

MARSHAL SRISHTI CO-OP. HOUSING SOCIETY LTD.

MUMBAI REGISTRAR (TC)/11025/2018-19
 C-1 S NO 201, DEVIPADA ATMARAM BHOIR MARG, OFF. SAONDEVI ROAD
 BHANDUP (WEST), MUMBAI - 400 078

Bill for Oct'24

Name: [0901] MR. KESARINATH ATMARAM BHOIR
 2 BHK

Bill No. 452
 Date 01/10/2024

No.	Nature of Charges	Amount
1.	REPAIR & MAINTENANCE	659.00
2.	MAINTENANCE CHARGES	1600.00
3.	SINKING FUND	223.00
4.	ELECTRICITY CHARGES	1000.00
5.	WATER CHARGES	714.00
6.	NON OCCUPANCY CHARGES	300.00

मूलप्रति चे. जासगी / Verified with Original
 For CLIA BANK OF INDIA

[Signature]
 Branch Manager
 Bhandup Gaon, (Mumbai)

Go Green

PAPERLESS INITIATIVE
 Preserve Trees. Stop Deforestation.
 Cut Down Pollution & Save Water.
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 Warranty, Remittance of Understanding, including annual returns,
 Upgrading Software, repairs, Backup creation,
 Printing and filing of various financial documents, TDS return filing,
 Income tax return filing and GST return filing.

BREAKUP OF ARREARS		Total	4706.00
Principal Arrears	0.00	Arrears	0.00
Interest Arrears	0.00	Amount Due	4706.00

Rupees Four thousand seven hundred six only

Note: THE ABOVE IS TO BE PAID BY 25th OF THE EVERY MONTH IN FAVOUR OF
 MARSHAL SRISHTI CO-OP. HOUSING SOCIETY LTD.
 IF THE PAYMENT WAS NOT MADE THEN INTEREST @ 18% P.A. WILL BE CHARGED IN THE BILL.
 FOR NEFT BANK DETAILS:
 MDCB BANK, SB AC No: 031106600000266, IFSC CODE: MDCC0660003

THIS IS COMPUTERISED BILL HENCE REQUIRES NO SIGNATURE

RECEIPT

Received with thanks from [0901] MR. KESARINATH ATMARAM BHOIR
 2 BHK

Receipt No. 327
 Date 16/09/2024

Sum of Rupees Four thousand three hundred twenty eight only
 By NEFT Agst B No. 382 Rec Dt. 16/09/2024 Rs. 4328.00

[Signature]

For MARSHAL SRISHTI CO-OP. HOUSING SOCIETY LTD.

Rs. 4328.00

Subject to Realization of Check
 K S C E

TREASURER



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/ES/0719/S/337(NEW) of 24 January 2018]

To,
M/S. MARSHAL CORPORATION
S.NO.149, CTS NO.201, ATMARAM BHOIR MARG, GAMDEVI ROAD BHANDUP(W).

Dear Applicant/Owners,

The full development work of _____ building comprising of **Stilt +18 floors** on plot bearing C.S.No./CTS No. **201, 201/1T05** of village **BHANDUP-W** at _____ is completed under the supervision of Shri. **HARI JASSUMAL THAKUR**, Architect, Lic. No. **CA/78/4641**, Shri. **Achuyt N Watve**, RCC Consultant, Lic. No. **STR/W/10** and Shri. **Sanjay Chavan**, Site supervisor, Lic.No. **C/147/SS-II** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **FB/HR/RVI/144** dated **07 December 2017**. The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, S Ward
 2. A.A. & C. , S Ward
 3. EE (V), Eastern Suburb
 4. M.I. , S Ward
 5. A.E.W.W. , S Ward
 6. Architect, HARI JASSUMAL THAKUR, 2nd FLOOR SRISHTI HOUSE N.S.B.ROAD MULUND(W)
- For information please

Certification signature by AVINASH
GORAKSH TAMBEWAGH
<AVINASH.TAMBE@REDIFFMAIL
L.COM>, Validity Unknown
Execut (see proposals)
Name: AVINASH GORAKSH
Municipal Corporation of Greater Mumbai
TAMBEWAGH
Designation: Executive Engineer
Organization: Person
Date: 24-Jan-2018 13:11:41



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक SX0705570310032	मालमत्ता करवर्ष/देयक कालावधी 2023-2024 01/04/2023 ते 31/03/2024	देयक क्रमांक 202310BIL21491707 202320BIL21491708	देयक दिनांक 26/02/2024
पत्रकाराचे नाव व पत्ता : Kasarlnath Almaram Bhoir Flat - 901, Marshal Srishti Co-Op. Housing Soc. Ltd., Almaram Bhoir Marg, Gamdevi Road, Devipada, Bhandup (w), Mumbai-400078		प्रेषक - Asstt. Assessor & Collector, S Ward, Amenity Building 1st Floor Lodha Complex, Station Road, KanjurMarg (East), Mumbai - 400042 ईमेल - aacs.ac@mcgm.gov.in दूरध्वनी क्र. 022 2594 7519	
मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्यांची नावे. 201,201/1, VILLAGE BHANDUP, Almaram Bhoir Marg, Gamdevi Road, RCC BUILDING, STILT, 18th FLOOR, MARSHAL SRISHTI, DEVIPADA, ATMARAM BHOIR MARG, CTS 201,201/1 TO 5 MARSHAL CORPORATION			

प्रथम करनिर्धारण दिनांक: 28/02/2018	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य: ₹ 3096805
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एकूण भांडवली मूल्य: ₹ Thirty Lakh Ninety Six Thousand Eight Hundred Five Only
(अक्षरी)

दि.31/03/2010 या तारखेपर्यंतची थकबाकी ₹ 0 दि. 01/04/2010 ते 31/03/2023 या तारखेपर्यंतची थकबाकी ₹ 0

