

Receipt (pavti)

387/13956

Sunday, September 15, 2024

1:36 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 14926

दिनांक: 15/09/2024

गावाचे नाव: एकसर

दस्तावेजाचा अनुक्रमांक: बरल-4-13956-2024

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: धवल महेश ओझा

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 700.00

पृष्ठांची संख्या: 35

एकूण:

₹. 30700.00

अपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:56 PM ह्या वेळेस मिळेल.


सहायक नि. का. बोरीवली

गजार मूल्य: ₹.3943129.44 /-

मोबदला ₹.7000000/-

भरलेले मुद्रांक शुल्क : ₹. 420000/-

सह. दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: ₹.700/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: 0924152901449 दिनांक: 15/09/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: MH008268229202425P दिनांक: 15/09/2024

बँकेचे नाव व पत्ता:



DELIVERED



15/09/2024

सूची क्र.2

दुय्यम निबंधक : गह्र दु.नि. बोरीवली 4

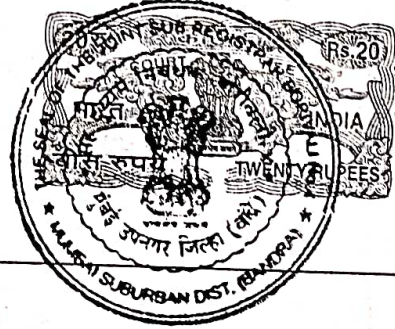
दस्त क्रमांक : 13956/2024

नोंदणी :

Regn:63m

गावाचे नाव : एक्सर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3943129.44
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पानिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :मदनिका नं: फ्लॅट नं 101, माळा नं: 1 मजला, इमारतीचे नाव: धन भुवन सी एच एम लि., ब्लॉक नं: रोड नं 7,दौलत नगर, रोड : बोरीवली पुर्व, इतर माहिती: मदनिका क्षेत्र 325 चौ फुट कारपेट. PUI: RC1206110030000 ((Survey Number : . : C.T.S. Number : 2529 ;))
(5) क्षेत्रफळ	1) 36.24 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-देवांशु नटवरलाल दाणी वय:-60; पत्ता:-प्लॉट नं: फ्लॅट नं 204 , माळा नं: 2 मजला , इमारतीचे नाव: श्री रसरज टॉवर , ब्लॉक नं: रोकडिया क्रॉस लेन , रोड नं: बोरीवली पश्चिम , महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AAHPD2885R 2): नाव:-रूपल संजय मोदी वय:-55; पत्ता:-प्लॉट नं: 13/592, माळा नं: , इमारतीचे नाव: अनिल विला , ब्लॉक नं: रूपोल निवास चा पाठी, माटुंगा सेंट्रल , रोड नं: जमे जमशेड रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400019 पॅन नं:-AFJPM3801R
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-धवल महेश ओझा वय:-33; पत्ता:-प्लॉट नं: फ्लॅट नं 101 , माळा नं: 1 मजला , इमारतीचे नाव: सी/16, लोकमानस शांतीनगर सी एच एम लि. , ब्लॉक नं: सेक्टर नं 6, शांती नगर , रोड नं: गीरा रोड पुर्व, ठाणे , महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-ABBPO7220Q 2): नाव:-महेश तुलसीराम ओझा वय:-65; पत्ता:-प्लॉट नं: फ्लॅट नं 101 , माळा नं: 1 मजला , इमारतीचे नाव: सी /16, लोकमानस शांतीनगर सी एच एम लि. , ब्लॉक नं: सेक्टर नं 6, शांती नगर , रोड नं: मीरा रोड पुर्व, ठाणे , महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-AAEPO3364M
(9) दस्तावेज करून दिल्याचा दिनांक	15/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/09/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13956/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	420000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनामाठी 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

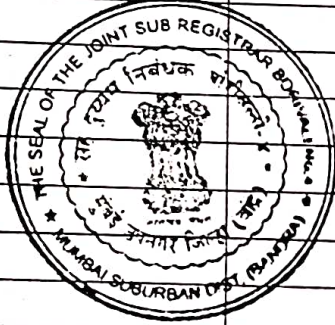
सह. दुय्यम निबंधक, बोरीवली-४,
मुंबई उपनगर जिल्हा.



