

319/2210

पावती

Original/Duplicate

Thursday, February 22, 2018

नोंदणी क्रं. :39म

10:15 AM

Regn.:39M

पावती क्रं.: 2550

दिनांक: 22/02/2018

गावाचे नाव: भुलेश्वर

दस्तऐवजाचा अनुक्रमांक: बबई2-2210-2018

दस्तऐवजाचा प्रकार : ॲचीमेंट टू सेल

सादर करणाऱ्याचे नाव: श्रीपालकुमार मगनलाल जैन

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकूण:

रु. 30540.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

10:15 AM ह्या वेळेस मिळेल.



सह दुय्यम निबंधक, मुंबई-2

बाजार मुल्य: रु.10799000 /-

मोबदला रु.10900000/-

भरलेले मुद्रांक शुल्क : रु. 545000/-

सह दुय्यम निबंधक

मुंबई शहर क. २

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010911202201718E दिनांक: 22/02/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 540/-

DELIVERED

मूल्यांकनाचे वर्ष 2017
 जिल्हा मुंबई(मेन)
 मुख्य विभाग 5-भुलेश्वर डिव्हीजन
 उप मुख्य विभाग 5/45रस्ता . काळबादेवी रोड
 सर्व्हे नंबर न भू क्रमांक सि टी एस नंबर#1797

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
 खुली जमीन निवासी सदनिका कार्यालय दुकाने औद्योगिक मोजमापनाचे एकक
 110000 193500 306700 358100 193500 चौरस मीटर

बांधीव क्षेत्राची माहिती
 मिळकतीचे क्षेत्र 55.43 चौरस मीटर मिळकतीचा वापर- कार्यालये/व्यावसायिक मिळकतीचा प्रकार- बांधीव
 बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय- 51 to 60 वर्ष मिळकतीचा प्रकार- बांधीव
 उद्बवाहन सुविधा- आहे मजला - 5th floor To 10th floor मूल्यदर/बांधकामाचा दर - Rs.306700/-
 समिष्ट वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No

मजला निहाय घट/वाढ = 105% apply to rate= Rs.322035/-

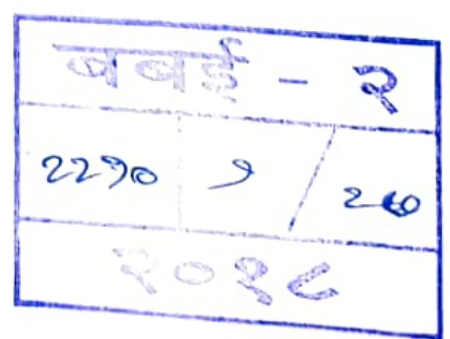
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर)+ खुल्या जमिनीचा दर)
 = (((322035-110000) * (40 / 100))+110000)
 = Rs.194814/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 194814 * 55.43
 = Rs.10798540.02/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
 = A + B + C + D + E + F + G + H
 = 10798540.02 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 =Rs.10798540.02/-


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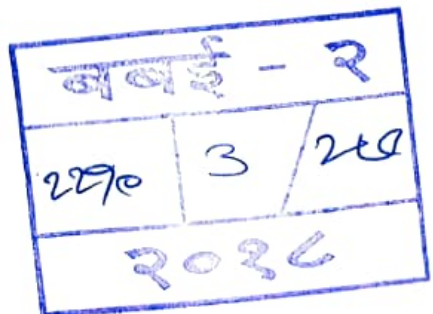




CHALLAN
MTR Form Number-6

RN MH010911202201718E		BARCODE 		Date 21/02/2018-16:26:42	Form ID 25.2
Department Inspector General Of Registration			Payer Details		
Type of Payment Stamp Duty Registration Fee			TAX ID (If Any)		
			PAN No.(If Applicable)	AACPJ0480F	
Office Name BOM2_JT SUB REGISTRA MUMBAI CITY 2			Full Name	Mr Shripalkumar Maganlal Jain	
Location MUMBAI			Flat/Block No.	Unit No. 15, 5th Floor, Mansingka Chambers	
Year 2017-2018 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street	254/258 Kalbadevi Road, Mumbai	
030045501	Stamp Duty	545000.00	Area/Locality	497 Sq. Ft. Carpet Area	
030063301	Registration Fee	30000.00	Town/City/District		
			PIN	4 0 0 0 0 2	
			Remarks (If Any)	PAN2=AAGPA9720R~SecondPartyName=Mrs Vandana Manoj Aswani~CA=10900000~Marketval=10799000	
			Amount In	Five Lakh Seventy Five Thousand Rupees Only	
Total			5,75,000.00	Words	
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	00040572018022184605 CKF0794028
Cheque/DD No.		Bank Date	RBI Date	21/02/2018-16:29:13	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9820227027
सदर चलन केवल दृश्य निबंधक कार्यालय नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



वर्क - २	
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered at Mumbai this ^{22nd} day of February, in Christian Year Two Thousand and Eighteen between **MRS. VANDANA MANOHAR ASWANI**, an adult Indian Inhabitant, having address at Unit No.15, 5th Floor, Mansingka Chambers, 254/258, Kalbadevi Road, Mumbai-400 002, hereinafter referred to as the "**Vendor**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and deemed to include her heirs, executors, successors and administrators) of the FIRST PART

Shri / Shri
Vandana Aswani

and

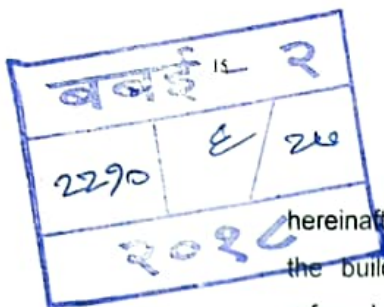
MR. SHRIPALKUMAR MAGANLAL JAIN, an Adult Indian Inhabitant, residing at Flat No.2101, 21st Floor, A wing, Royal Residency, Plot No. 3A, Industrial Estate, Chiwda Galli, Lalbaug, Mumbai-400 012, hereinafter referred to as the "**Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators, nominees and/or assigns) of the OTHER PART.



WHEREAS:-

- a) The Vendor is a bonafide registered member of the **MANSINGKA CO-OPERATIVE HOUSING SOCIETY LIMITED**, registered and formed under the Maharashtra Co-operative Societies Act, 1960 having registration nos. BOM/HSG/2735 of 1971, hereinafter referred to as "the said Society", holding 5 (Five) fully paid up shares of Rs.50/- each of the said Society bearing distinctive numbers 66 to 70 (both inclusive) under share certificate no. 14, hereinafter referred to as the "said Shares", and as such member she is absolutely seized and possessed of and otherwise well and sufficiently entitled to hold on what is popularly known as "Ownership Basis", a premises being Unit bearing No. 15, admeasuring 497 sq. ft. or thereabout of carpet area,

Shri / Shri
Vandana Aswani



hereinafter referred to as the "said Premises" on the 5th floor of the building known as Mansingka Chambers, hereinafter referred to as the "said Building", situate, lying and being at 254/258, Kalbadevi Road, Mumbai-400 002;

- b) The Vendor has informed the Purchaser that the said Society was formed by the old existing tenants in occupation of premises in the said building and their tenancy right in respect of premises in their respective occupation were converted into ownership right by the then landlord of the said building;
- c) The Vendor is seized and possessed of and even otherwise well and sufficiently entitled to the said Premises;
- d) The Purchaser through his Advocate released the Public Notices in two newspapers namely, the Free Press Journal (English Daily) and Navshakti (Marathi Daily), both dated 3rd February, 2018 called upon the public at large to inform any claim, if they have against and/or in respect of the said Premises or any portion thereof and the said Shares in any manner whatsoever and in reciprocation to the said Public Notice, the Purchasers' Advocate has not received any claim in respect of the said Premises or any portion thereof till date.
- e) Believing above information and representations thus made by the Vendor, and after having taken the inspection of the condition of the said Premises, the Purchaser is now desirous of acquiring from the Vendor all her rights, title, privileges, benefits and interests in the said Premises along with the said Shares on the terms and conditions mutually agreed upon by and between the Vendor and the Purchaser;



f) The Vendor has obtained the written NOC dated 21/02/2018 from the said Society necessary for purpose of transfer of her rights, titles and interest therein in the said Premises and the said Shares from the name of Vendor to the name of the Purchaser and original whereof is annexed hereto and

gm / j.m.

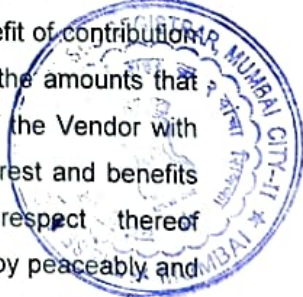
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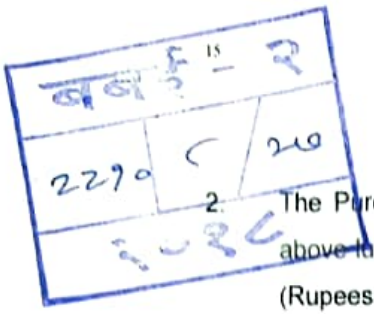
- g) The parties hereto are desirous of recording the terms and conditions thus mutually agreed upon in the manner hereinafter appearing.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- The Vendor doth hereby agree to sell, transfer, assign, assure and convey unto the Purchaser and the Purchaser doth hereby agree to purchase and acquire from the Vendor all his rights, title, privileges, benefits and interests held by the Vendor in the premises being Unit bearing no. 15, admeasuring 497 sq. ft. or thereabout of carpet area, referred to as the "said Premises" herein and more particularly described in the Schedule hereunder written, on the 5th floor of the building known as Mansingka Chambers, referred to as the "said Building" herein, situate, lying and being at 254/258, Kalbadevi Road, Mumbai-400 002, together with the Five (5) fully paid up shares Rs.50/- each bearing distinctive numbers 66 to 70 (both inclusive) under share certificate no. 14 of the **MANSINGKA CO-OPERATIVE HOUSING SOCIETY LIMITED**, referred to as the "said Society" herein, allotted and issued in relation to the said Premises, benefit of contribution towards Sinking Fund and other funds and the amounts that may be lying to the credit of the account of the Vendor with the said Society and also all the rights, interest and benefits which are conferred upon the Vendor in respect thereof including the right to use, possess and occupy peaceably and without any objection, or obstruction or interruption from any person or persons the said Premises, at or for the lump sum consideration of **Rs.1,09,00,000/- (Rupees One Crore Nine Lakh Only)**.