कराचे नाव	01/04/2023 ते 30/09/2023 (202310) Bill Amount in (₹)	01/10/2023 ते 31/03/2024 (202320) Bill Amount in (₹)
सर्वसाधारण कर	1704	1704
जल कर	0	0
जल लाभ कर	1069	1069
मलनिःसारण कर	0	0
मलनिःसारण लाभ कर	664	664
म.न.पा. शिक्षण उपकर	620	620
राज्य शिक्षण उपकर	542	542
रोजगार हमी उपकर	0	0
वृक्ष उपकर	31	31
पथ कर	774	774
एकूण देयक रक्कम	5404	5404
कलम 152 अ नुसार दंडाची रक्कम	0	0
आगाऊ अधिदानाचे समायोजन	0	0
भरावयाची निव्वळ रक्कम	5404	5404
प्रतिदानाची निव्वळ रक्कम	0	0
अक्षरी रुपये (Payable Amount)	₹ Five Thousand Four Hundred Four Only	₹ Five Thousand Four Hundred Four Only
अंतिम देय दिनांक	25/05/2024	25/05/2024

"To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first)
IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTX0705570310032, Name-BMC Property Tax. Cheque/DD/PO payment
should be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

Scan to open BMC Website :



"मान. न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबादल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले जमून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे. या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे."

(Handwritten signature)

(Handwritten signature)
महेश पाटील
करनिर्धारक व संकलक

Marshal
Srishti

Marshal Srishti Co-Op. Housing Society Ltd.

REGISTERED UNDER THE MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960.

(REGN. NO. MUM/WS/HSG/(TC)11025/2018-19)

CTS.201, Devipada, Atmaram Bhoir Marg, Off. Gaondevi Road, Bhandup West, Mumbai - 400 078.

SHARE CERTIFICATE

Share Certificate No. 32

Flat No. 901

No. of Shares 10

Member's Regn. No. 32

This is to certify that Mr. / Mrs. Kesarinath Atmaram Bhoir

_____ is the Registered Holder of 10 fully paid up shares
of Rs. 50/- (Rupees Fifty) each numbered from 311 to 320

both inclusive, in **Marshal Srishti Co-Op. Housing Society Ltd.** CTS.201, Devipada,
Atmaram Bhoir Marg, Off. Gaondevi Road, Bhandup West, Mumbai - 400 078. Subject to the Bye-laws
of the Said Society under the Common Seal of the said Society at Bhandup (W), Mumbai

02 day of May 2019

मूलप्रति से सत्यापित/Verified
कृते भारतीय स्टेट बैंक/बैंक
For STATE BANK OF INDIA

[Signature]
शाखा अधिक / Branch Manager
Bhandup Gaon, (Mumbai)

NO. 025/18-19
HSG. SOC.
500/-
DUP-78

[Signature]
Authorised
M. C. Member

[Signature]
Hon. Chairman

[Signature]
Hon. Secretary

AGREEMENT FOR SALE



C.T.S. No. 201, Devipada, Atmaram Bhoir Marg, Gaondevi Road, Bhandup (W), Mumbai - 78.

Mr./Mrs. Kesarinath Atmaram Bhoir

3, Shree Datta Prasad co-op. Housing Society Ltd.
M.D. Keni Marg, Near RBI Colony, Bhandup (E)
Mumbai 400 42

Flat No. 901 on 9th Floor

Stilt / Open Car Parking Space No. _____ on _____ Floor



09/11/2015

सूची क्र.2

दुय्यम निबंधक : सह.डु.नि. कुर्ला 1

दस्त क्रमांक : 10523/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) भांडूप

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा. इतर वर्णन :सदनिका नं: 901, माळा नं: नववा मजला, इमारतीचे नाव: मार्शल सृष्टी, ब्लॉक नं: आत्माराम भोईर मार्ग,, रोड नं: भांडूप प.,मुंबई, इतर माहिती: मौजे-भांडूप,मुंबई,सदनिकेचे क्षेत्र 535 चौ. फूट कारपेट..... ही सदनिका लिहून घेणार यांस लिहून देणार हे विनामोबदला स्वरूपात खरेदीखत दिनांक 24/07/2008,दस्त क्र. 4832/2008 अन्वये कायमस्वरूपी मालकी तत्वावर देत आहेत.((Survey Number : 149 हिस्सा नं. 3 ; C.T.S. Number : 201, 201/1 ते 5 ;)) इतर हक्क :
(5) क्षेत्रफळ	1) 535 चौ.फूट पोटखराब क्षेत्र : 0 NA
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मार्शल कॉरपोरेशन तर्फे भागिदार बाबुलाल के पालिवाल तर्फे कुमु म्हणून निलेश एल रायकुंडलिया उर्फ ठक्कर . . वय:-33; पत्ता:-149/03,, . . . देवीपाडा, गांवदेवी रोड,, , भांडूप, मुंबई, , भांडूप ईण्ड. एस्टाटे, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400078 पॅन नं:-AAPFM0502J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-केसरीनाथ आत्माराम भोईर . . वय:-57; पत्ता:-प्लॉट नं: 3, माळा नं: ., इमारतीचे नाव: श्री दत्त को-ऑप.हौ.सो.लि., ब्लॉक नं: एम.डी.केणी मार्ग, आरबीआय कॉलनी जबळ, रोड नं: भांडूप पूर्व,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400042 पॅन नं:-AKXPB1461F
(9) दस्तऐवज करून दिल्याचा दिनांक	04/11/2015
(10)दस्त नोंदणी केल्याचा दिनांक	07/11/2015
(11)अनुक्रमांक,खंड व पृष्ठ	10523/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