CHALLAN
MTR Form Number-6



GRN	MH008268229202425P	BARCODE			Date	14/09/2024-12:50:45	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4			PAN No.(If Applicable)	ABBPO7220Q			
Location	MUMBAI			Full Name	Dhawal Mahesh Oza and Anr			
Year	2024-2025 One Time			Flat/Block No.	Flat No 101, 1st Floor, Dhan Bhuvan CHS Ltd			
Account Head Details		Amount In Rs.		Premises/Building	Road No 7, Daulat Nagar, Borivali East			
0030045501	Stamp Duty	420000.00		Road/Street	Mumbai			
0030063301	Registration Fee	30000.00		Area/Locality	Mumbai			
				Town/City/District	Mumbai			
				PIN	4 0 0 0 6 6			
				Remarks (If Any)	PAN2=AAHPD2885R-SecondPa-yName=Devanshu Natvarlal Dani and Anr-			
				Amount In	Four Lakh Fifty Thousand Rupees Only			
Total			4,50,000.00	Words	Four Lakh Fifty Thousand Rupees Only			
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	10000502024091401325	042043877617			
Cheque/DD No.		Bank Date	RBI Date	14/09/2024-12:51:06	Not Verified with RBI			
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9664259657
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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Dhawal

(Handwritten Signature)
Mahesh T. Oza

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AGREEMENT FOR SALE

R S Mody Dhawal Mahesh T. Oza

This Agreement For Sale is made at MUMBAI on this 15th day of September, 2024; BETWEEN ; 1) Mr. Devanshu N Dani, Indian Inhabitant of Mumbai, residing at Flat No. 204, 2nd Floor, Shree Rasraj Tower, Rokadia Cross Lane, Borivali West, Mumbai - 400 092 and 2) Mrs. Rupal Sanjay Mody an Indian Inhabitant of Mumbai, residing at 13/592, Anil Villa, Jame Jamshed Road, Behind Kapol Niwas, Matunga Central, Mumbai 400019, hereinafter called "THE TRANSFERORS" (which expression unless repugnant to the context thereof shall mean and include their heirs, executors administrators and assigns) of the One Part ;



AND

1) Mr. Dhawal Mahesh Oza and 2) Mr. Mahesh Tulsiram Oza, both Indian Inhabitant at presently residing at Flat No. 101, 1st Floor, C/16, Shantinagar CHS Ltd., Sector 6, Shanti Nagar, Mira Road East, Thane - 401 107, hereinafter called "THE TRANSFEREES" (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors administrators and assigns) of the Other Part

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WHEREAS:

A. Originally, by an Agreement for Sale dated 06/03/2011 made and executed between M/s. Yash Realtors and Developers., a Proprietor firm, therein referred to as "THE DEVELOPER" of the One Part; AND 1) Mr. Kumar Nanjay Gowada and 2) Mrs. Latha Kumar Gowada, therein referred to as "THE PURCHASERS" of the Other Part; the said (Developer) sold and the said (Purchasers), purchased and acquired the Flat No. 101 on 1st Floor, in the building known as Dhan Bhuvan Co-operative Housing Society Ltd, situated at Road No 07, Daulat Nagar, Borivali East, Mumbai - 400 066, together with all rights title, interest, benefits, etc. on the terms, conditions and consideration amount as mentioned therein. The above document has been duly registered with the Sub-Registrar of Assurance at Borivali 7., under registration no. BDR-16/2250/2011 dated 08/03/2011.

B. AND WHEREAS by virtue of above purchase, 1) Mr. Kumar Nanjay Gowada and 2) Mrs. Latha Kumar Gowada became absolutely seized and possessed of and otherwise well and sufficiently entitled to Flat No. 101 on 1st Floor,

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R S Mody Dhawal Mahesh T. Oza

area admeasuring 325 sq ft carpet eqv to 36.24 sq. mtr built-up in building known as Dhan Bhuvan Co-operative Housing Society Ltd, situated at Road No 07, Daulat Nagar, Borivali East, Mumbai - 400 066., on what is called as "ON OWNERSHIP BASIS" hereinafter referred to as "the said FLAT" more particularly described in the First Schedule hereto.

F

C. AND WHEREAS the Dhan Bhuvan Co-operative Housing Society Ltd hereinafter referred to as "the said Society" a Co-operative Society incorporated and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/WR/HSG/TC/5162/1990-91 dt. 18/08/1990 is seized, possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land or Ground bearing C.T.S. No. 2529 of Village Eksar together with the building known as Dhan Bhuvan Co-operative Housing Society Ltd consisting of Ground plus 07 upper Floors standing thereon situate, lying and being situated at Road No 07, Daulat Nagar, Borivali East, Mumbai - 400 066, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban hereinafter referred to as "the said Property".