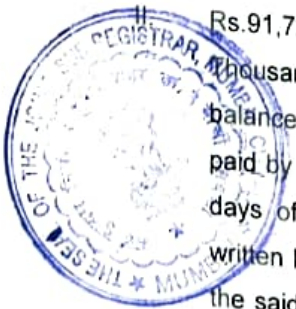




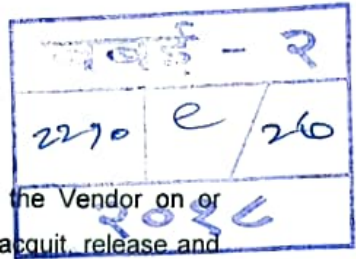
The Purchaser has paid and agreed to pay the Vendor the above lump sum consideration mentioned of **Rs.1,09,00,000/-** (Rupees One Crore Nine Lakh Only) mentioned above in the following manner:

- i. Rs.17,27,180/- (Rupees Seventeen Lakh Twenty Seven Thousand One Hundred Eighty Only) being part amount of the above lump sum consideration has been paid by the Purchaser to the Vendor, on or before the execution of these presents and the payment and receipt whereof the Vendor doth hereby admit, acknowledge and attach separately to this agreement. The payment of aforesaid sum shall comprise of Rs. 16,18,180/- (Rupees Sixteen Lakh Eighteen Thousand One Hundred Eighty Only) paid by the Purchaser to the Vendor and Rs.1,09,000/- (Rupees One Lakh Nine Thousand Only) to be paid by the Purchaser to the Income Tax Authority under the provisions of Section 194-IA of the Income Tax Act 1961 under which the Purchaser is required to deduct income tax at source (TDS) at the rate of 1% of the consideration amount and deposit TDS with the Income Tax Authority and obtain and furnish to the Vendor appropriate TDS certificate within the prescribed time.



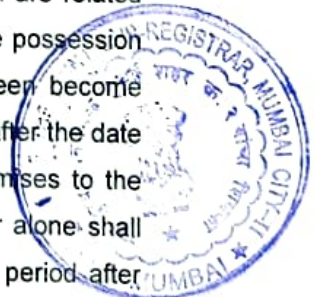
Rs.91,72,820/- (Rupees Ninety One Lakh Seventy Two thousand Eight Hundred Twenty Only) being the balance amount of the lump sum consideration shall be paid by the Purchaser to the Vendor within 25 working days of handing over of the last of the originals of written NOCs issued by the said Society for transfer of the said Premises and also for loan from bank or Non Banking Finance Company, if avail by the Purchaser, against the security of the said Premises and all other documents/papers in relation to the said Premises as may be required for the purpose of loan and only upon the payment of such balance amount of lump sum

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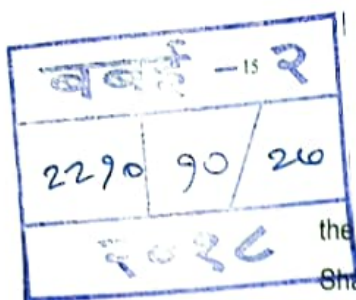


consideration by the Purchaser to the Vendor on or before such date, the Vendor shall acquit, release and discharge the Purchaser forever. It is mutually agreed that the Vendor shall hand over to the Purchaser vacant and peaceful possession of the said Premises against receipt of the full amount of lump sum consideration stated hereinabove. The sale and transfer of the said Premises shall be deemed to have been completed upon payment of full amount of lump sum consideration by the Purchaser to the Vendor and the Vendor handing over the possession of the said Premises to the Purchaser.

3. The Vendor hereby declares unto the Purchaser that the Vendor till date has duly discharged, observed and performed all the duties, liabilities, obligations and responsibilities accepted by the Vendor as a member of the said Society and that all the amounts payable by the Vendor towards the electricity charges, water charges, municipal taxes, contractual charges, periodical/ maintenance charges and other outgoings in respect of the said Premises have been paid till the date hereof and shall continue to pay up to the date of handing over the possession of the said Premises to the Purchaser and the Vendor further undertakes to pay and discharge any such amounts and liabilities which are related to the period before the date of handing over the possession of the said Premises to the Purchaser have been become payable on any account due to demand raised after the date of handing over the possession of the said Premises to the Purchaser. Provided however that the Purchaser alone shall be liable to pay such amounts in respect of the period after date of handing over possession of the said Premises to them. The Vendor also declares unto the Purchaser that neither the Vendor nor any other person and/or persons claiming from, through, under or in trust for any of them have and/or ever had created any charge, lien, mortgage, and/or any other encumbrances in respect of the said Premises and



[Handwritten signatures and names]
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 Nandana...



the said Shares and that the said Premises and the said Shares are free from all claims, liens, charges, mortgages, liabilities and encumbrances of any nature whatsoever.

4. The Vendor hereby further declares, represents, warrants, confirms and assure to the Purchaser as follows:-

(i) The Vendor has all necessary power and authority to execute these presents thereby the Vendor is entitled to sell and transfer the said Premises and/or the right in the said Shares that there is no impediment in the way of the Vendor so transferring the said Premises and/or the right in the said Shares in the manner and in pursuance of this agreement;

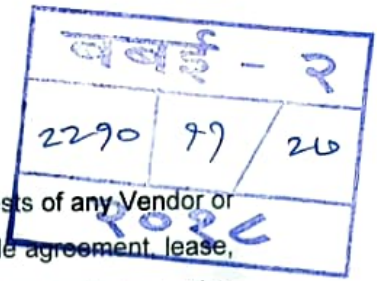
(ii) The Vendor has a perfect, clear and marketable title in the said Premises as an absolute owner and save her no other person has any right, title and interest of any nature whatsoever;

(iii) The Vendor has not been served with any notice, writ, summons by the Union Government, State Government, Municipal Corporation, Municipality or Statutory Body or Authority with regard to or affecting or concerning the said Premises or any portion thereof and/or the right in the said Shares;

The Vendor is not prevented from holding, transferring or alienating the said Premises and/or the right in the said Shares under or by any statute ordinance, rules, notification or circular;

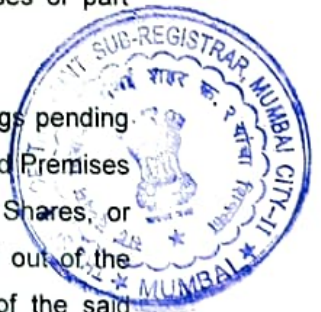
(v) The said Premises and/or the said Shares are free from all or any contracts, leases, agreements, and other encumbrances including but not limited to any mortgage, charge, pledge, lien, encumbrance, hypothecation, easement rights, contractual rights



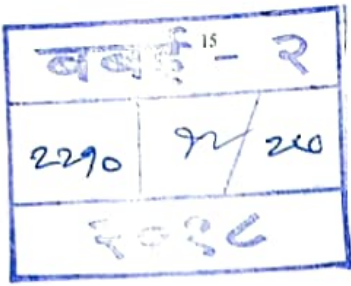


of set-off, attachments, or interests of any Vendor or lessor under any conditional sale agreement, lease, leave or license agreement or other title retention arrangement or any other security interest, security arrangement of any kind, any contractual or lease hold rights or claims;

- (vi) The said Premises is in exclusive possession of the Vendor and save and except him no other person has any right, title, interest or claim against the said Premises and there are no tenants or occupants or licencees, authorised or unauthorised, in the said Premises and the same has never been let or intended to be let;
- (vii) The Vendor has not entered into any agreement/s with anyone or otherwise made any commitment/s for sale/transfer of the said Premises and/or the said Shares except made between him and the Purchaser concerning or affecting the said Premises or any portion thereof and/or the right in the said Shares;
- (viii) The Vendor has not received any notice for acquisition or requisition of said Premises or part thereof;
- (ix) There are no actions, suits or proceedings pending or threatened against or affecting the said Premises or any portion thereof and/or the said Shares, or interest therein, or relating to or arising out of the ownership, management or operation of the said Premises and/or the right in the said Shares, in any Court or before or by any Government, Semi Government or Municipal Corporation or Local Body or Authority or Bank or Institution or by any other Organisation or person/s;
- (x) No power of attorney has been executed in favour



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of any third party granting or assigning any of the rights, title or interests in the said Premises and/or right in the said Shares or any powers thereto;

(xi) All taxes, statutory and other dues with respect to the said Premises have been paid in full and that there is no dues of any nature pending against the said Premises and any liability or claim arising in respect thereto relating to the period prior to the date of handing over the possession of the said Premises to the Purchaser shall be exclusively paid and borne by the Vendor alone and the Vendor undertakes to indemnify and save the Purchaser for any such loss, claim or liability arising out of any default on the part of the Vendor for non payment of such taxes or statutory dues or other dues of any nature;

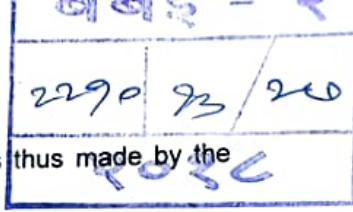
(xii) Upon the payment of full amount of lump sum consideration as stated hereinabove, the Purchaser is entitled to the possession of the said Premises and inter-alia shall have all and any rights over the said Premises and deal in any manner with the said Premises along with the right in the said Shares, without any demur or objection from the Vendor and such rights may be exercised by the Purchaser in any manner deemed fit by the Purchaser;



(xiii) No notice of attachment has been issued attaching or causing to be attached the said Premises or any part thereof by Income-tax, Sales-tax or any other Government Department and

(xiv) There is no dues of any nature whatsoever against the said Premises.

The Vendor is aware that the Purchaser has paid and agreed to pay the Vendor the consideration hereinabove mentioned inter alia relying upon the declarations, representations,

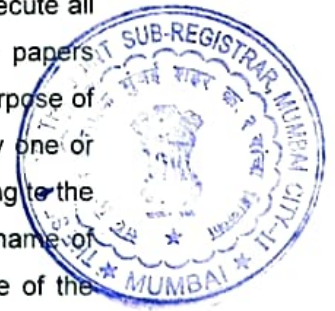


warranties, confirmations and assurances thus made by the Vendor.

5. The Vendor hereby expressly agrees that should the Purchaser be required to bear, suffer, incur or meet any expenses, losses or damages due to or on account of any of the declarations, representations, warranties, confirmations and assurances contained in Clause 3 and 4 hereinabove contained being found out to be false, untrue and/or incorrect any time hereafter, then the Vendor shall indemnify and keep indemnified and saved the Purchaser against all losses, suits, lawful actions, proceedings, costs, compensations, claims, demands and damages which may be instituted against or incurred or sustained or suffered by the Purchaser including the expenses and/or costs of enforcing the indemnity hereinabove contained.