iSarita v1.5.0

खरी प्रत
सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा

करल-१		
५०१२३	३	५४१
२०१५		



AGREEMENT

THIS AGREEMENT made at Mumbai on this 4th day of November 2015 between Marshal Corporation a firm registered under the Indian Partnership Act 1932 having their registered office at 149/03, Devipada, Gaondevi Road, Bhandup (W), Mumbai - 78 through its partner hereinafter referred to as the 'Promoter/builder' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being of the said firm, their survivors or survivor the heirs executors and administrators of such last survivor) party of the first part AND Mr./Mrs. Kesarinath Almaram Bhoir Bhoir
3, Shree Datta Prasad Co-op. Housing Society Ltd. Bhoir
N.D. Keri Marg, Near RBF Colony, Bhandup (E) Mumbai-72 to
 hereinafter referred to as the 'Allottee' earstwhile (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/theirs heirs executors administrators their survivors or survivor of them and the heirs executors and administrators of such last survivor/its successors and assigns) of the second part.

Bhoir
to

HEREAS

By and under the Deed of Conveyance dated 24th July, 2008 [lodged for registration] [registered] with the Sub-Registrar of Assurances at Bandra under Serial No.BDR/04832/2008 on 24th July, 2008, executed by and between (1) Mr. Yashwant Atmaram Bhoir (2) Mr. Moreshwar Atmaram Bhoir (3) Mr. Pravin Atmaram Bhoir (4) Mr. Kesarinath Atmaram Bhoir (5) Mr. Ramakant Atmaram Bhoir (6) Mrs. Rujuta Sambhaji Mahadik nee Rukmini Atmaram Bhoir (7) Mrs. Vimal Harishchandra Bhandari nee Vimal Atmaram Bhoir therein collectively referred to as the "Vendors" of the first part, AND Mrs. Sulochana Indrajit Bhaye as "The confirming party" of the second part AND Promoter/Builder herein as the "Purchaser" of the third part in the said Conveyance. Thereby the said original owners sold, granted, conveyed, transferred, assigned and assured to the said Owners/Promoter/builder their right, title and interest in respect of ALL THAT piece or parcel of land admeasuring 1773.2 square meters or thereabout bearing City Survey No.201, 201/1 to 5, being part of Survey No. 149, Hissa No. 3 together structures standing thereon situate lying and being at Village Bhandup Taluka Kurla, Atmaram Bhoir Marg, Bhandup (West), Mumbai Suburban District;



By virtue of the said Deed of Conveyance dated 24/07/2008, the Builder/Promoter herein have undertaken to allot one flat admeasuring area 800 sq.ft built up on ownership basis to each of the vendors and confirming party therein, in lieu of the consideration of the said plot of land in the building to be constructed on the said plot.

In the circumstances, the promoter/builder seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of land admeasuring 1773.2 square meters or thereabout bearing City Survey No. 201, 201/1 to 5, being part of Survey No. 149, Hissa No. 3 together with structures standing thereon situate lying and being at Village Bhandup, Taluka Kurla, Atmaram Bhoir Marg, Bhandup (West), Mumbai Suburban District and more particularly described in the First Schedule hereunder written and hereinafter referred to as the "said plot";

In the circumstances as aforesaid the Promoter/builder became entitled to develop the said Property;

2.07/08

obtain and acquire such T.D.R. and utilise the same in the construction of such additional tenements having similar amenities and specifications;

करम-१		
२०१५		

- r) The Promoters/builder shall get amended and sanctioned, the building plans for the construction of the said Building on the said Plot utilising the aggregate F.S.I. including the said T.D.R., 0.33 F.S.I., Road F.S.I., Amenity Space, & Fungible F.S.I. to the extent of about 3947.74 sq.mts.;
- s) The promoter/builder has allotted and transferred the residential flat No. 901 admeasuring about 535 sq.ft. (carpet area inclusive of balconies) on the 9th floor of the said Building to be constructed on the said Plot shown on the plan thereof annexed hereto as Annexure '5' and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the 'Premises'); against which transfer of the land upon which the structure is constructed by the promoter/builder as per the terms settled by and between the vendors and the Allottee builder of the aforesaid plot of land vide conveyance deed No. 4832/2008 dated 24/07/2008 as mentioned in the said deed on page No.13 for allotment of one flat each to the vendor and confirming party of the said deed of conveyance dated 24/7/2008. The conveyance deed dt. 24.7.2008 is duly stamped and stamp duty and registration fees is already paid upon.
- t) The Promoter/builder have agreed to allot the Allottee the said Premises in lieu of the land sold to the promoter/builder by the allottee/s to the execution of price of plot already paid to them on 24/07/2008 and on the terms and conditions hereinafter appearing;
- u) In the foregoing Deed the term 'Premises' shall include the residential flat, The term 'Allottee' shall include allottees of residential flat, agreed to be allotted.



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :

1. By virtue of the Deed of Conveyance dated 24/07/2008 and in compliance to the terms and conditions laid in clause (n) of the deed of conveyance

Babu
[Signature]

dated 24/07/2008 the builder/promoter hereby allot the allottee the residential flat No. 901, Floor no. 9th adm. 535 sq.ft carpet area in favour of the allottee, who is shown to be the party of the Second part in this Deed of Conveyance dated 24/07/2008 situate on the plot of land bearing City Survey No. 201, 201/1 to 5, being part of Survey No. 149, **House No. 3** together structures standing thereon situate lying and being at **Village Bhandup Taluka Kurla, Atmaram Bhoir Marg, Bhandup (West)** in the revenue village of Bhandup taluka Kurla within the limits of Greater Mumbai in the district and registration sub-district of Mumbai City and Mumbai Suburban shown on the plan hereto annexed as Annexure '5' and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the 'Premises').