G



AND WHEREAS 1) Mr. Kumar Nanjay Gowada and 2) Mrs. Latha Kumar Gowada became the registered and bonafide member of Dhan Bhuvan Co-operative Housing Society Ltd (hereinafter for convenience referred to as "the said Society") and is the absolute owner of 5 (five) Shares of the face value of Rs.50/- (Rupees Fifty only) each bearing distinctive numbers from 055 to 060 (both inclusive) hereinafter referred to as "the said Shares" under Share Certificate No. 12 issued by the said Society in the name of 1) Mr. Kumar Nanjay Gowada and 2) Mrs. Latha Kumar Gowada dt.13/05/2012.

H.

I.

E. Thereafter by an Agreement for Sale dated 24/12/2012 made and executed between 1) Mr. Kumar Nanjay Gowada and 2) Mrs. Latha Kumar

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Gowada, therein referred to as "THE TRANSFERORS" of the One Part; AND 1) Shri Natvarlal C Dani and 2) Mr. Devanshu N Dani, therein referred to as "THE PURCHASERS" of the Other Part; the said (transferors) sold and the said (Purchasers), purchased and acquired the Flat No. 101 on 1st Floor, area adm 325 sq ft carpet in the building known as Dhan Bhuvan Co-operative Housing Society Ltd, situated at Road No 07, Daulat Nagar, Borivali East, Mumbai - 400 066, together with all rights title, interest, benefits, etc. on the terms, conditions and consideration amount as

K.

(Signature)

RS mody

Dhanraj

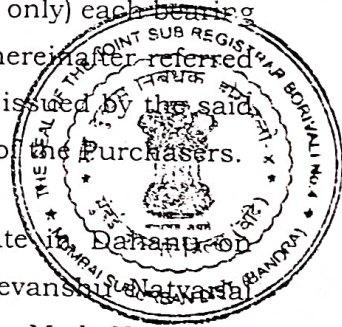
Narash P. C. S.

(Signature)

mentioned therein. The above document has been duly registered with the Sub-Registrar of Assurance at Borivali 2., under registration no. BRL-2/10961/2012 dated 28/12/2012.

F. AND WHEREAS by virtue of above purchase agreement, the Purchasers exclusively became Joint-Owner of the premises and sufficiently entitled to 50% undivided share each in the said premises. The Owners are being absolutely seized and possessed of and otherwise well and sufficiently entitled to Flat No. 101 on First Floor, appx area admeasuring 325 sq. ft carpet area in building known as Dhan Bhuvan Co-operative Housing Society Ltd, situated at Road No 07, Daulat Nagar, Borivali East, Mumbai - 400 066.,

G. AND WHEREAS the Purchasers became the registered and bonafide member of Dhan Bhuvan Co-operative Housing Society Ltd (hereinafter for convenience referred to as "the said Society") and is the absolute owner of 5 (five) Shares of the face value of Rs.50/- (Rupees Fifty only) each bearing distinctive numbers from 056 to 060 (both inclusive) hereinafter referred to as "the said Shares" under Share Certificate No. 12 issued by the said Society and said Share Certificate Stands in the name of the Purchasers.



H. AND WHEREAS, Shri Natvarlal C Dani died intestate on 30/06/2024 leaving 1) Chetna Natvarlal Dani, 2) Devanshu Natvarlal Dani, 3) Jasmin Natvarlal Dani and 4) Mrs Rupal Sanjay Mody Nee Rupal Natvarlal Dani as only legal heirs and legal representative of him.

I. Pursuant to the sad demise of the Late Natvarlal C Dani, the undivided 50% rights, title, interest and undivided share of the said Late Natvarlal C Dani was devolved upon the Releasors and Releasee as per the Hindu Succession Act, 1956.

J. And Whereas by virtue of Succession, all legal heirs viz. 1) Chetna Natvarlal Dani, 2) Devanshu Natvarlal Dani, 3) Jasmin Natvarlal Dani and 4) Mrs Rupal Sanjay Mody Nee Rupal Natvarlal Dani has inherited 1/4 undivided share each in 50% share of Late Natvarlal C Dani in the said premises.