6. The Purchaser is aware of all the provisions of the Bye-Laws, Rules and Regulations of the Society and agrees to become the member of the said Society and undertakes to abide by all such bye-laws, rules and regulations and which may from time to time be adopted or modified or amended by the said Society.

7. The Vendor hereby agrees and undertakes to sign/execute all other deeds, documents, society's forms and other papers and also to render all assistance necessary for the purpose of effecting transfer of the said Premises as also of any one or more of the security deposit or other deposits pertaining to the said Premises from the name of the Vendor to the name of the Purchaser and for the purpose of perfecting title of the said Premises within seven days from the Purchaser calling upon the Vendor so to do. The Vendor, simultaneously with the execution hereof has handed over to the Purchaser all the previous title deeds and documents and Share Certificate relating to the said Shares and the Purchaser hereby acknowledges the receipt of the same. The Vendor hereby



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grants to the Purchaser all the rights to get the electric meter of the said Premises and electric deposit transfer in his name.

8. The Permanent Account Numbers (PAN) allotted to the parties to this agreement under section 139 A of the Income Tax Act, 1961 are as under:

MRS. VANDANA MANOHAR ASWANI : **AAGPA9720R**

MR. SHRIPALKUMAR MAGANLAL JAIN : **AACPJ0480F**

9. The transfer-fees/premium payable to the said Society in respect of transfer of the said Premises and the said Shares shall be borne and paid by the Purchaser alone.

10. The Vendor hereby agrees to do and execute all other acts, deeds, matters and things as may be required by the Purchaser for the purpose of completion of the transfer of the said Premises and the said Shares in the name of the Purchaser and also on the request of the Purchaser present himself for the admission as to the execution of these presents at the Office of the Sub-Registrar of Assurances.

11. Save as expressly provided hereinabove, all the costs, charges and expenses of and as also consequential to this agreement including stamp duty and registration fees payable on this agreement and/or any deeds or documents to be executed in pursuance of this agreement and society forms shall be borne and paid by the Purchaser alone. However, all such costs along with interest or penalty or fine if levied or charged in connection thereto or in respect of any other Agreement/Deed or any other transaction in relation to the said Premises and the said Shares entered here before shall be borne and paid by the Vendor alone. Each party to this agreement shall pay the fees of the Chartered Accountants / Consultants / Advocates engaged by the respective parties.



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[Handwritten signature: Vandana Aswani]

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- 12. All the disputes under this agreement shall be subject to jurisdiction of Courts in Mumbai.
- 13. The aforesaid recitals shall form an integral part of this agreement.

SCHEDULE HEREINABOVE REFERRED TO

ALL THAT residential premises being Unit bearing No. 15, admeasuring 497 sq. ft. or thereabout of carpet area on the 5th Floor of the Building known as Mansingka Chambers and constructed prior to the year 1940, standing on the property bearing Cadastral Survey No. 1797 of Bhuleshwar Division in the Registration District of Mumbai City situate, lying and being at 254/258 Kalbadevi Road, Mumbai-400 002 together with 5 (Five) fully paid up shares of Rs.50/- each of the MANSINGKA CO-OPERATIVE HOUSING SOCIETY LIMITED bearing distinctive numbers 66 to 70 (both inclusive) under share certificate no. 14.

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

SIGNED AND DELIVERED
by the withinnamed the Vendor,
MRS. VANDANA MANOHAR ASWANI

)
)
) *Vandana Aswani*



in the presence of ...

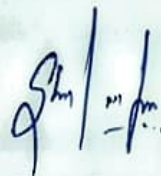
- 1. *[Signature]*
- 2. *[Signature]*



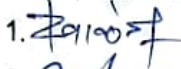

ntonmen
13/12/08

बवई - २	
2270	१६/२०
२०१८	

SIGNED AND DELIVERED by)
 by withinnamed the Purchaser,)
MR. SHRIPALKUMAR MAGANLAL JAIN)




in the presence of ...)

1. 
2. 



2270 90 20
2026

RECEIPT

Subject to realisation of below mentioned Pay Orders/Cheques I
knowledge receipt the day and year first hereinabove written of from the
aforesaid Purchaser the sum of Rs.17,27,180/- (Rupees Seventeen Lakh
Twenty Seven Thousand One Hundred Eighty Only) being the part amount
of lump sum consideration amount by him paid to me against sale/transfer
of my Premises being Unit bearing No.15 on the 5th Floor of the Building
known as Mansingka Chambers and standing on the property bearing
Cadastral Survey No. 1797 of Bhuleshwar Division in the Registration
District of Mumbai City situate, lying and being at 254/258 Kalbadevi Road,
Mumbai-400 002 together with 5 (Five) fully paid up shares of Rs.50/- each
of the MANSINGKA CO-OPERATIVE HOUSING SOCIETY LIMITED
bearing distinctive numbers 66 to 70 (both inclusive) under share certificate
no.14.

Rs.17,27,180/-

The details of above payments made to me by him are as under:

Cheque/ RTGS/ D.D.	date	drawn on	From the account of	In Favour of	Amount (Rs.)
--------------------------	------	----------	------------------------	--------------	-----------------

000094	21/02/2018	HDFC Bank	Shripalkumar Maganlal Jain	Vandana Manohar Aswani	16,18,180/-
--------	------------	-----------	-------------------------------	---------------------------	-------------

TDS as per Para No.2

1,09,000/-

TOTAL Rs.

17,27,180/-

=====

I SAY RECEIVED.

Vandana Aswani
(The Vendor)

WITNESSES:-

1. *[Signature]*
2. *[Signature]*



SHARE CERTIFICATE
MANSINGKA CO-OP HOUSING SOCIETY LTD

35, 37, 39, Kambadevi Road, BOMBAY-2.
Registration No. LOM / HSG / 2735 of 1971.

This is to Certify that Ajit J. Shroff

is/are the Registered Holder of 5 (Five) fully paid-up Shares
Numbered cc to 70 inclusive, of Rs. 50/-

each in the above named **MANSINGKA CO-OP HOUSING SOCIETY LTD** By-laws thereof.
35, 37, 39, Kambadevi Road, BOMBAY-2.
Registration No. EOM / HSG / 2735 of 1971.

Given under the Common Seal of the said



Rs. 50/-

this 24th day of March 1974.

M. C. Member
Mg. C. Member

Hon. Secretary
Hon. Secretary.

Ngomvibiriyinvin
Chairman.

2270 95/20
2026
वर्ष - २

20/02/2018

MANSINGKA CO-OP. HOUSING SOCIETY LTD.

254-258, KALABADEVI ROAD, MUMBAI 400 002
(Registration No. bom / hsg / 2735 of 1971)

Ref. _____

Date 21/02/2018

TO WHOMSOEVER IT MAY CONCERN

This is to confirm that **Smt. VANDANA MANOHAR ASWANI** are bonafide member of the society and being a member they are holding premises **unit / Room No15**, admeasuring **497 sq. ft.** of carpet area on 5th floor of the building known as **Mansingka Co-operative Housing Society Limited**, situate, lying and being at 254/258, Kalbadevi Road, Mumbai 400 002, C.S. NO.1797, now they intend to sell or transfer all their rights, title, interest in the said premises unit / Room and the related shares. **No outstanding due** for the above said premises Unit / Room till Today and in that connection we hereby record our no objection to such sale or transfer **provided** they comply with all the provisions of the MCS ACT, 1960, Rules and Regulations made there under and Bye-laws of our society.

Our building was originally constructed in prior to year **1940** and C.S. No. is **1797** of Bhuleshwar Division.

As Per Record This Unit is a **residential Premises** and **For Non Commercial Use**. Changes of uses are subject to Prior Permission and N.O.C. from competent Authority of State Govt. and Local Bodies.

For **Mansingka Co-operative Housing Society Limited**

Date:

Place: Mumbai



Hon. Secretary

बवई - २
२२९० २० / २०
२०१८

23/01/14.

1st.

Mrs. Vandana Manohar Aswani



[Handwritten signature]
N. S.

बबई - २	
2270	9 th / 26
२०२६	



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता कर देयक

वर्ष - २

2290 27/20

देयक क्रमांक
 201710BIL06355680
 201720BIL06355683

देयक दिनांक
 29/05/2017

3032

Asst. Assessor & Collector Dept. 4th floor, Room No 22, B.M.C. C- Ward, 76 Shrikant Palekar marg, Chandanwadi, Mumbai - 400 002.

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

लेखा क्रमांक CX1004190030000	मालमत्ता कर वर्ष 2017-2018
देयक क्रमांक 201710BIL06355680 201720BIL06355683	
देयक दिनांक 29/05/2017	

करदाराचे नाव व पत्ता : MANSINGKA COOP HOU SOC LTD
 54-258 KALBADEVI ROAD, MUMBAI 400002,

श्रेणिक - सहा. क. व स. / विभाग :
 floor, Room No 22, B.M.C. C- Ward, 76 Shrikant Palekar marg, Chandanwadi, Mumbai - 400 002.

मालमत्ता क्रमांक, सर्वदिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्ष, करदात्याची नावे :
 2017/254-60, KALBADEVI RD & CAVEL X LANE HOUSE WITH SHOP SHROFF MANSION SHREE MANSINGKA OIL MILLS PRIVATE LIMITED

मालमत्ता कर दिनांक : 31/03/1961	जलजोडणी क्रमांक : -	एकूण भाडवली मूल्य : 49556920
अंशही रुपये Four Crore Ninty Five Lac Fifty Six Thousand Nine Hundred and Twenty Rupees Only		
मालमत्ता कर देवेची ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 0	०१/०४/२०१० या तारखेनंतरची थकबाकी ₹ 0	
मालमत्ता कर दिनांक : 01/04/2017 ते 31/03/2018		

(सर्व रक्कम रुपयामध्ये)

कराचे नाव :	01/04/2017 ते 30/09/2017	01/10/2017 ते 31/03/2018
संपादन कर	14475	14475
स कर	33241	33241
स लाभ कर	9114	9114
सिनि सारण कर	21446	21446
सिनि सारण लाभ कर	5627	5627
स.पा. शिक्षण उपकर	5363	5363
स.पा. शिक्षण उपकर	4289	4289
स.पा. हनी उपकर	1073	1073
स.पा. उपकर	269	269
सिनि कर	6969	6969
एकूण देयक रक्कम	101866	101866
सिनि १०२ (अ) नुसार दहाची रक्कम	0	0
सावधानतावरील व्याजाची वसूली	0	0
सी-बर्ड च्या सावधानतावरील समायोजित केलेली रक्कम	0	0
सावधानता अर्थदत्ताचे समायोजन	0	0
सावधानता निव्वळ रक्कम	101866	101866
30.06.2017 पर्यंत भरावयाची निव्वळ रक्कम	99941	98017
31.07.2017 पर्यंत भरावयाची निव्वळ रक्कम	100904	98979
31.07.2017 नंतर भरावयाची निव्वळ रक्कम	101866	101866
अंशही रुपये	One Lac One Thousand Eight Hundred and Sixty Six Rupees Only	One Lac One Thousand Eight Hundred and Sixty Six Rupees Only
मालमत्ता कर दिनांक	27/08/2017	31/12/2017



make payment through NEFT:
 A/C - SBIN0COLLEC, Beneficiary A/C No:- BMCPO CX1004190030000, Name-MCPO Property Tax
 Please note, payment done through NEFT will be collected against oldest bills first.