2. The Promoter/builder shall construct residential building consisting of convenience shopping/showroom on a part of the ground floor and the balance part by stilt parking spaces, the first and second floor for podium car parking and eighteen/upper residential floors thereon (hereinafter referred to as the 'Building') in accordance with the building plans and specifications approved by the concerned local authority and the specifications given by the Promoter/builder which have been seen and approved by the Allottee. From time to time the Promoter/builder are entitled to make amendments variations and modifications to such sanctioned building plans as the Promoter/builder may deem fit or as may be required by the concerned local authority. The list of the amenities and specifications of the said Premises is set out in the Third Schedule hereunder written and out of the same building, the present flat is allotted to the allottee by way of registered conveyance.

3. The Promoter/builder shall observe, perform and comply with all the terms conditions stipulations and restrictions if any subject to which the concerned local authorities have sanctioned the plans.

4. The Allottee hereby expressly agrees confirms and declares as follows :

i) The Promoter/builder shall be entitled to use utilize consume or assign the available/unutilized F.S.I. or balance F.S.I. if any or the additional F.S.I. or T.D.R. or any other advantage benefit profit privilege or

Babu

करल-१		
१०१२३	३१	२०११
२०१५		

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the Plot)

ALL THAT piece or parcel of land admeasuring 1773.2 square meters or thereabout bearing City Survey No.201, 201/1 to 5, being part of Survey No.149, Hissa No.3 together with structures standing thereon situate lying and being at Village Bhandup, Taluka Kurla, Atmaram Bhoir Marg, Bhandup (West), Mumbai Suburban District and bounded as follows that is towards North side CTS No.199 and South side road 9.15 mtr wide road and East side 9.15 mtr wide road and West side land bearing CTS No.200.



THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

(Description of the Premises)

ALL THAT Flat/Showroom/Shop/Office bearing no १०१ admeasuring about ५३५ sq ft (carpet area including area of balconies) on the १st floor of the building to be known as 'Marshal Srishti' under construction on the said Plot described in the First Schedule hereinabove setout.

Babu
Shir

THE THIRD SCHEDULE HEREINABOVE REFERRED TO:

(List of Amenities and Specifications)

1. R.C.C.Frame Structure
2. Decorative entrance/ internal doors
3. One night latch of each flat
4. Modular Kitchen
5. Vitrified Tile Flooring
6. Cooking platform with Granite top and built-in-stainless steel sink having appropriate level of tiles dado
7. Full glazed tiles, dado and flooring in bath with ceramic tiles and full tiles dado in W.C. with wash basins
8. Premium Sanitary Ware & Bathroom Fittings
9. Powder coated aluminium silding windows

27

SIGNED SEALED AND DELIVERED)
THE withinnamed 'Promoter/builder')
Marshal Corporation through its)
Authorised Partner/ Signatory)
in the presence of K.D. Patil)
D. G. Patil)

SIGNED SEALED AND DELIVERED)
BY THE withinnamed 'Allottee')
Mr/Ms/Ms Kesarinath)
Atmaram Bhoir)
in the presence of K.D. Patil)
D. G. Patil)

WITNESSES :

करल-१		
१०१२३	३१	२०११
२०१५		

For Marshal Corporation
Babu *Shir*
Babulal X. Patil
Authorised Partner / Signatory



Patil
Shir

10. Interior wa
11. Connected C
12. Mini boiler/
13. Cement pair
14. Modular Swi
15. A number pla
16. High Speed E
17. Overhead an

THE FOUR

- 1 Common Lo
- 2 Common Sta
- 3 Water tanks.
- 4 Pump rooms.
- 5 Lifts.
- 6 Landings.



- 2 Pocket Terrac
- 3 Parapets and o
- 4 Recreation gr
- 5 Stilt/open car
- 6 Compound an
- 7 Lobbics/Passa

करल-१
१०१२३ ३१ २०११
PUNE OFFICE
Deccan Gymkhana, Pune 411004

1. My client
- Marshal
- under th
- at:-149,
- 400078
- the foll

Gen-229-3800 (2)

करल-१		
२०१२३	०१	२२

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
 No. CE/ 1211 /BPES/AS 18 JUN 2013

COMMENCEMENT CERTIFICATE

To, M/s. Marshall Corporation

Sir,

With reference to your application No. 032 dt. 02/04/2013

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. _____ on plot No. _____ C.T.S.No. 2.01/201/135 Divn/ Village / Town Planning Scheme No. Bhandup situated at Road / Street Atmaram Bhoir marg Bhandup (W) Ward S'coad the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back 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 of until occupation 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 be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the 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.
 - c) The Municipal Commissioner for Greater Mumbai 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 even 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.



2014-15		
90123	Gen	229
2014	22	227

The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The Municipal Commissioner has appointed Shri J. H. Talreja Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 17 JUN 2014

to shift slab as per approved plans dt. 27/02/2013

Copy to Architect:

H. J. Thakur

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

J. H. Talreja
18.06.2013

Executive Engineer (Building Proposal)
Eastern Suburbs - II
FOR

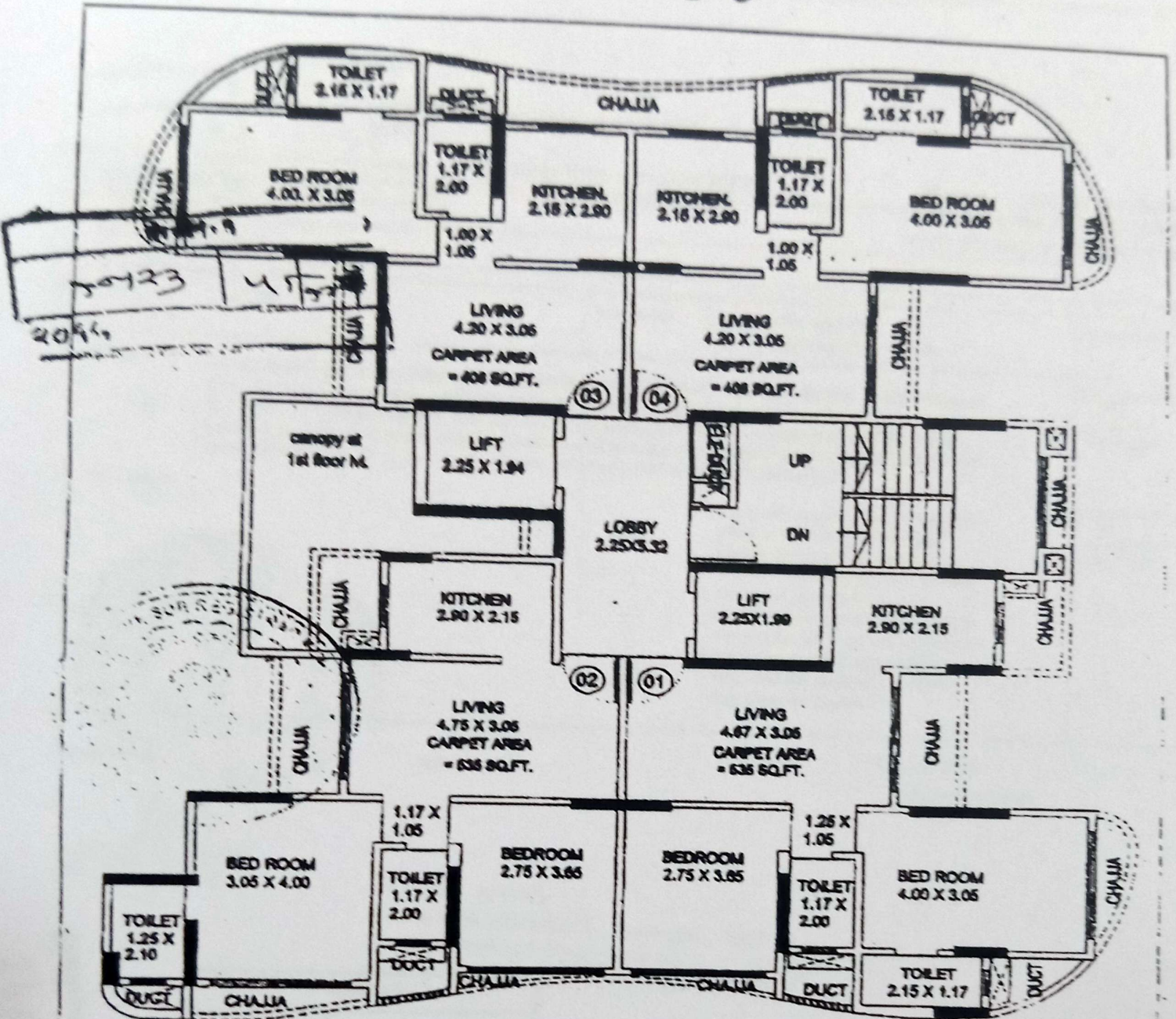
CBU / 211 / BPES / AS 17 2 MAR 2014

C.C. upto 5th floor as per approved plans
dt. 27/02/2013.

M. M. Talreja
12/03/14

Executive Engineer Building Proposal
(Eastern Suburbs.) - II

Annexure '6'



TYPICAL FLOOR PLAN

FLAT NO FLOOR

CARPET AREA SQ FT

FOR M/s. MARSHAL CORPORATION
Baker

PARTNER

For M/s. MARSHAL CORPORATION

PURCHASER



AGREEMENT

THIS AGREEMENT made at Mumbai on this 4th day of November 2015 between **Marshal Corporation** a firm registered under the Indian Partnership Act 1932 having their registered office at 149/03, Devipada, Gaondevi Road, Bhandup (W), Mumbai - 78 through its partner hereinafter referred to as the '**Promoter/builder**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being of the said firm, their survivors or survivor the heirs executors and administrators of such last survivor) party of the first part AND Mr./Mrs. Kesarinath Atmaram Bhoir
3, Shree Datta Prasad Co. OP. Housing Society Ltd.
M.D. Keni Marg, Near RBF Colony, Bhandup (E) Mumbai-42
hereinafter referred to as the '**Allottee**' earstwhile (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/theirs heirs executors administrators their survivors or survivor of them and the heirs executors and administrators of such last survivor/its successors and assigns) of the second part.

WHEREAS

a) By and under the Deed of Conveyance dated 24th July, 2008 [lodged for registration] [registered] with the Sub-Registrar of Assurances at Bandra under Serial No.BDR/04832/2008 on 24th July, 2008, executed by and between (1) Mr. Yashwant Atmaram Bhoir (2) Mr. Moreshwar Atmaram Bhoir (3) Mr. Pravin Atmaram Bhoir (4) Mr. Kesarinath Atmaram Bhoir (5) Mr. Ramakant Atmaram Bhoir (6) Mrs. Rujuta Sambhaji Mahadik nee Rukmini Atrmaram Bhoir (7) Mrs. Vimal Harishchandra Bhandari nee Vimal Atmaram Bhoir therein collectively referred to as the "Vendors" of the first part, AND Mrs. Sulochana Indrajit Bhaye as "The confirming party" of the second part AND Promoter/Builder herein as the "Purchaser" of the third part in the said Conveyance. Thereby the said original owners sold, granted, conveyed, transferred, assigned and assured to the said Owners/Promoter/builder their right, title and interest in respect of ALL THAT piece or parcel of land admeasuring 1773.2 square meters or thereabout bearing City Survey No.201, 201/1 to 5, being part of Survey No. 149, Hissa No. 3 together structures standing thereon situate lying and being at Village Bhandup Taluka Kurla, Atmaram Bhoir Marg, Bhandup (West), Mumbai Suburban District;

