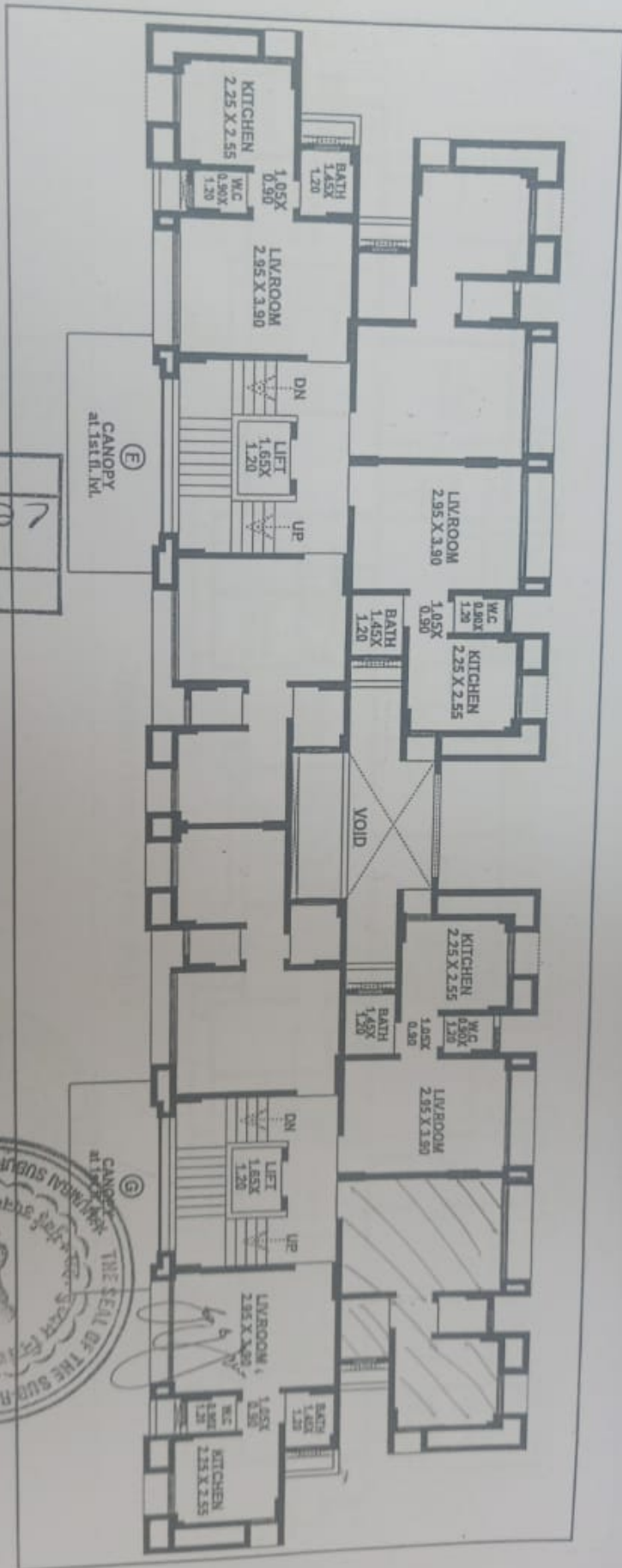
2022	2022	2022
2022	2022	2022
2022	2022	2022

Floor : _____

GFR

Wing : _____

G'



BRIHANMUMBAI MAHANAGARPALIKA
NO. CHE/A-0005/BPWS/AR of

21 APR 2011

FULL OCCUPATION

Bhupesh Jain,
to Owner.

Sub : Permission to occupy the completed building No. C on plot bearing C.T.S. No. 1805, 1806 & 1807/B and New C.T.S. Nos 1805 of Village Dahisar situated at D.N. Dube Marg, Dahisar (East).

Ref : Your letter No. 115/EFB/341/R-1F/99
dated 14.02.2011.

The full development work of 5th to 7th upper floor of building comprising of ground + 1st to 7th upper floor No. C on bearing C.T.S. No. 1805, 1806 & 1807/B and New C.T.S. Nos 1805 of village Dahisar situated at D.N. Dube Marg, Dahisar (East) completed under the supervision of Architect, Shri Anish Khan having Lic. No. CA/75/1305, Shri M.M. Khan, Lic. Structural Engineer having Lic. No. STR/M/28/1305, Lic. Site Supervisor, Shri Bharat B. Jain having Lic. No. J/57/SS-II, may be permitted on the following conditions:-

- That the certificates under Section 270-A of B.M.C. Act shall be obtained from A.E.W.V. R/North Ward and a certified copy of the same shall be submitted to this office.
- That all the deposit shall be claimed within 6 years from the date of payment or within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.
- Confirmation of plot boundaries from City Survey shall be submitted before any development in layout or full O.C. whichever is earlier.