अर्ली-बर्ड इन्सेन्टीव्ह च्या योजनेच्या माहितीसाठी मागे पाहावे.
 मालमत्ता क्रमांकासाठी पहिले ११ अंक इमारतीचा UID (Unique Identity)
 न, प्रत्येक इमारतीच्या दर्शनी भागावर UID स्टीकर लावण्याचा प्रकल्प महापालिकेने
 घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधातील पत्रव्यवहारात सदर
 क्रमांक नमुद कारणे आवश्यक आहे याची कृपया नोंद घ्यावी.



Registrar

एक नूतन स्वरूपाची ओर

श्री. राजेश मु. खर
 करनिर्धारक व संकलक (२)





05/03/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई
शहर 2

दस्त क्रमांक : 2210/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) भुलेश्वर

(1) विलेखाचा प्रकार	ऑथोमेंट टू सेल
(2) मोबदला	10900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10799000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: युनिट नं. 15, माळा नं: 5 वा मजला, इमारतीचे नाव: मानसिंगका चेंबर्स, रोड नं: 254/258 काळबादेवी रोड, मुंबई-400002., इतर माहिती: .((C.T.S. Number : 1797 :))
(5) क्षेत्रफळ	1) 55.43 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:- वंदना मनोहर अस्वानी वय:-59; पता:- प्लॉट नं: ऑफिस नं. 15, माळा नं: 5 वा मजला, इमारतीचे नाव: मानसिंगका चेंबर्स, ब्लॉक नं: -, रोड नं: 254/258, काळबादेवी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400002 पॅन नं:-AAGPA9720R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता	1): नाव:- श्रीपालकुमार मगनलाल जैन वय:-46; पता:- प्लॉट नं: 2101, माळा नं: 21 वा मजला, ए विंग, इमारतीचे नाव: रॉयल रेसिडेन्सी, ब्लॉक नं: प्लॉट नं. 3ए, इंडस्ट्रीयल इस्टेट, रोड नं: चिवडा गल्ली, लालबाग, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-AACPJ0480F
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2018
(10) दस्त नोंदणी केल्याचा दिनांक	22/02/2018
(11) अनुक्रमांक, खंड व पृष्ठ	2210/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	545000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

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

खरी प्रत
नवकल तपासली
नवकल केलीS. K.
नॉटरी लिपीकश्री/श्रीमती दिनेश आर. शायद
याचा दिनांक - ५/३/२०१८ या अर्जांनुसार
नं: ३८६ या दिनांक ५/३/२०१८S. K.
सह दुय्यम निबंधक मुंबई शहर क्र. २

Certificate No. 14

Number of Shares 5

Register No. 14

SHARE CERTIFICATE
MANRINGKA CO-OP HOUSING SOCIETY LTD
25-A-58 Kalyadevi Road, BOMBAY-2.
Registration No BOM / HSG / 2735 of 1971.

This is to Certify that Ajit J. Shroff

is/are the Registered Holder of 5 (Fives) fully paid-up Shares
Numbered 66 to 70 inclusive, of Rs. 50/-

each in the above name ~~MANRINGKA CO-OP HOUSING SOCIETY LTD~~ MANRINGKA CO-OP HOUSING SOCIETY LTD by-laws thereof.

25-A-58 Kalyadevi Road, BOMBAY-2.
Registration No. BOM / HSG / 2735 of 1971.

Rs. 250/-

Given under the Common Seal of the said

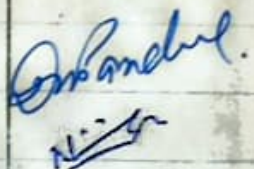


this 24th day of MARCH 1974.

[Signature]
Mg. C. Member

[Signature]
Hon. Secretary.

[Signature]
Mg. M. Chairman.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of transfer	No. of transfer	Ledger folio & Name & Address	Reg. No. of Transferee	Signature
23/01/14.	1st.	Mrs. Vandana Manohar Aswani		
06/08/18	2nd.	MR. SHRIPAL M. JAIN S/O MAKANLAL ANNRAJ JAIN		

MUNICIPAL CORPORATION OF GREATER Mumbai
No. EB/4430/C/A

To,
Shri Shaileen N. Jhaveri
Architect,
304/A, Jupiter Apartments,
Apana Ghar Unit No. 3,
Swami Samarth Nagar,
Andheri (W), Mumbai - 400 053

Ex. Eng. Bldg. Proposal (City) III
New Municipal Building, C. S. No 355 B,
Bhogwan Walmiki Chowk, Vidyalankar Marg,
Opp. Hanuman Mandir,
Salt Pond Road, Antophill, Wadala (East),
Mumbai - 400 037.

Sub: Proposed 100% structural repairs amounting to reconstruction and proposed erection of lift to Building No. 258 known as Mansinghka Chambers CHS Ltd at Kalbadevi Road on plot bearing C.S. No 1797 of Bhuleshwar Division in "C" Ward, Mumbai 400002.

Ref : Your letter dated 11.12.2014.

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 7.5.2010 shall be complied with.
2. That the C.C. shall be got endorsed as per the amended plan.
3. That the work shall be carried out strictly as per approved plan.
4. That the final structural stability certificate shall be submitted before asking for B.C.C.
5. That the N.O.C. from Inspector of Lifts, P.W.D. shall be submitted.

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

Yours faithfully,

sd
Executive Engineer,
Building Proposals(City)-III

No. EB/4430/C/A dt 20/5/15

Copy to : 1. The Chairman/Secretary,
Mansinghka Chambers CHS Ltd.
C.S. No. 1797, Bhuleshwar,
Mumbai 400002.

2. Designated Officer, Asslt Eng. (B & F.) 'C' Ward,
3. A.E.W.W. 'C' Ward,
4. Dy. A. & C. City
5. A.O. (B.P.) City.

Heav
20.5.15
Executive Engineer,
Building Proposals(City)-III

MANSINGKA CO-OP. HOUSING SOCIETY LTD.

(Registration No. BOM / HSG / 2735 of 1971)
Office: 254-258, KALBADEVI ROAD, MUMBAI - 400 002.
E-mail: mansingka@nshs@gmail.com



बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

वेस्ट भवन, पो.बॉ. नं. १९२, वेस्ट मार्ग, कुलाबा, मुंबई-४०० ००९.

प्रभाग कार्यालयचा पत्ता:
ग्राहक सेवा केंद्र विभाग, वेस्ट उपक्रम, विला
इमारत, ३ व मजला, जी.टी.इंस्टीटयूटमार्गे,
पाटकावाडी, मुंबई - ४०० ००२
संपर्क क्रमांक. २२००१४८

नाव : SHRIPAL MAGANLAL JAIN Mobil No. Email Id.	देयक महिना : Sep-2021 देयक दिनांक : 27/09/2021 देयक क्र. : 109372042025
देयक पाठवण्याचा पत्ता: 15, FLOOR-5TH, 254/258, MANSINGHA CHS LTD GRD TO 5TH FLOOR, KALBADEVI ROAD, KALBADEVI, KALBADEVI, MUMBAI-400002	पुरवठ्याचा प्रकार : 3P
वीज पुरवठ्याचा पत्ता : 15, FLOOR-5TH, 254/258, MANSINGHA CHS LTD GRD TO 5TH FLOOR, KALBADEVI, KALBADEVI, MUMBAI-400002	संधारणा क्र. : 1208974-X-X
	यंत्रणा क्र. : 10.020 KW
	मंजूर भार : 5500.00
	अनामत रक्कम जमा
	ग्राहक क्र. : 372-042-025*
	करार खाते क्र. : 300005553
	देयकाचा कालावधी : 17/08/2021 - 16/09/2021
	दर प्रवर्ग : LT II A
	ग्राहक प्रवर्ग : COMMERCIAL
	प्रभाग : C
	मागील देयकाची प्राप्त रक्कम ₹ 0.00
	मागील रक्कम प्राप्त दिनांक 13/08/2021

घालू देयकाची रक्कम ₹	मागील बाकी ₹	देय दिनांक*	देय दिनांका पूर्वी रक्कम ₹	देय दिनांकानंतर रक्कम ₹**
4915.09	5168.94	18/10/2021	10080.00	10145

*देय दिनांक फक्त घालू महिन्याच्या देयकाच्या रकमेवर ग्राह्य आहे. ** थकबाजी असल्यास व्याज आकारले जाईल. मार्गप्रकाश तक्रारीसाठी 8291554242/8657491117

महत्वाचे संपर्क क्रमांक	वीज खंडीत तक्रारीकरिता 22084242 8828847565	वीज देयक तक्रारी संबंधी 22071718	वीज चोरी/अनाधिकृत वापर 22814996	प्युज / फॉल्ट कंट्रोल 22084242/22066611
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Solar power is BEST power to your Home



Attractive Subsidy for installation of Rooftop Solar system for Residential Consumers

Ministry of New and Renewable Energy (MNRE), Government of India, has launched Phase-II scheme and will provide subsidy for promotion of grid connected rooftop solar PV projects in residential and group housing societies

For Rooftop Solar capacity 1 kW to 3 kW, 40% subsidy

For Rooftop Solar capacity above 3 kW to 10 kW, 20% subsidy

For Group Housing Society for capacity up to 500 kWp, 20% subsidy

For installation of Rooftop solar plant, please contact the following authorized and approved agencies of BEST Undertaking.