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K. Further, a Public Notice was issued on 23/07/2024, by Adv Nikita Mehta in two Local News Papers namely The Active Time (English) and Mumbai Lakshadeep (Marathi) for any person having any objection and/or is

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Dhanul N. Mehta P.O.F.S

claiming any right, title and interest in the said premises shall inform the same to the Address of Adv. Nikita Mehta. As mentioned in the Public Notice, no claims whatsoever were raised within the timeline of 07 (Seven) days mentioned herein, to either the said Advocate or the Seller in respect of the said Premises and a NO CLAIM CERTIFICATE was issued by the Advocate i.e. Nikita Mehta, in respect of the aforesaid.

L. And Whereas 1) Chetna Natvarlal Dani, 2) Devanshu Natvarlal Dani, 3) Jasmin Natvarlal Dani have decided to release their 1/4 share each willfully and without any consideration and agreed to execute the Release Deed. The said Release deed is registered in the office of Joint Sub Registrar Borivali-7 u/s no BRL-7/16348/2024 dt.05/08/2024. By Virtue of Registered Release Deed, Mrs Rupal Sanjay Mody Nee Rupal Natvarlal Dani acquired 13.59 sq mtr built-up area in Flat 101 in Dhan Bhuvan CHS Ltd situated at Daulat Nagar, Borivali East.

M. And Whereas by virtue of Succession and Release Deed, Mrs Rupal Sanjay Mody Nee Rupal Natvarlal Dani became Co-owner in the said flat by acquiring aggregate area of 18.12 sq mtr built-up.

N. AND WHEREAS the TRANSFERORS by virtue of Purchase Agreement and Release Deed, declares that they are absolutely entitled to the said shares and the said flat being the Co-owners thereof and that the Transferors are entitled to deal with or dispose of the same in any manner they deem fit and the Transferors are in no way prohibited from selling, transferring, conveying or assigning the said shares and the said flat and their right, title and interest in the said shares and the said flat in any manner.



The Transferors has agreed to transfer their right to occupy the said Flat and all their right, title and interest therein as well as to transfer their shares in the said Society to the Transferees on the following terms and conditions agreed to between the parties hereto.

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NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGEED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

The Transferors agrees to transfer, and the Transferees agrees to purchase the right to occupy of the Transferor and all the Transferor's right, title and interest to and in the said Flat at the price of Rs. 70,00,000/-

[Handwritten signature]

RS Mody

Dhanraj Alakesh Y. ChS

(Rupees Seventy Lakhs Only). The Transferees have seen the flat and shall not raise any objection on the question of the area mentioned above.

2. The said price will be paid by the Transferee to the Transferor as follows, that is to say:

Sr. No.	Due date for payment	Amount (INR)	Particulars
1.	Dt.07/07/2024	Rs.1,00,000.00	Paid earnest money to Mr. Devanshu Natvarlal Dani vide Cheque No. 977951 dt.07/07/2024 drawn on Axis Bank, Goregaon East Branch, Mumbai.
2.	Dt.13/09/2024	Rs.7,65,000.00	paid as earnest amount to Mr. Devanshu Natvarlal Dani by vide Pay Order No. 002754 dt.13/09/2024 drawn on Bank of India, Dahisar East Branch.
3.	Dt.13/09/2024	Rs.8,65,000.00	paid as earnest amount to Mrs. Rupal Sanjay Mody by vide Pay order No. 002753 dt.13/09/2024 drawn on Bank of India, Dahisar East Branch.
4.	On or before dt. <u>15/10/2024</u>	Rs.52,00,000.00	To be Paid to the Transferors in equal share by the lender of the transferees as full payment of the Sale consideration against (a) Delivery of possession of the flat and title deeds and (b) documents of the said flat by the Transferors to the Transferees (c) NOC from the Dhan Bhuvan Co-operative Housing Society Ltd stating that there are no outstanding dues by the Transferors to the society (d) Share Certificate issued by Society, (e) Complete set of historical documents about the flat ownership



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prior notice and in that event the Transferors will be liable to refund the amount of earnest money with interest thereon at 18% p.a. from the date of this agreement till payment. If the Transferees makes default in completing this agreement the Transferors will be entitled to cancel this agreement by giving thirty days prior notice to the Transferees and in that event the Transferors will forfeit some amount from the part earnest money paid. This is however without prejudice to the rights of any party to file a suit for specific performance of this contract and/or for further damages, if any.

16. The Parties hereto hereby agree, declare and record that all the representations and assurances made and given by the Transferors as recorded in recitals hereinabove shall be deemed to be and shall be treated as part of the terms and conditions of this agreement.