Act's serial ?		
CEDE	09	EO
2028		

Office of the
Municipal Commissioner
Brihanmumbai
Municipal Corporation
West, Mumbai-400 047.

This I.O.D./C.C. is issued Subject
to the provisions of Urban Land
(Ceiling and Regulation) Act, 1976

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")
NO. CHE / A-005 /BP (WS) /K/AR

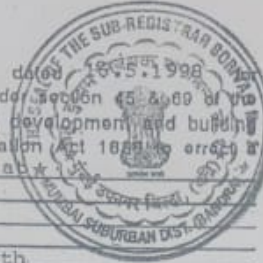
COMMENCEMENT CERTIFICATE

17 OCT 2001

B.B. Jain

to Owners, Shri S.R. Garg & Others

With reference to your application No. 5519
Development Permission and grant of Commencement Certificate under section 45 & 66 of the
Maharashtra Regional and Town Planning Act 1966, to carry out development and building
under section 34B of the Bombay Municipal Corporation Act 1925 to erect
to the development work of Proposed building 'C' at
Nos. 1805, 1806 and 1807 (B)
Plot No. _____
Dahisar
Plot No. _____
Dahisar (East) Ward R/North



The Commencement Certificate/Building Permit is granted on the following conditions:
1. A land vacated in consequence of the endorsement of the road widening line
on part of the public street.
2. No new building or part thereof shall be occupied or used
until the permission has been granted.
3. A Commencement Certificate/Development permission shall remain valid for one year
from the date of its issue.
4. A permission does not entitle you to develop land which is not in you.
5. A commencement Certificate is renewable every year. The extended period shall be
not 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. Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
a) development work in respect of which permission is granted under this certificate is not
carried out or the use thereof is not 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.
7. If the Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by
applicant through fraud or misrepresentation and the application 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 and Town
Planning Act, 1966.

the restrictions ?
or not complied
2020 103 20
28

8. This condition of this certificate shall be binding not only on the applicant but on his heirs,
assigns, administrators and successors and every person deriving title through or
under him.

The Municipal Commissioner has appointed Shri P.R. Masurkar
Assistant Engineer to exercise his powers and functions of the Planning
Commissioner under section 45 of the said Act.

This C.C. is restricted for work upto Plinth Level Only.

For and on behalf of Local Authority
Brihanmumbai Mahanagar Palika

बदर-१६
2020 103 20
2020 Asst. Engineer, Building Proposal (West. Sub.)
'R' Wards

P. R. Masurkar
20.10.01

TRUE COPY

[Signature]
ANISH CHOUHAN
ARCHITECT

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI



बरल - १		
ced	6	eo
२०२४		

AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 25th day of MAY in the Christian Year Two Thousand twenty-two and BETWEEN M/s. **EARTH ESTATE DEVELOPERS PVT. LTD.** a Company registered under the Indian Companies Act 1950, having its office at 20, Earth House, 2/22, Babu Genu Road, Princess Street, Mumbai - 400 002, hereinafter referred to as "**THE DEVELOPERS**" (which expression shall unless it be repugnant to be context or meaning thereof be deemed to mean and include its successors in title and assigns) of the ONE PART; AND SHRI / SMT / MESSRS-

English Harkhachand Gala ^{Gala.} Manjula Havachchand also of Mumbai, Indian Inhabitant, residing at Room No.7, Greenway, CHS Ltd., A-7, 1st Floor, D.N. Dubay Road, Dahisar (East), Mumbai. 68.

hereinafter referred to as "**THE FLAT HOLDER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administration and permitted assigns) of the OTHER PART :

[Signature] 1 GITSU. H. KATA
 मंजुला वेंकटेश्वर दास २१/५/२४



CHALLAN
MTR Form Number-6



MH002466218202425P		BARCODE		Date	24/05/2024-13:09:18	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Registration Fee				PAN No.(If Applicable)		DAEPG0008M	
Name BRL1_JT SUB REGISTRAR BORIVALI 1				Full Name		GIRISH GALA AND MANJULA GALA	
Location MUMBAI				Flat/Block No.		G 626 EARTH RESIDENCY	
2024-2025 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		DAHISAR	
45501 Stamp Duty		150000.00		Area/Locality		MUMBAI	
53301 Registration Fee		25000.00		Town/City/District			
				PIN		4 0 0 0 6 8	
				Remarks (If Any)			
				PAN2=AAACE1483C-SecondPartyName=EARTH ESTATE DEVELOPERS PRIVATE LIMITED-			
				Amount In		One Lakh Seventy Five Thousand Rupees Only	
				Words		1,75,000.00	
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	10000502024052403389	4932647731955
DD No.				Bank Date	RBI Date	24/05/2024-13:09:51	Not Verified with RBI
Bank				Bank-Branch		STATE BANK OF INDIA	
Branch				Scroll No. , Date		Not Verified with Scroll	



Document ID : Mobile No. : 9820992850
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
एक केवल दुस्यम लिखक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू.