1. Ravindra Energy Limited - E-mail - contact.best.rv@ravindracenergy.com Contact No 8296146503
2. Mascot Electronics - Email - mascotelectronics@gmail.com Contact No 9920467816, 8879639616
3. Steelite Engineering Ltd. - Email - solar@steelitegroup.com Contact No - 9820070449

बिजली का बिल भरें
'Online'!
और जितें
क्रिप, वारिंग प्रीप,
पूरा प्रोसेसर, मोबाइल

Online BILPAYMENT
RTGS, NEFT, UPI, MIBEST,
Credit/Debit Card
PAYUM LIPi BHARAT BILLPAY VISA

मागील दोब्ब्या वापर	स्तेम आलेख	युनिट्स (kWh)	महिना
Meter No.: M186271	564	Aug-21	
	466	Jul-21	
	310	Jun-21	
	374	May-21	
	512	Apr-21	
	480	Mar-21	
	312	Feb-21	
	287	Jan-21	
	369	Dec-20	
	500	Nov-20	
	385	Oct-20	
युनिट्स वापर kWh			
	Sep-2021	526	
	Sep-20	352	

(डॉ. आर. डॉ. पाटसुते)
मुख्य अभियंता ग्राहक सेवा

योग्य व अचूक वीजमापनासाठी वेस्ट मीटरचा ब्रॅच कटआउट काढू नका किंवा एमसीसीबी बंद ठेऊ नका, ही विनंती.

Receipt No. _____
Received Rs. 10080
Sign of Clerk _____

एकदम मूद्रांक शुल्क हे नोंदणी व मूद्रांक विभागात भरणा केल्याबाबतचा आदेश क मूद्रांक शुल्क क CSD/400/2019/1594/19 दिनांक 03-04-2019.

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Contact : mahesh@nexgenprints.co.in

No Case of Transfer will be entertained unless prior NOC is obtained from the Society.

हे विजेदेयक कोणत्याही मालकी हक्क करणाऱ्यासाठी वापरण्यात येऊ नये.

mail:mahesh@nexgenprints.co.in

MANSINGKA CO-OP. HOUSING SOCIETY LTD.

(Registration No. BOM / HSG / 2735 of 1971)

Office: 254-258, KALBADEVI ROAD, MUMBAI - 400 002.

Email: mansingkacoophsg@gmail.com

Bill No. 174

Date: 21-09-2021

Name : SHREEPAL JAIN

Unit No.: 15 Floor: 5th Floor Area: 497 sq.ft.

Bill Period From : 01-07-2021 To 30-09-2021 Due Date: 31-10-2021

Sr.	PARTICULARS	AMOUNT
1.	Municipal Property Tax	3930.00
2.	Service Charge	8611.00
3.	Water Charges	0.00
4.	Additional Water Charges	0.00
5.	Sinking Fund	792.00
6.	Repair Fund (Provisional)	2377.00
	Current Dues Total	15710.00
	Add Previous Dues (Principal Amount)	0.00
	Add Previous Dues (Interest Amount @ 21% P.A.)	0.00
	Less Adjustments	0.00
	ADD / LESS Surplus / Dues / Arrears	160629.00
	NET PAYABLE Rs.	176339.00

E. & O.E.

NOTE: NO INTEREST CHARGED ON ARREARS DUE TO COVID-19
MEMBERS ARE REQUEST TO PAY THE DUES ON TIME.

Receivers Sign & Name

Hon. Secretary / Mg. Com. Members / Accountant

Bank Details:

A/c Name: Mansingka Co-Operative Housing Society Limited

A/c. No. 0002107630015475

Bank Name: The Maharashtra State Co-operative Bank Ltd. Fort Branch, Mumbai

IFSC Code: MSC10082002

PAN No. AAFAM2066G TAN NO. MUMM49800C

Members failing to PAY BILL on or Before Due Date INTEREST 21% P.A. will be Charged.

Any Repairing / Alteration / Renovation must take the Prior Permission from the Society.

P.S. Important:

No Case of Transfer will be entertained unless prior NOC is obtained from the Society.

MANSINGKA CO-OP. HOUSING SOCIETY LTD.

254-258, KALBADEVI ROAD, MUMBAI - 400 002.

(Registration No. BOM/HSO/2735 of 1971)

Email: mansingkacoophsg@gmail.com

Ref. _____

Date 02/11/2021

To,
The Branch Manager, State Bank of India,
SME Backbay Reclamation Branch,
Mittal court, Opp. Inox, 'B' Wing, Ground Floor,
Nariman Point, Mumbai - 400021

Dear Sir/Madam,

We, Mansingka Co-Op. Housing Society Ltd. hereby certify that:

1. Unit No.15, 5th Floor, Mansingka CHS Ltd., situated at 254/258, Kalbadevi Road, Mumbai-400 002 bearing C. Survey No.1797 has been allotted to **Mr. Shripal Maganlal Jain.**
2. That the total cost of the Unit is Rs.1,09,00,000/- (Rupees One Crore and Nine Lakhs Only).
3. That title to the said land and building thereon is clear, marketable and free from all encumbrances and doubts,
4. We confirm that we have no objection whatsoever to **Mr. Shripal Maganlal Jain** mortgaging the Unit to State Bank of India as security for the amount advanced by the Bank.
5. We have not borrowed from any financial institution for purchase of land or construction of the building and have not created and will not create any encumbrances on the Unit allotted to him during the currency of the loan sanctioned/ to be sanctioned by the Bank to him.
6. We hereby state and confirm that the building plan sanctioned under certificate No. EEBP/4430/C/A dated 20/05/2015 shall not be altered changed without the prior written consent of the Unit owner.

We further state and undertake to record the charge of the Bank on the said Unit in our register and will not allow the member to transfer/ sell/ mortgage the said Unit to any other persons/ banks/ financial institution without the written permission from your Bank

THE BANK OFFICIALS ARE REQUESTED TO ACKNOWLEDGE THE RECEIPT OF THIS LETTER WITH SEAL & SIGN.

Yours faithfully,
For Mansingka CoOp Housing Society Ltd.

For Mansingka Co-Operative Hsc. Ltd.

Harshit
(Harshit N. Jain / Treasurer)
(Chairman / Secretary)



Authorized Signatory

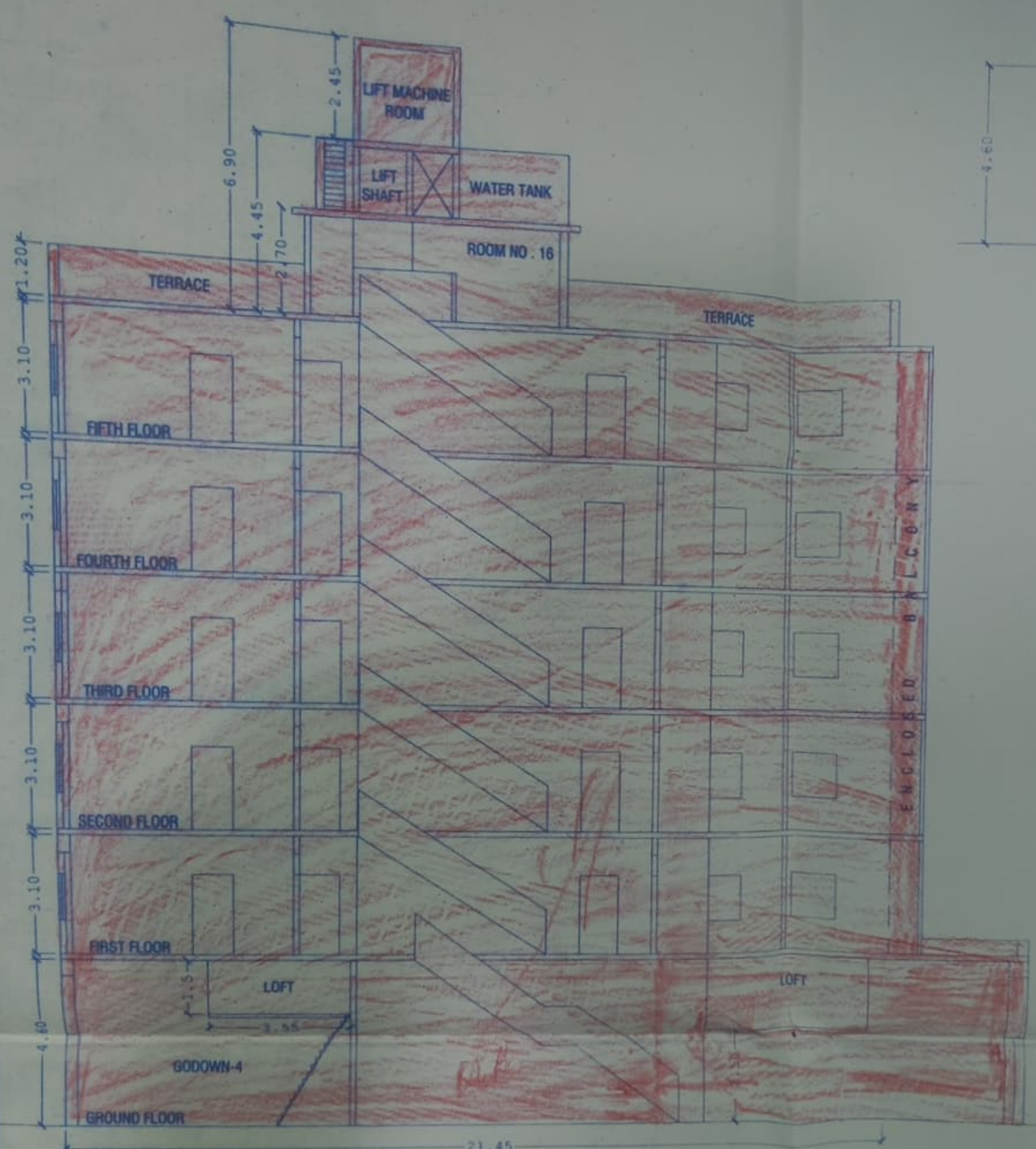
Date : 0 -11-2021

Place : Mumbai

For Mansingka Co-Operative Hsc. Ltd.