This Agreement is governed by Indian Law. Any dispute arising out of this Agreement shall be subject to the exclusive jurisdiction of courts in Mumbai.

THE FIRST SCHEDULE ABOVE REFERRED TO:

Flat No. 101 on 1st Floor, area measuring 325 sq ft carpet eqv to 36.24 sq. mtr built-up in building known as Dhan Bhuvan Co-operative Housing Society Ltd, situated at Road No 07, Daulat Nagar, Borivali East, Mumbai - 400 066., bearing C.T.S. No. 2529 of Village Eksar, Taluka Borivali, District and Sub-District of Mumbai City and Mumbai Suburban. The Building consists of Ground plus 07 upper floors with lift.

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THE SECOND SCHEDULE (i.e. Schedule of Shares)

Shares of 05 (five) fully paid of Rs. 50/- (Rupees Fifty Only) bearing distinctive numbers 056 to 060 (both inclusive) issued by Dhan Bhuvan Co-operative Housing Society Ltd having registration No. BOM/WR/HSG/TC/5162/1990-91 dt. 18/08/1990 vide Share Certificate No. 12 which are attached to the Flat described in the Schedule I hereinabove.

R S Mody

Dhanraj

MARSH T. C. S.

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

SIGNED, SEALED AND DELIVERED
by the withinnamed THE TRANSFERORS

1. Mr. Devanshu N Dani
2. Mrs. Rupal Sanjay Mody

In presence of

1. Abshuwal
2. Jmody



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SIGNED, SEALED AND DELIVERED
by the withinnamed THE TRANSFEREES

- 1) Dhawal Mahesh Oza
- 2) Mahesh Tulsiram Oza

In presence of

1. Abshuwal
2. Jmody



Dhawal M. Oza



Mahesh T. Oza



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Share Certificate

DHAN BHUVAN CHS. LTD.

(Regd. under M.C.S. Act, 1960) (Regd. No.: BOM/WR/HSG/TC/5162/1990-91 Dated 18-3-1990)

C.T.S. No. 2529, Village Eksar at Road No. 7, Daulat Nagar, Borivali (East), Mumbai - 400 066.

No.: 012

Authorised Share Capital Rs. 2,00,000/- Divided into 2000 Shares each of

Rs. 50/- only Member's Register No. 012

THIS IS TO CERTIFY that Shri / Smt. MR. KUMAR NANTENI

MRS. LATHA KUMAR GOWADA

of Flat No. 101 is the Registered Holder of [5] Shares from No. 001

to 060 of Rs. 50/- [EXEPTY ONLY]

in DHAN BHUVAN CO-OP HSG. SOC. LTD Mumbai - 400 066. Subject to the Bye-laws of the said Society and that upon each Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at _____ this _____ day of MAY 2011

(Note - New Share Certificate is issue after the payment)

बल - ४		
०३२५६	१४	३५
२०११		

DHAN BHUVAN CO-OP.HSG.SOC.LTD.

REGD.NO.BOM/WR/HSG/TC/5162/1990-91 DT.18-08-1990
 C.T.S.NO.2529,VILLAGE EKSAR AT ROAD NO.7,
 DAULAT NAGAR,BORIVALI(E),MUMBAI- 400 066.

Name : [101] NATWARLAL C.DANI Bill No. : 343
 Particulars : BILL FOR APRIL-JUNE 2024 Date : 01/04/24

SrNo	Nature of Charges	Amount	SrNo	Nature of Charges	Amount
1.	SINKING FUND	450.00	2.	REPAIR FUND	1,347.00
3.	MAINTENANCE CHARGES	3,300.00	4.	NON OCCUPANCY CHARGE	330.00

Rupees : Five Thousand Four Hundred Twenty Seven Only
 Total Rs. 5,427.00
 Arrears Rs. 0.00
 Amount Due Rs. 5,427.00

NOTES : 1] PLS.ISSUE CHQ.IN FAVOUR OF "DHAN BHUVAN CHS.LTD."
 2] INT.@21% ON DUES AFTER 45DAYS FROM DATE OF BILL.
 3] THIS BEING A COMPUTER GENERATED STATEMENT NO SIGNATURE REQUIRED.
 FOR DHAN BHUVAN CO-OP.HSG.SOC.LTD.

DUE DATE:15/06/2024

DHAN BHUVAN CO-OP.HSG.SOC.LTD.