- b) By virtue of the said Deed of Conveyance dated 24/07/2008, the Builder/Promoter herein have undertaken to allot one flat admeasuring area 800 sq.ft built up on ownership basis to each of the vendors and confirming party therein, in lieu of the consideration of the said plot of land in the building to be constructed on the said plot.
- c) In the circumstances, the promoter/builder seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of land admeasuring 1773.2 square meters or thereabout bearing City Survey No. 201, 201/1 to 5, being part of Survey No. 149, Hissa No. 3 together with structures standing thereon situate lying and being at Village Bhandup, Taluka Kurla, Atmaram Bhoir Marg, Bhandup (West), Mumbai Suburban District and more particularly described in the First Schedule hereunder written and hereinafter referred to as the "said plot";
- d) In the circumstances as aforesaid the Promoter/builder became entitled to develop the said Property;

obtain and acquire such T.D.R. and utilise the same in the construction of such additional tenements having similar amenities and specifications;

करल-१		
२०१५		

- r) The Promoters/builder shall get amended and sanctioned, the building plans for the construction of the said Building on the said Plot utilising the aggregate F.S.I. including the said T.D.R., 0.33 F.S.I., Road F.S.I., Amenity Space, & Fungible F.S.I. to the extent of about 3947.74 sq.mts.;
- s) The promoter/builder has allotted and transferred the residential flat No. 901 admeasuring about 535 sq.ft. (carpet area inclusive of balconies) on the 9th floor of the said Building to be constructed on the said Plot shown on the plan thereof annexed hereto as Annexure '5' and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the 'Premises'); against which transfer of the land upon which the structure is constructed by the promoter/builder as per the terms settled by and between the vendors and the Allottee builder of the aforesaid plot of land vide conveyance deed No. 4832/2008, dated 24/07/2008 as mentioned in the said deed on page No.13 for allotment of one flat each to the vendor and confirming party of the said deed of conveyance dated 24/7/2008. The conveyance deed dt. 24.7.2008 is already duly stamped and stamp duty and registration fees is already paid there upon.
- t) The Promoter/builder have agreed to allot the Allottee the said Premises in lieu of the land sold to the promoter/builder by the allottee/s to the execution of price of plot already paid to them on 24/07/2008 and on the terms and conditions hereinafter appearing;
- u) In the foregoing Deed the term 'Premises' shall include the residential flat, The term 'Allottee' shall include allottees of residential flat, agreed to be allotted.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :

1. By virtue of the Deed of Conveyance dated 24/07/2008 and in compliance to the terms and conditions laid in clause (n) of the deed of conveyance

Balbir
Anil

dated 24/07/2008 the builder/promoter hereby allot the allottee the residential flat No. 901, Floor no. 9th adm. 535 sq.ft carpet area in favour of the allottee, who is shown to be the party of the Second part in this Deed of Conveyance dated 24/07/2008 situate on the plot of land bearing City Survey No. 201, 201/1 to 5, being part of Survey No. 149, ~~Hisa No. 3~~ together structures standing thereon situate lying and being at Village Bhandup Taluka Kurla, Atmaram Bhoir Marg, Bhandup (West) in the revenue village of Bhandup taluka Kurla within the limits of Greater Mumbai in the district and registration sub-district of Mumbai City and Mumbai Suburban shown on the plan hereto annexed as **Annexure '5'** and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the 'Premises').

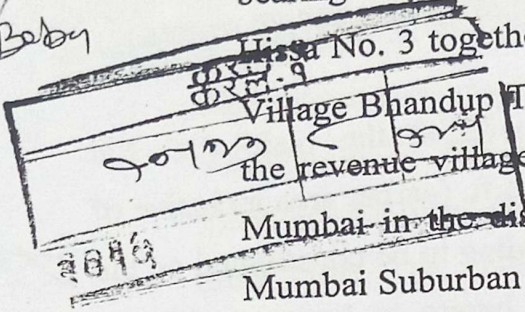
2. The Promoter/builder shall construct residential building consisting of convenience shopping/showroom on a part of the ground floor and the balance part by stilt parking spaces, the first and second floor for podium car parking and eighteen/upper residential floors thereon (hereinafter referred to as the '**Building**') in accordance with the building plans and designs approved by the concerned local authority and the specifications drawn by the Promoter/builder which have been seen and approved by the Allottee from time to time the Promoter/builder are entitled to make amendments variations and modifications to such sanctioned building plans as the Promoter/builder may deem fit or as may be required by the concerned local authority. The list of the amenities and specifications of the said Premises is setout in the Third Schedule hereunder written and out of the same building, the present flat is allotted to the allottee by way of registered conveyance.

3. The Promoter/builder shall observe, perform and comply with all the terms conditions stipulations and restrictions if any subject to which the concerned local authorities have sanctioned the plans.

4. The Allottee hereby expressly agrees confirms and declares as follows :

i) The Promoter/builder shall be entitled to use utilize consume or assign the available/unutilized F.S.I. or balance F.S.I. if any or the additional F.S.I. or T.D.R. or any other advantage benefit profit privilege or

Baby



Babu

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the Plot)

ALL THAT piece or parcel of land admeasuring 1773.2 square meters or thereabout bearing City Survey No.201, 201/1 to 5, being part of Survey No.149, Hissa No.3 together with structures standing thereon situate lying and being at Village Bhandup, Taluka Kurla, Atmaram Bhoir Marg, Bhandup (West), Mumbai Suburban District and bounded as follows that is to say 9.15 mtr wide road and East side 9.15 mtr wide road and West side land bearing CTS No.200.



THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

(Description of the Premises)

ALL THAT Flat/Showroom/Shop/Office bearing no 901 admeasuring about 535 sq ft (carpet area including area of balconies) on the 9th floor of the building to be known as 'Marshal Srishti' under construction on the said Plot described in the First Schedule hereinabove setout.