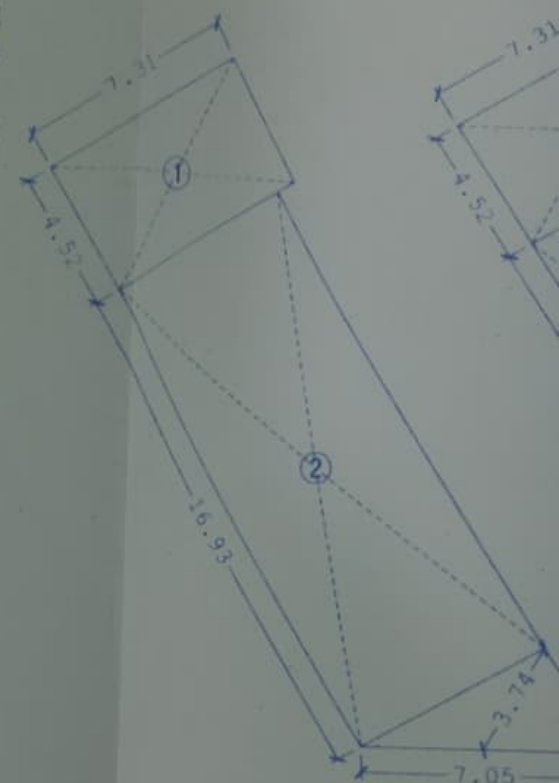
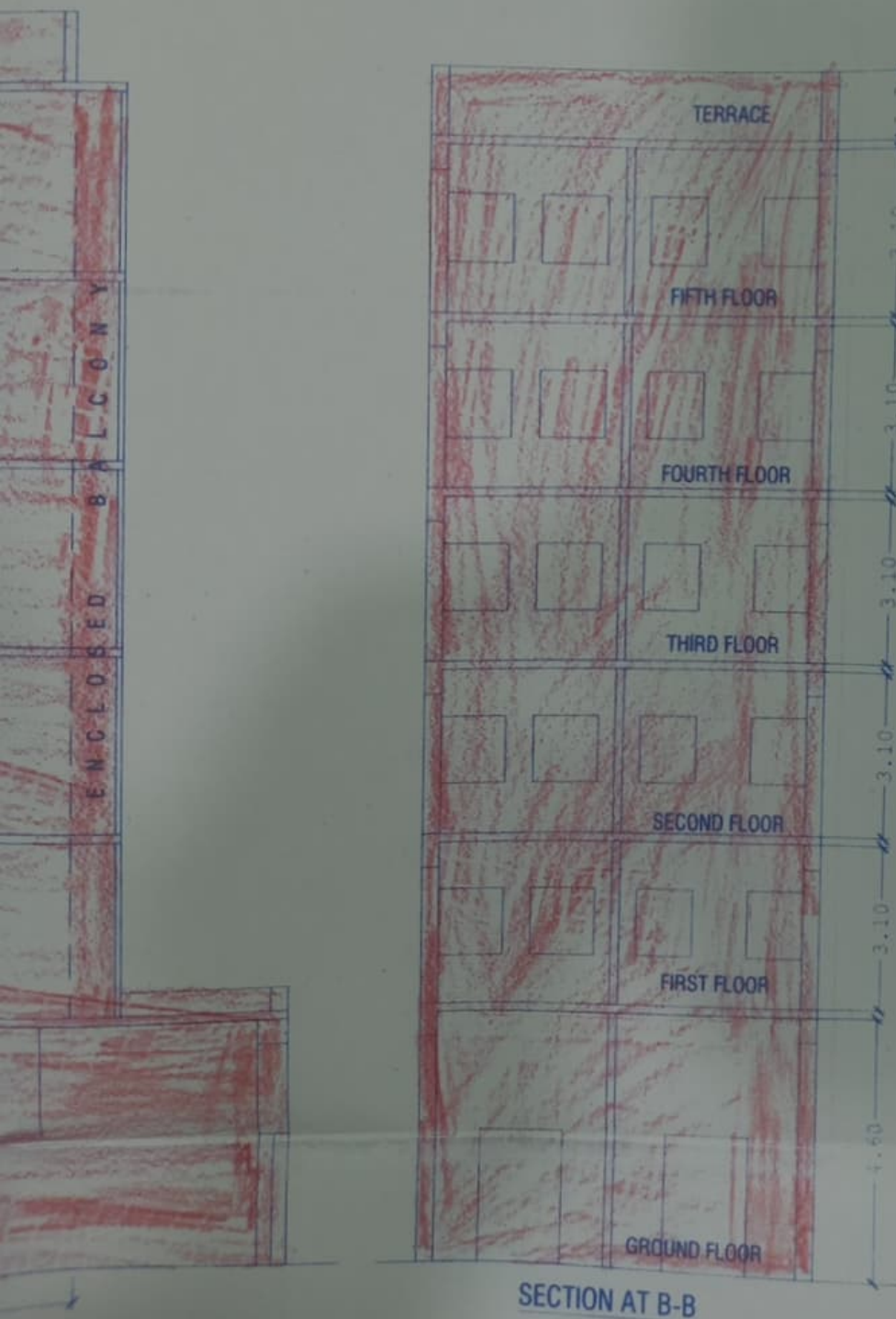
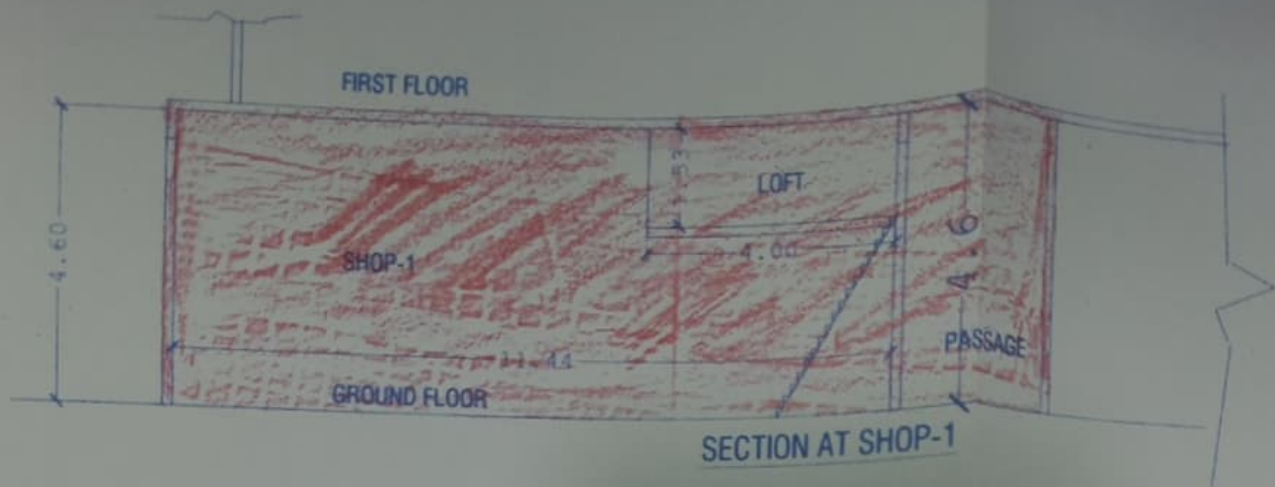
Dinesh M. Panchal
(Chairman / Secretary / Treasurer)

(Dinesh M. Panchal)
Secretary



SECTION AT A-A





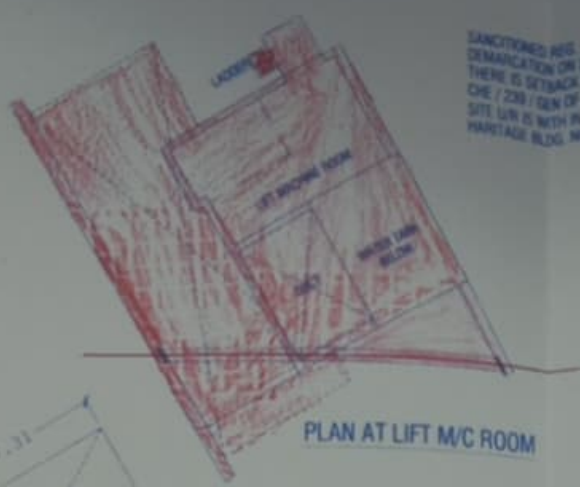
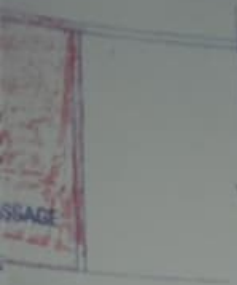
AREA DIAGRAM GROUND FLOOR

BALCONY AREA CALCULATION

(a) 4.22 x 0.87	=	3.67
(b) 0.45 x 0.87	=	0.39
TOTAL	=	4.06

AREA CALCULATION

(1) 7.31 X 4.52	=	33.04
(2) 6.47 X 16.93	=	109.5
(3) 7.05 X 3.74	=	5.3
GROUND FLOOR TOTAL		



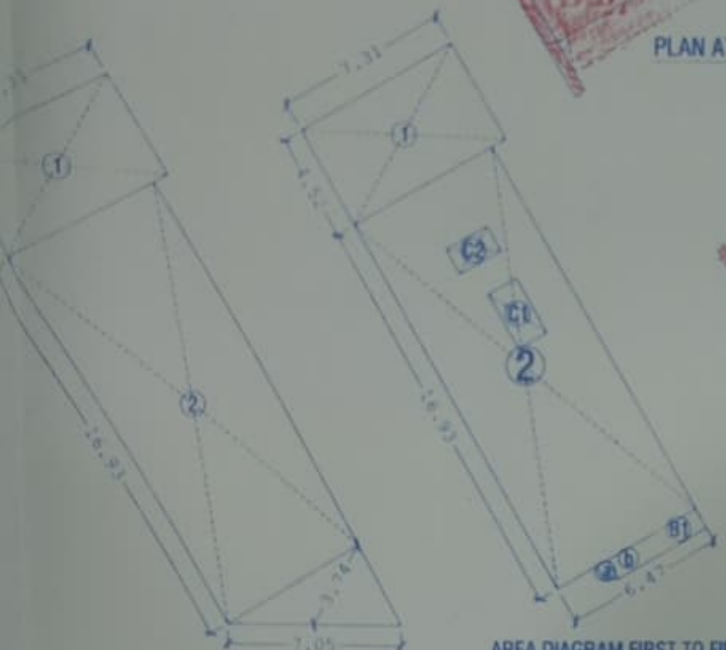
PLAN AT LIFT M/C ROOM

SANCTIONED RED LINE SUBJECT TO DEMARCATION ON SITE THERE IS SETBACK AS PER CR OF CHE / ZONAL LINE OF 305-05 THIS SITE LUR IS WITH IN FRONT FROM HERITAGE BLDG NO-323