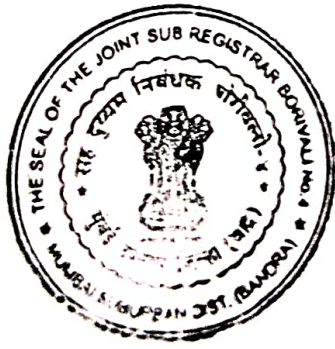
REGD.NO.BOM/WR/HSG/TC/5162/1990-91 DT.18-08-1990
 C.T.S.NO.2529,VILLAGE EKSAR AT ROAD NO.7,
 DAULAT NAGAR,BORIVALI(E),MUMBAI- 400 066.

Receipt No. : 313 Date : 31/03/24

Received with Thanks from [101] NATWARLAL C.DANI
 Sum of Rupees Seventeen Thousand One Hundred Thirty Six Only
 By Cheque 065849 UNION 31/3

Rs. 17,136.00
 Subject to realization of cheque(s).

For DHAN BHUVAN CO-OP.HSG.SOC.LTD.



बरल - ४		
१३६६	१६	३५
२०१४		

14:36 PM

बारात-4/13956/2024

दस्त गोपधारा भाग-2

बारात-4
पत्र क्रमांक: 13956/2024

पक्षकाराचे नाव व पत्ता

नाम: देवांशु नटवरलाल दाणी
पत्ता: प्लॉट नं: फ्लॅट नं 204, माळा नं: 2 गजला, इमारतीचे नाव: श्री रत्तराज टॉवर, ब्लॉक नं: रोकडिया क्रॉस लेन, रोड नं: बोरिवली पश्चिम, महाराष्ट्र, MUMBAI.
पिन नंबर: AAHPD2885R

पक्षकाराचा प्रकार
लिहून देणार
वय :-60
स्वाधरी:-

[Signature]

छायाचित्र	ठसा प्रमाणीत

नाम: रूपल संजय मोदी
पत्ता: प्लॉट नं: 13/592, माळा नं: .. इमारतीचे नाव: अनिल विला, ब्लॉक नं: कपोल निवास चा पाठी, माडुंगा सेंट्रल, रोड नं: जमे वमशेड रोड, महाराष्ट्र, MUMBAI.
पिन नंबर: AFJPM3801R

लिहून देणार
वय :-55
स्वाधरी:-

Rupal S mody

नाम: धवल महेश ओझा
पत्ता: प्लॉट नं: फ्लॅट नं 101, माळा नं: 1 मजला, इमारतीचे नाव: सी/16, लोकमानस शांतीनगर सी एच एस लि., ब्लॉक नं: सेक्टर नं 6, शांती नगर, रोड नं: मीरा रोड पुर्व, ठाणे, महाराष्ट्र, THANE.
पिन नंबर: ABBPO7220Q

लिहून घेणार
वय :-33
स्वाधरी:-

Dhaval M. Oza

नाम: महेश तुलसीराम ओझा
पत्ता: प्लॉट नं: फ्लॅट नं 101, माळा नं: 1 मजला, इमारतीचे नाव: सी/16, लोकमानस शांतिनगर सी एच एस लि., ब्लॉक नं: सेक्टर नं 6, शांती नगर, रोड नं: मीरा रोड पुर्व, ठाणे, महाराष्ट्र, THANE.
पिन नंबर: AAEP03364M

लिहून घेणार
वय :-65
स्वाधरी:-

Mahesh R. Oza

नोदव करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
सी वेळ: 15 / 09 / 2024 01 : 40 : 55 PM

बारात - ४		
९३९९६३४	३४	३५
२०२४		

विभागाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख समिती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती खालीलप्रमाणे आहे.

Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
लिहून घेणार धवल महेश ओझा	15/09/2024 01:40:24 PM	धवल महेश ओझा M 1168091426313494528
लिहून घेणार महेश तुलसीराम ओझा	15/09/2024 01:41:47 PM	महेश तुलसीराम ओझा M 1284788755669536768
लिहून घेणार देवांशु नटवरलाल दाणी	15/09/2024 01:39:08 PM	देवांशु नटवरलाल दाणी M 1284788091388252160
लिहून घेणार रूपल संजय मोदी	15/09/2024 01:39:48 PM	रूपल संजय मोदी F 5888026308632576



सी वेळ: 15 / 09 / 2024 01 : 41 : 48 PM

सी वेळ: 15 / 09 / 2024 01 : 42 : 26 PM नोंदणी पुस्तक

BRIHANMUMBAI MAHANAGARPALIKA
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

