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BMPP-3764-95-5,000 Forms		
MUNICIPAL CORPORATION OF GREATER BOMBAY		
FORM 'A'		
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966		

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**ISSUED**



No. CE/ 6182/BS/MS/A/11AK of  
**COMMENCEMENT CERTIFICATE** 117 OCT 1996

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

To: R.S. Ajmera, Promoter of  
Khastni Nagar Co.op. Hsg. Soc.  
Mumbai

Sir,

With reference to your application No. 1958 dated 18.7.96 for Development Permission and grant of Commencement Certificate under Section 44 & 59 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 348 of the Bombay Municipal Corporation Act 1888 to erect a building.

To the development work of Proposed Res. CTS No. 622 To 625  
 at premises at Street Bldg. No 33 village Oshiwara  
 Plot No. — situated at Andheri (West)  
 Ward K-west

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 lapses shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if :-
  - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with.
  - (c) The Municipal Commissioner of Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

Colour Zerox

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2029		

Ex. Engr. H. S. K. Wadia  
 Municipal Office, R. & P. Ward  
 Bandra (West), Mumbai - 400 050

MUNICIPAL CORPORATION OF GREATER MUMBAI  
 HO. CE/3192/WS/AN dt - 6 JUN 2007

OCCUPANCY CERTIFICATE

To,  
 Shri R. S. Ajmera (Promoter),  
 Shastri Nagar C. H. S. Ltd.,  
 309, Perin Nariman Street,  
 Fort  
 Mumbai - 400001.



Sir,

The full development work of building No.33 comprising of part Stilt + Part Ground + 8 upper floors on plot bearing CTS Nos.622 to 625 of Village Oshiwara completed under the supervision of Shri Pervez N. Dumasia, Architect, Licence No. CA/81/6386 may be occupied on the following conditions:-

1) That the Cft. under section 270-A of B.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupants cft.

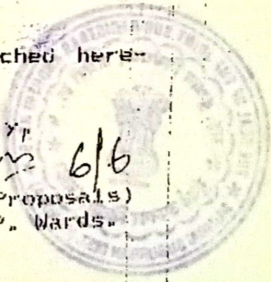
2) This occupancy certificate is granted without prejudice to any action initiated under Section 353-A/471 of B.M.C. Act.

3) That the terms and conditions of the <sup>layout</sup> ~~plan~~ shall be complied with.

A set of certified completion plan is attached herewith.

Yours faithfully,  
*[Signature]* 6/6

Executive Engineer, (Rtdy. Proposals)  
 Western Subs. K/West & P. Wards.





NEW SUNRISE CO-OP. HOUSING SOCIETY LTD

BOM/W-KW/HSG/(T.C.)/13364 of 2005-2006 dt.23/03/2006.  
Bldg. No. C/33, Shastri Nagar Lane No. 01, Near Lokhandwala Circle,  
Andheri (West), Mumbai - 400 053.

Name : [ 808 ] MR. VIVEK RATNESHWAR PRASAD


Bill No. : 1356  
Area : 625 sq.ft.  
Date : 24/07/24

Particulars : BILL FOR JULY TO SEPTEMBER 2024.

SrNo	Nature of Charges	Amount	SrNo	Nature of Charges	Amount
1.	BMC PROPERTY TAX	2858.00	2.	SINKING FUND	469.00
3.	MAINTENANCE CHARGES	5267.00	4.	REPAIR FUND	1406.00
5.	NON-OCCUPANCY CHARGE	527.00	6.	SOCIETY WELFARE FUND	300.00

Arrears(P): 0.00 Arrears(I): 0.00 Total Rs. 10827.00  
Rupees : Ten Thousand Eight Hundred Twenty Seven Arrears Rs. 0.00  
Only Amount Due Rs. 10827.00

NOTES : \* PLEASE PAY THE BILL ON OR BEFORE 31/08/2024 TO AVOID PENAL INTEREST @ 18 % P.A. FROM THE DATE OF DEFAULT TILL THE PAYMENT RECEIVED.  
\* SOCIETY'S BANK A/C DETAILS: UNION BANK OF INDIA (LOKHANDWALA) SAVING BANK A/C NO. 565302010010799 IFSC CODE : UBIN0556530.  
\* AS DECIDED IN 25/09/2022 A.G.M. MAINTENANCE CHARGES INCREASED @ Rs.0.75 PER SQ.FT. FOR FLATS & RS.1.5 PER SQ.FT. FOR SHOPS W.E.F. OCT.2022  
For NEW SUNRISE CO-OP. HOUSING SOCIETY LTD

  
AUTHORISED SIGNATORY

\*\*\* PATEL COMPUTER SERVICES MOBILE NO. 932 3533 955 \*\*\*

NEW SUNRISE CO-OP. HOUSING SOCIETY LTD

BOM/W-KW/HSG/(T.C.)/13364 of 2005-2006 dt.23/03/2006.  
Bldg. No. C/33, Shastri Nagar Lane No. 01, Near Lokhandwala Circle,  
Andheri (West), Mumbai - 400 053.

Receipt No. : 1107

Date : 05/05/24

Received with Thanks from [ 808 ] MR. VIVEK RATNESHWAR PRASAD

Sum of Rupees Ten Thousand Eight Hundred Twenty Seven Only

By Cheque NEFT FUND TRANSFERRED BILL NO.1280, APRIL-JUNE 2024

Rs. 10827.00

Subject to realization of cheque(s).

For NEW SUNRISE CO-OP. HOUSING SOCIETY LTD

  
AUTHORISED SIGNATORY