BLOCK PLAN

SCALE 40'-1"
SHEET NO 134
BRKESHVAR DIVISION



AREA DIAGRAM GROUND FLOOR

AREA DIAGRAM FIRST TO FIFTH FLOOR

BALCONY AREA CALCULATIONS

(a) 4.22 x 0.87	=	3.67 SQMT
(b) 0.45 x 0.87	=	0.39 SQMT
TOTAL	=	4.06 SQMT

AREA CALCULATION

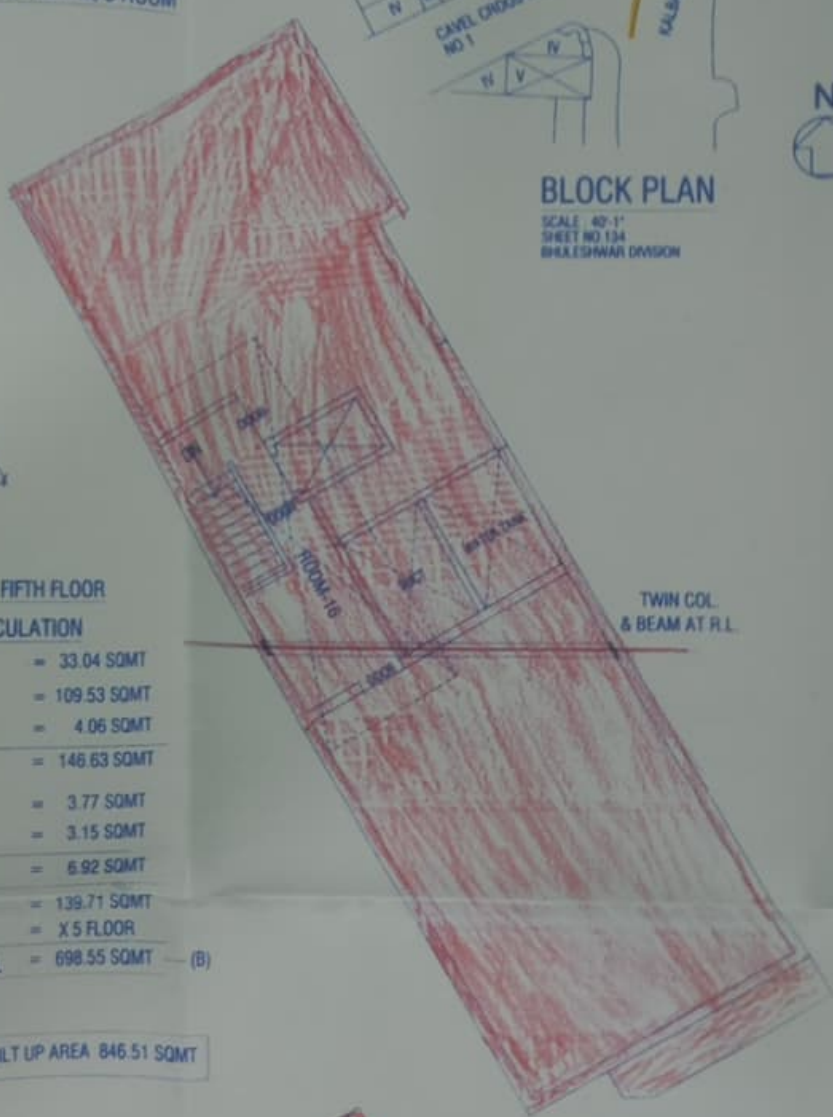
(1) 7.31 X 4.52	=	33.04 SQMT
(2) 6.47 X 16.93	=	109.53 SQMT
(B1) 4.67 X 0.87	=	4.06 SQMT
TOTAL	=	146.63 SQMT
LESS		
(C1) 1.70 X 2.22	=	3.77 SQMT
(C2) 2.43 X 1.30	=	3.15 SQMT
TOTAL (-)	=	6.92 SQMT
TOTAL	=	139.71 SQMT
	=	X 5 FLOOR

AREA CALCULATION

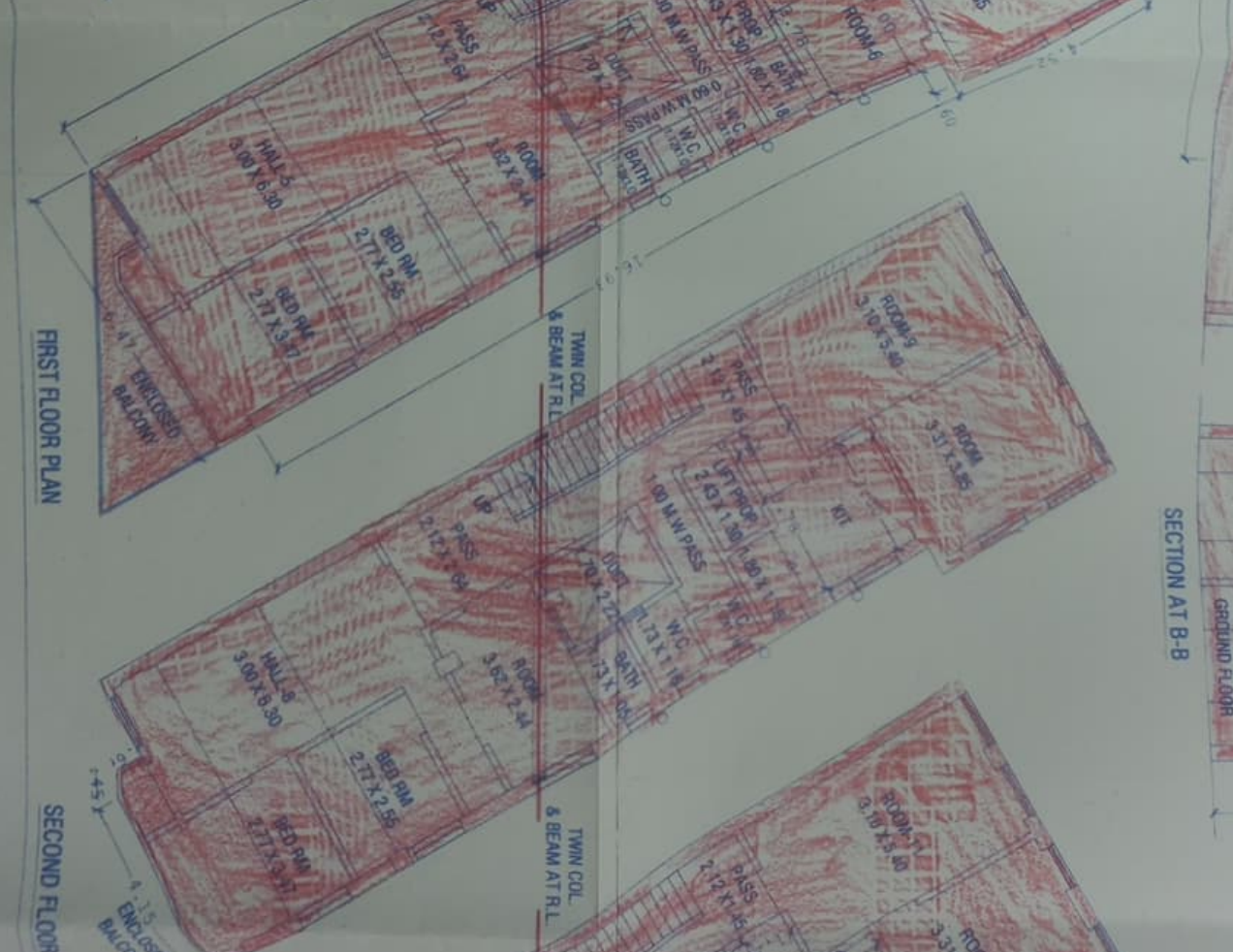
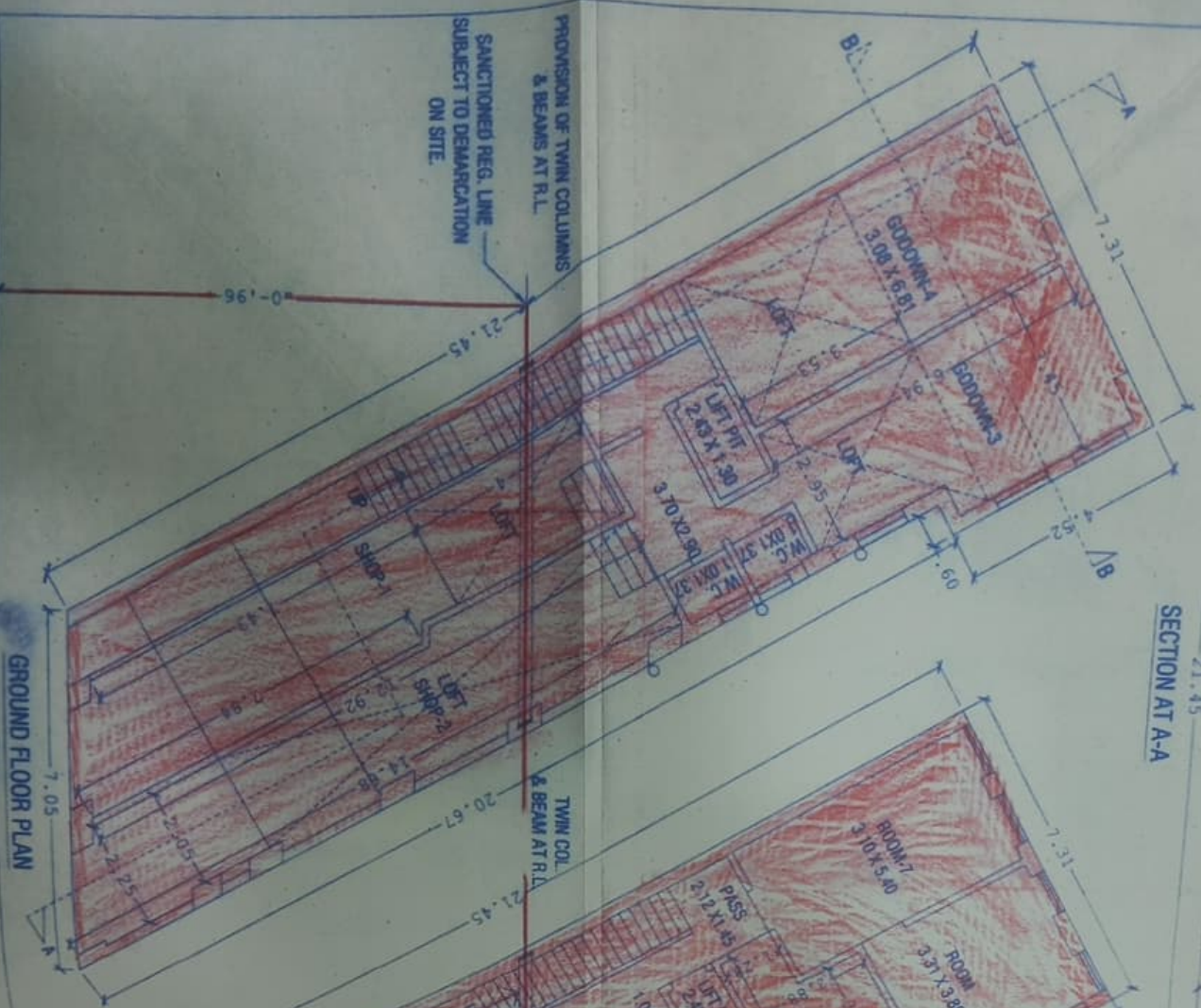
(1) 7.31 X 4.52	=	33.04 SQMT
(2) 6.47 X 16.93	=	109.53 SQMT
(3) 7.05 X 3.74 1/2	=	5.39 SQMT
GROUND FLOOR TOTAL	=	147.96 SQMT (A)