No. CHE/ A4644 /BP(W.S.) / AP / AB

COMMENCEMENT CERTIFICATE

4 DEC 2009

To,
Smt. Harshida P. Shah, Proprietor,
Yash Realtors & Developers

Office of the Dy.Ch.Eng. (B.P.) W.S. AB
Municipal Bldg., 'C' Wing,
Near Sunakruti Complex,
90ft, D.P. Rd., Kandivah (E),
Mumbai-400 101

Sir,

With reference to your application No. **668** dated **24/6/09** for Development Permission and grant of Commencement Certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of

Proposed redevelopment of residential building

C.T.S.No. 2529, 2529/ 1 to 4

at premises at Street Road No.7

Village Eksar, Daulat Nagar

Plot No. _____

situated at Borivali (East)

Ward R/Central

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 and 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 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 or not complied with.

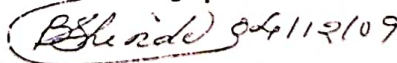
7. The Municipal Commissioner for Greater Mumbai is satisfied that the same is not obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.

7. This certificate shall be binding not only on the applicant but also on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. B.V. Shinde Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Stil slab level only

For and on behalf of Local Authority
Brihanmumbai Mahanagarपालिका



Executive Engineer, Building Proposal (W.S.)
'P' & 'R' Wards.

FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

This C.C. is now valid and further extended up to stillt + 1st to 5th + 6th (Pt) only. (7th upper floor is restricted for want of P.R. cards in words) as per approved amended plan dt 11/2/2010

FEB 2010

B. Ghosh
11-02-10
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) R-10

This C.C. is now valid & further extended for entire work, i.e. stillt + 1st to 5th + 6th (Pt) + 7th upper floor level as per approved amended plan - dt: - 1-02-2010.

10 JAN 2011

B. Ghosh
10-01-11
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) R-10



बदर-१६
२२५० ३३
२०११

One set of approved plan is returned herewith as a token
of approval.

Yours faithfully,

Encl 1 set of apprd. plan

Ex. Engineer Bldg.Prop.(W.S.)
'R' Wards

FEB 2010

Copy to:- 1) Owner, Smt. Harshida P. Shah, Proprietor of
M/s. Yash Realtors & Developers

2) Asstt. Commissioner, R/Central

3) A.E.W.W R/Central

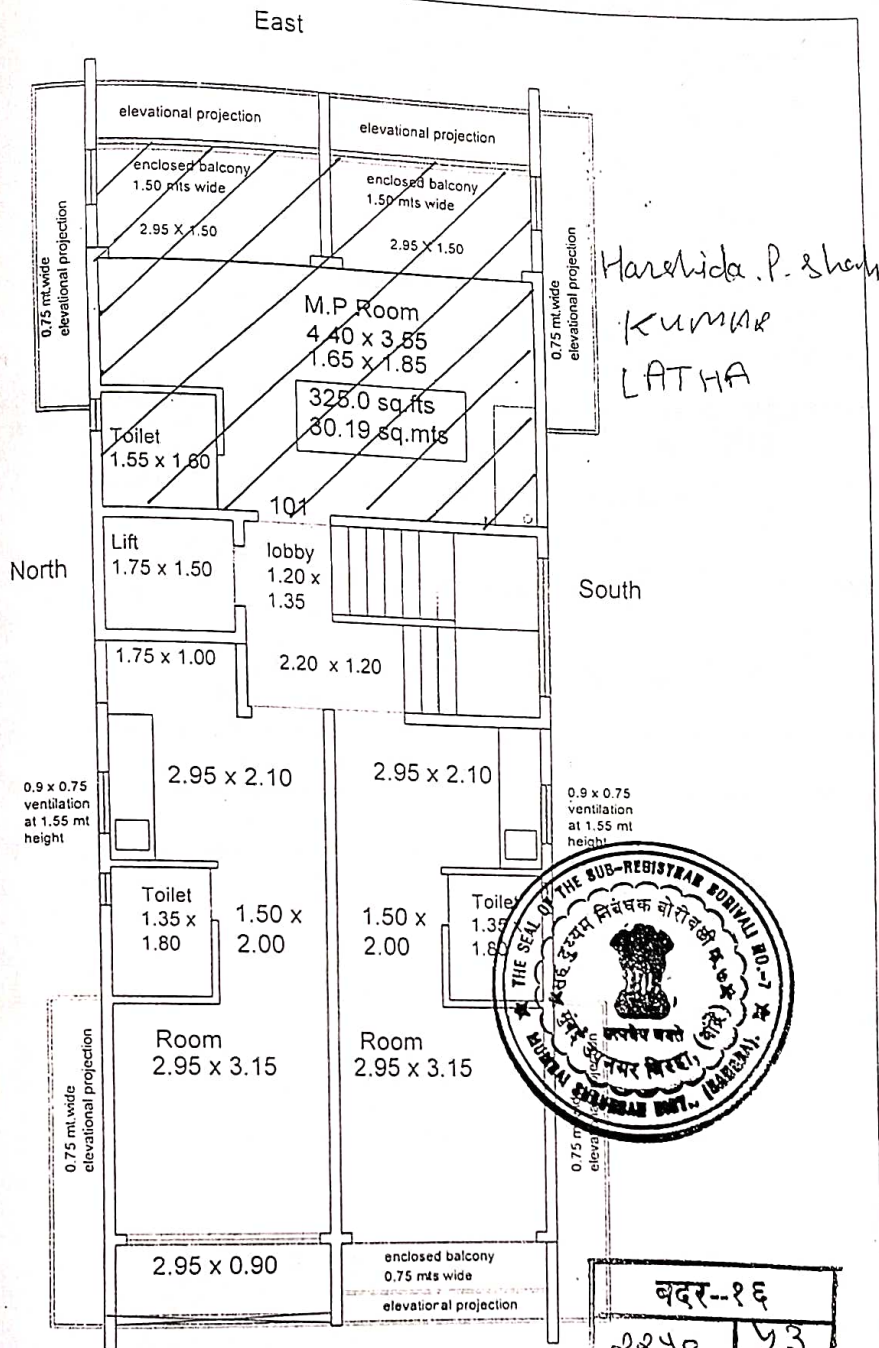
For information please.