बरेल - १
२०२४
२०२४

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Location ID: 202405245832

24 May 2024, 01:45:50 PM

मूल्यांकनाचे वर्ष: 2024
 जिल्हा: मुंबई (उपनगर)
 मुख्य विभाग: ४७-दहीसर, बोरीवली
 उप मुख्य विभाग: भुभाग: उत्तरेस तिक रोड, एस.व्ही. रोड, द्रुतगती मार्ग व नदीने वेढलेला भुभाग.
 प्लॉट नंबर व भू क्रमांक: सि.टी.एस. नंबर ११८०५

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
 (ली जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक मोजमापनावे एकक
 = 450 95690 110050 130800 95690 चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up): 25.08 चौरस मीटर मिळकतीचा वापर: निवासी सदनिका मिळकतीचा प्रकार: बांधीव
 बांधकामाचे वर्गीकरण: 1-आर सी सी मिळकतीचे वय: 0 TO 2 वर्षे बांधकामाचा दर: Rs. 30250
 दवाहन सुविधा: आहे मजला: 5th floor in 10th floor

सत्ता सन्मुख

St. Type - First Sale

Re-Resale of built up Property constructed after circular dt.02/01/2018

मजला निलाय घट वाढ - 105% apply to rate= Rs.100474/-

उत्सा-पानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-पानुसार टक्केवारी) / खुल्या जमिनीचा दर
 = ((100474-35450) * (100 - 100)) / 35450
 = Rs.100474/-

मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 100474 * 25.08
 = Rs.2519887.92/-

Applicable Rates = 10.4

कत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेडवेंनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिल्ले दवाहन ठळ्याचे मूल्य + खुल्या जमिनीवरील बांधन ठळ्याचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिल्ले बात्कनी + मेकेनिकल कामगार

= A + B + C + D + E + F + G + H + I + J
 = 2519887.92 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.2519887.92/-

Home

Print



सह. दुय्यम निबंधक, बोरीवली क्र. १,
 मुंबई उपनगर जिल्हा:

वरल - १
 १२६ १ २०
 २०२४



31/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 8928/2024

नोंदणी :

Regn 63m

गावाचे नाव : दहिसर

(1) बिलेखाचा प्रकार	करारनामा
(2) मोबदला	2500000
(3) बाजारभावाप्रमाणे वाढवण्याच्या बाबत पटवतदार आकारणी देतो की घटवतदार ते मनुष्य करावे	2519887.92
(4) धू-मापन, पोटहिस्सा व घरकामांक (असल्यास)	1) पातिकेचे नाव: Mumbal Ma.na.pa. इतर वर्णन : सदनिका नं: जी-626, भाळा नं: 6 वा मजला, इमारतीचे नाव: सी बिल्डींग जी बिंग, बिल्डिंग नं. सी, अर्थ रेसिडेन्सी, ब्लॉक नं: दिप नारायण दुबे रोड, रोड : दहिसर पूर्व, मुंबई- 400068 (C.T.S. Number : 1805, 1806, 1807 (B) :)
(5) क्षेत्रफळ	1) 20.90 चौ.मीटर
(6) आकारणी किंवा जुबी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्धत ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुजूमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव:-अर्थ इस्टेट डेव्हलपर्स प्रायव्हेट लिमिटेड तर्फे संचालक मुरेश बाबुलाल जैन बच:-66; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस, 20, अर्थ हाऊस, 2/22 बापू गेजू रोड, प्रिसेस स्ट्रीट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400002 पॅन नं:-AAACE1483C
(8) दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुजूमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:-गिरीश हरखचंद गाला बच:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कम नं: 7, डीनवेंज को ऑप ही सो लि, ए-7, 1 सा मजला, डी.एन. दुबे रोड, दहिसर पूर्व, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-DAEPG0008M 2): नाव:-मंजुला हरखचंद गाला बच:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कम नं: 7, डीनवेंज को ऑप ही सो लि, ए-7, 1 सा मजला, डी.एन. दुबे रोड, दहिसर पूर्व, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-ADXP1058L
(9) दस्तऐवज करून दिल्याचा दिनांक	25/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	25/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	8928/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	151200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25000
(14) शेर	



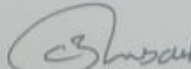
मुद्रांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सज्जीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविलेले जाते आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

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 25/05/2024) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.


सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.