Bobby
Jand

THE THIRD SCHEDULE HEREINABOVE REFERRED TO:

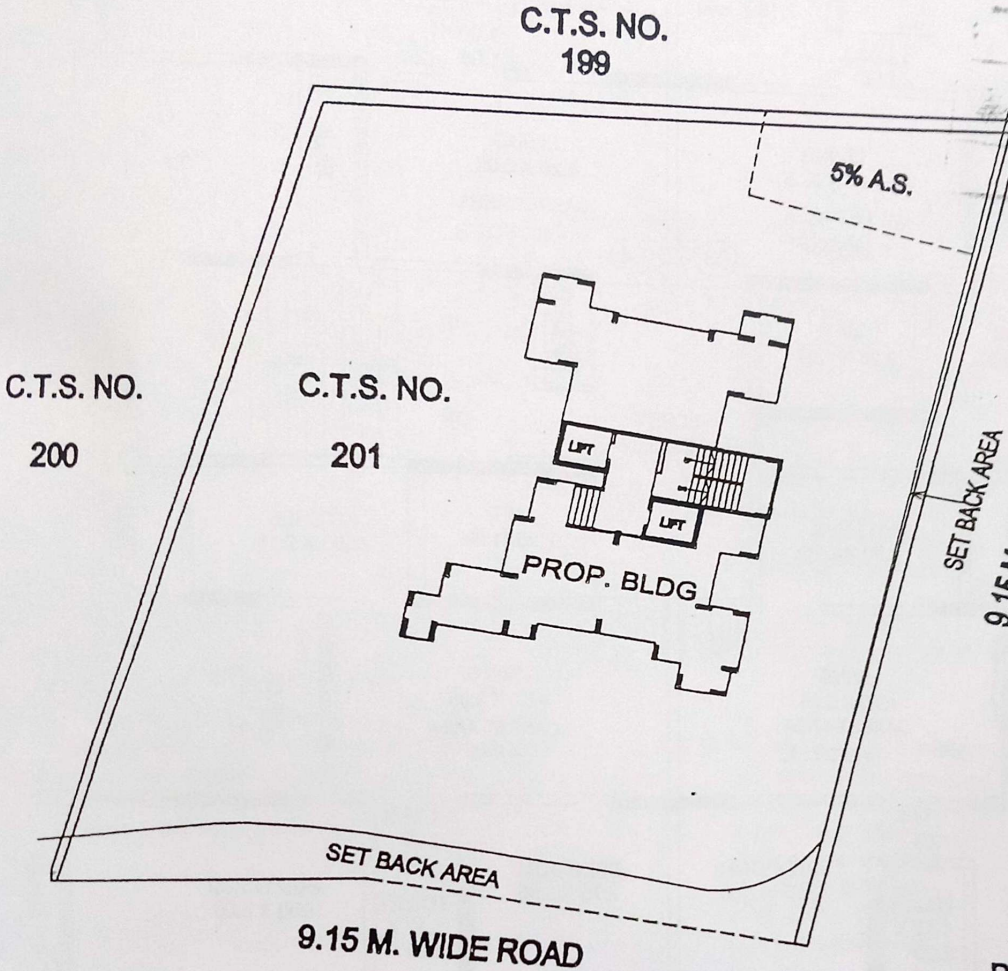
(List of Amenities and Specifications)

1. R.C.C.Frame Structure
2. Decorative entrance/ internal doors
3. One night latch of each flat
4. Modular Kitchen
5. Vitrified Tile Flooring
6. Cooking platform with Granite top and built-in-stainless steel sink having appropriate level of tiles dado
7. Full glazed tiles, dado and flooring in bath with ceramic tiles and full tiles dado in W.C. with wash basins
8. Premium Sanitary Ware & Bathroom Fittings
9. Powder coated aluminium sliding windows

Bobby
Jand

Annexure '5'