1ST TO 5TH FLOOR TOTAL = 698.55 SQMT (B)

(A+B) ALL FLOOR BUILT UP AREA 846.51 SQMT



TERRACE FLOOR PLAN





SECTION AT B-B

RESIDENT AREA CALCULATIONS

(a) 4.22 x 0.87	=	3.67 SQMT
(b) 0.45 x 0.87	=	0.39 SQMT
TOTAL	=	4.06 SQMT

(1) 7.31 x 4.52	=	33.04 SQMT
(2) 6.47 x 16.93	=	109.53 SQMT
(B1) 4.67 x 0.87	=	4.06 SQMT
TOTAL	=	146.63 SQMT
LESS		
(C1) 1.70 x 2.22	=	3.77 SQMT
(C2) 2.43 x 1.30	=	3.15 SQMT
TOTAL (-)	=	6.92 SQMT
TOTAL	=	139.71 SQMT
TOTAL	=	X 5 FLOOR
1ST TO 5TH FLOOR TOTAL	=	698.55 SQMT

AREA CALCULATION

(1) 7.31 x 4.52	=	33.04 SQMT
(2) 6.47 x 16.93	=	109.53 SQMT
(3) 7.05 x 3.74 1/2	=	5.39 SQMT
GROUND FLOOR TOTAL	=	147.96 SQMT

(A+B) ALL FLOOR BUILT UP AREA 846.51 SQMT



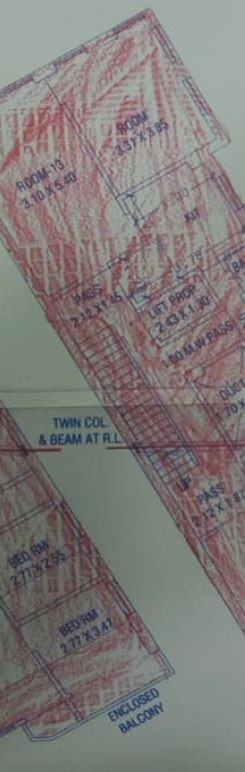
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

TERRACE FLOOR PLAN



AREA DIAGRAM AND CALCULATIONS

STAMP OF APPROVAL OF PLAN

Approved Subject to Condition Mentioned
in the file No. **EEBP/4430/K/A** dt. **20/5/15**

X **20.5.15**

Shri. S. S. Kulkarni
Asst. Eng. / Ex. Eng. Bldg. Proposal (City)
Municipal Corporation of Greater Mumbai

**BUILT UP AREA, PLOT AREA
AND PROPERTY BOUNDARIES
ARE NOT VERIFIED**

STAMP OF RECEIPT OF PLAN

This approval is given only for carrying out the repairs the existing authorised portion of the building without prejudice to the right of Municipal Corporation of Greater Mumbai to take action/to continue action against any unauthorised construction 'unauthorised S' of the building

USERS NOT CERTIFIED

~~For~~ repairs are approved for the non-tallying portion Market as.....
.....Which also includes
Left / Mezzanine / Attic Floor Unless Specifically mentioned.

DESCRIPTION OF PROPOSAL & PROPERTY
**AMENDED PLAN FOR REPAIRS TO
BLDG. NO. 258, KALBA DEVL ROAD.**

NAME OF THE OWNER
SHRI. S. S. KULKARNI
258, KALBA DEVL ROAD
MUMBAI - 400 002
Date **20 MAY 2015**
T.S. No. 1

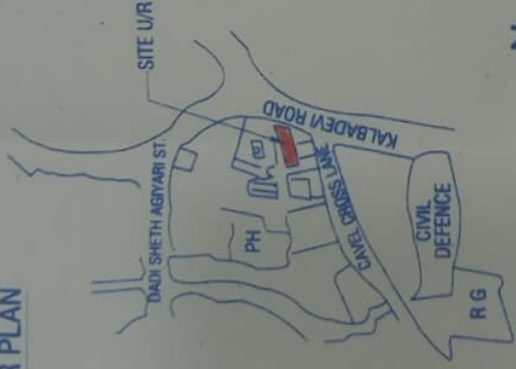
Shri. S. S. Kulkarni

X N V

Shri. S. S. Kulkarni

NOC Holders :	NAME OF THE ARCHITECT
SCALE: AS SHOWN	SHAILEE N. HAVERI
DRN BY:	304/A JUPITER APARTMENTS,
CHD BY:	APNA GHAR UNIT NO. 3,
NORTH	SWAMI SHAMARTH NAGAR,
	1ST CROSS ROAD,
	ANDHERI (W), MUMBAI - 58

FACE FLOOR PLAN



LOCATION PLAN

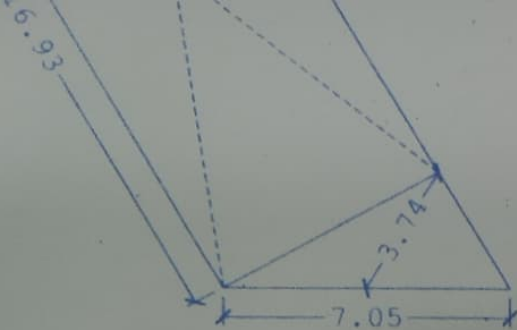
SCALE - 1:2500
C-WARD



ENCLOSED
BMC/CM

FIFTH FLOOR PLAN





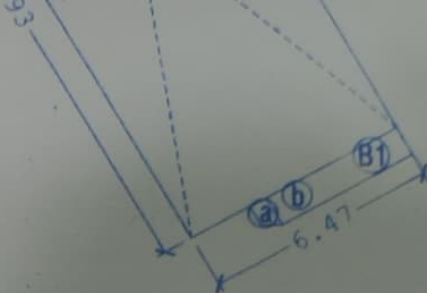
AREA DIAGRAM GROUND FLOOR

BALCONY AREA CALCULATIONS

(a) 4.22 x 0.87	=	3.67 SQMT
(b) 0.45 x 0.87	=	0.39 SQMT
TOTAL	=	4.06 SQMT

AREA CALCULATION

(1) 7.31 X 4.52	=	33.04 SQMT
(2) 6.47 X 16.93	=	109.53 SQMT
(3) 7.05 X 3.74 ½	=	5.39 SQMT
GROUND FLOOR TOTAL	=	147.96 SQMT — (A)



AREA DIAGRAM FIRST TO FIFTH FLOOR

AREA CALCULATION

(1) 7.31 X 4.52	=	33.04 SQMT
(2) 6.47 X 16.93	=	109.53 SQMT
(B1) 4.67 X 0.87	=	4.06 SQMT
TOTAL	=	146.63 SQMT
LESS		
(C1) 1.70 X 2.22	=	3.77 SQMT
(C2) 2.43 X 1.30	=	3.15 SQMT
TOTAL (-)	=	6.92 SQMT
TOTAL	=	139.71 SQMT
	=	X 5 FLOOR
1ST TO 5TH FLOOR TOTAL	=	698.55 SQMT — (B)

(A+B) ALL FLOOR BUILT UP AREA 846.51 SQMT



AREA DIAGRAM GROUND FLOOR

BALCONY AREA CALCULATIONS	
10.47 X 0.67	= 7.07 SQMT
10.47 X 0.67	= 7.07 SQMT
TOTAL	= 14.14 SQMT

AREA CALCULATION

117.31 X 4.12	= 483.41 SQMT
22.67 X 4.12	= 93.42 SQMT
121.28 X 3.74	= 453.58 SQMT
GROUND FLOOR TOTAL	= 1030.41 SQMT

AREA DIAGRAM FIRST TO FIFTH FLOOR

AREA CALCULATION	
117.31 X 4.12	= 483.41 SQMT
22.67 X 4.12	= 93.42 SQMT
121.28 X 3.74	= 453.58 SQMT
TOTAL	= 1030.41 SQMT

AREA CALCULATION

117.31 X 4.12	= 483.41 SQMT
22.67 X 4.12	= 93.42 SQMT
121.28 X 3.74	= 453.58 SQMT
FIRST TO FIFTH FLOOR TOTAL	= 1030.41 SQMT



SECTION AT A-A

SECTION AT B-B



TERRACE FLOOR PLAN



PROCESSED A
AREA CALCULATION

DECLARATION OF PREPARED & PROPERTY AMENDED PLAN FOR REPAIRS TO BLDG. NO. 258, KALBA DEVI SOCIETY LTD. (K/A)

DECLARATION OF PREPARED & PROPERTY AMENDED PLAN FOR REPAIRS TO BLDG. NO. 258, KALBA DEVI SOCIETY LTD. (K/A)

PROCESSED B
BLOCK PLAN SECTION A-A & B-B
AREA DIAGRAM AND CALCULATIONS

DECLARATION OF PREPARED & PROPERTY AMENDED PLAN FOR REPAIRS TO BLDG. NO. 258, KALBA DEVI SOCIETY LTD. (K/A)

DECLARATION OF PREPARED & PROPERTY AMENDED PLAN FOR REPAIRS TO BLDG. NO. 258, KALBA DEVI SOCIETY LTD. (K/A)

DECLARATION OF PREPARED & PROPERTY AMENDED PLAN FOR REPAIRS TO BLDG. NO. 258, KALBA DEVI SOCIETY LTD. (K/A)