Encl 1 set of apprd. plan.

For *Handwritten Signature*
Executive Engr. (Bldg. Proposal)
Western Subs., 'R' Wards.

बदर-१६	
२५०	३६
२०११	



1st FLOOR PLAN. Daulat nagar Road no.7 West

Residential Building on plot bearing CTS. No. 2529,2529 (1 to 4), Eksar - Village, Borivali, Mumbai, at Road No. 7, Daulat Nagar, Borivali (e), Mumbai-66.

OWNER :	Developer :	Architect :
Dhan Bhuvan CHS. Ltd.	Yash Realtors & Developers	Pramod Shah & Associates

2 JUL 2011

FULL OCCUPATION CERTIFICATE

To,
 Smt. Harshida P. Shah
 Proprietor of M/s. Yash Realtors & Developers

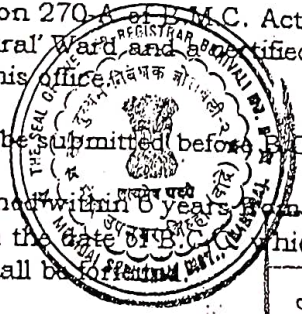
Sub: Permission to occupy the completed building on land bearing C.T.S. No. 2529, 2529/1 to 4 of village Eksar, situated at Daulat Nagar Road No. 7, at Borivali (East).

Ref:- Your letter dtd. 3.03.2011.

Sir,

The development work of residential building No. comprising of Stilt + 1st to 5th + 6th (pt.) & 7th upper floor on plot bearing C.T.S. No. 2529, 2529/1 to 4 of village Eksar situated at Daulat Nagar Road No. 7, Borivali (East), Mumbai completed under the supervision of Shri Pramod Shah, Lic. Surveyor having Lic. No. CA/90/13101, Shri Yogesh P. Patel Lic. Structural Engineer having Lic. No. P/77/SS-I and Lic. Site Supervisor, Shri Kaivant C. Shah, having Lic. No. STR/S/103 may be occupied on the following conditions:-

- 1) That the certificates under Section 270-A of M.C. Act shall be obtained from A.E.W.W. 'R/Central' Ward and a certified copy of the same shall be submitted to this office.
- 2) PRC in the name of society shall be submitted before B.C.C.
- 3) That all the deposit shall be claimed within 6 years from the date of payment of within a year from the date of PRC, whichever is earlier, failing which the same shall be forfeited.



21	
90029	24
TRUE COPY	

A set of certified completion plan is returned herewith.

Yours faithfully,

sd/-

[Signature]
 PRAMOD SHAH
 ASSOCIATE

Exec. Eng.(Bldg.Prop.) W.S. 'R' Ward