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२०१५	

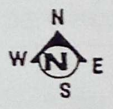
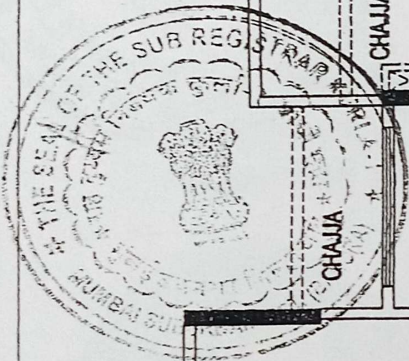
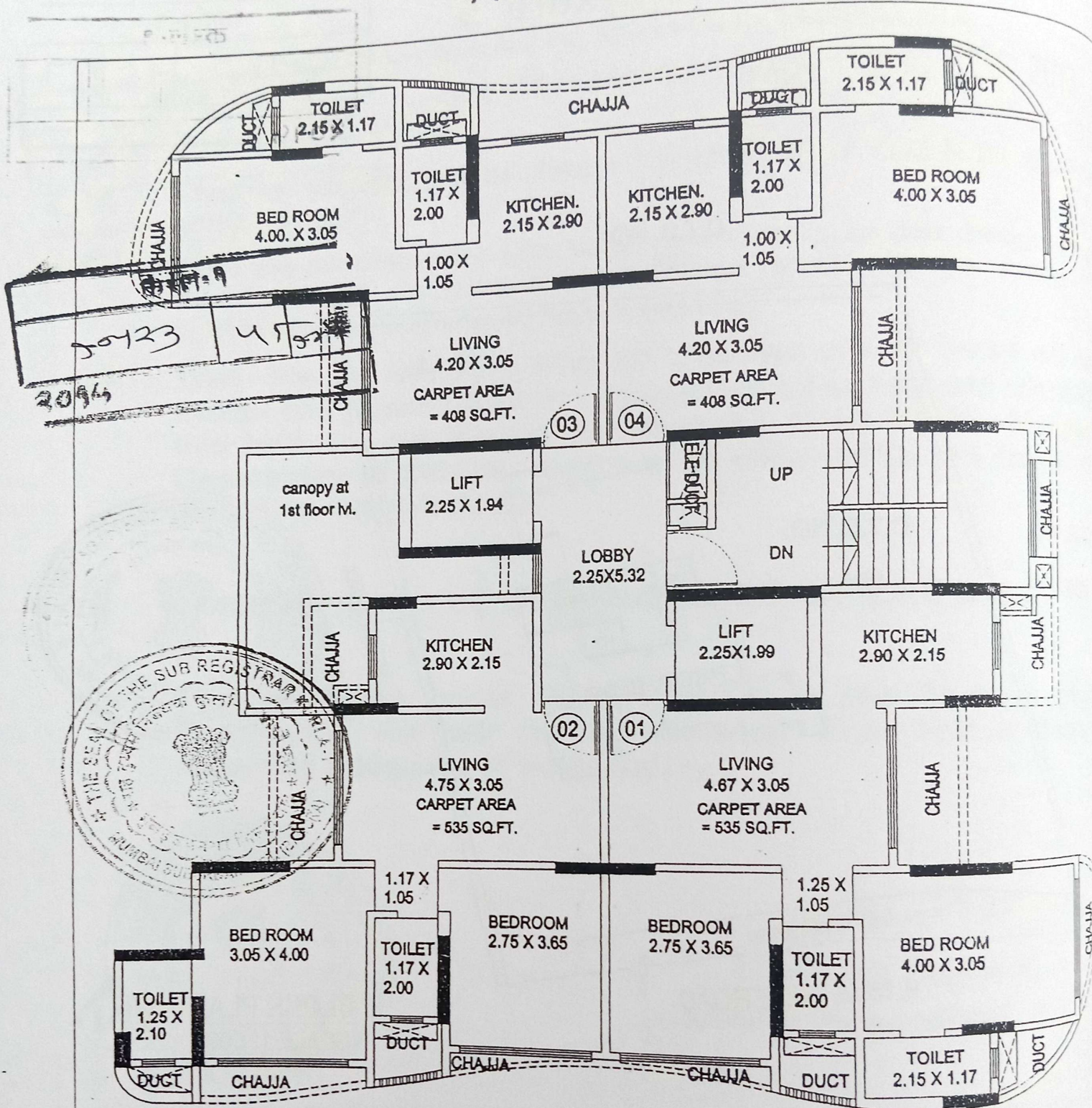


BLOCK PLAN
SCALE 1: 500



DESCRIPTION OF THE PROPOSAL	NAME OF THE OWNER	NAME OF THE ARCHITECT
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 201. 201/1 TO 5 OF VILLAGE BHANDUP, DEVIPADA GAMDEVI ROAD, BHANDUP (WEST), MUMBAI - 400 078.	FOR MARSHAL CORPORATION <i>Babli</i> M/s. MARSHAL CORPORATION PARTNER	H.J. THAKUR ARCHITECTS PVT. LTD. 3rd Floor, Srishti House, Opp. Arya Wadi, N.S.B. Road, Mulund (West), Mumbai - 400 080.

Annexure '6'



TYPICAL FLOOR PLAN

FLAT NO FLOOR

CARPET AREA SQ FT

FOR MARSHAL CORPORATION
Baba

PARTNER
 For M/s. MARSHAL CORPORATION

PURCHASER

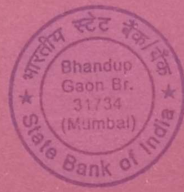
QUALIFICATION			
WHETHER RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR BANK OR ANY OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP	YES. COUSIN SISTER.		
OCCUPATION		RETIRED.	
INCOME FROM ALL SOURCES (Rs.)	-	4,50,000.	
PAN NO. / Form 60	BUHPB2551F	AKXPB1461F	
AADHAAR NO. (MANDATORY IF ELIGIBLE FOR SUBSIDY BENEFIT)	2754 1362 3922	2544 8995 1218.	
PASSPORT NO. (MANDATORY FOR STUDIES ABROAD)	Z7129562.		
OTHER OVD, IF ANY			
CURRENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	206, B-Wing, Jeevan Vihar CHS, off KOPAR KAR MARG, OPP TO NAHUR STATION, BHANDUP (E), MUM-42		
OFFICE ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	-	-	
PERMANENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	ROOM NO 3, SHRI DATTA PRASAD CHS, MD KENI MARG, BHANDUP VILLAGE, BHANDUP (E), MUM - 400042.		
MOBILE NUMBER	9892784788	9967893684.	
E-MAIL ID	mayuresh.bhoir123@gmail.com	Kesarinath.bhoir02@gmail.com	
SOCIAL MEDIA HANDLE (LINKEDIN, FACEBOOK, INSTAGRAM, TWITTER, ETC.)	Mayuresh Bhoir. mk_bhoir	KA	
ADDRESS FOR CORRESPONDENCE [TICK (✓) OPTIONS AS APPLICABLE]	CURRENT ADDRESS / OFFICE ADDRESS / PERM ADDRESS		

(III) PRESENT BANKER DETAILS

Global Ed-Vantage Loan

FILE NO.

RLMS-427241017029721



Previous File No. _____

Tel. _____
 M. _____
 Fax _____

From _____
 To _____

Address _____

Name of Subject _____

MAYURESH KESARINATH BHOIR
 9892784788
 B.M - Siddhesh
 8097528969

SBI - 31734

Tarachand - 8169054993
 (SS252602)

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR	18/10/24	L.G. Naik
VALUATION	18/10/24	Vasudeva
SITE		
LOAN A/C		
T.D.		
D.E.		

Sundram
SPRING FILE
No. 1 Executive