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2029

FORM 'A'  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966  
No. CE/ 6533 /BPESIA N  
COMMENCEMENT CERTIFICATE - 6 AUG 2010

To,  
AVI HOUSING  
UNIT NO. 2, VADHANI INDUSTRIAL ESTATE, L.B.S  
MARG, GHATKOPAR (W)



Sir,  
With reference to your application No. 7408 Dated 6-3-2010 for  
Development Permission and grant of Commencement Certificate under Section 45 & 46 of  
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  
Building No.            on plot No. 9410 C.T.S. No. 102,123(P.T), 124(P.T) OF VILLAGE  
GHATKOPAR AND 2265(P.T) OF VILLAGE GHATKOPAR - KIROL Divn/Village/Town Planning  
Scheme No.            situated at Road / Street            Ward L&M Ward the  
Commencement Certificate/Building Permit is granted on the following conditions:-

1. The land vacated on 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 & 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 of 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 event shall be deemed to have carried out the development work in contravention of Section 43 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. 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. P.P. Raut  
Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45  
of the said Act.

5 AUG 2011

This CC is valid upto             
c.c. upto planth i.e. upto Basement top as per approved plan dtd. 5-4-2010  
For and on behalf of Local Authority  
The Municipal Corporation of Greater Mumbai

Architect :-

sd/r  
Executive Engineer, Building Proposal  
Eastern Suburb - II/12

Copy forwarded for information  
and necessary action please.

sd/r  
E.E.B.P.(E.S.)-II/12

Scanned by CamScanner

करल- ५		
१७०७६	६४	३३०
२०१९		

6533 ~~XXXXXX~~ 25 APR 2013  
 C.C. upto plinth i.e. upto basement top as the  
 plans approved on the plot numbers 9, 10 & 11  
 bearing C.T.S. Numbers 102 (N), 123 (PT), 124 (N)  
 of village Ghatkopar & C.T.S. No. 2265 (PT) of  
 Village Ghatkopar - Kiroi as per the amendment  
 dt 01/04/2013



6533 ~~XXXXXX~~ 113 AUG 2013  
 C.C. for podium + 1st to 4th floor (top slab)  
 approved plans dated 01/04/2013.

Executive Engineer Building Proposal  
 (Eastern Suburbs) - II  
 13-08-2013



upto terrace level i.e. upto height of 43.5m AGL  
 as per approved plans dated 28/06/2016.

Assistant Engineer Building Proposal  
 Eastern Suburbs L & N Ward

Road.  
2018

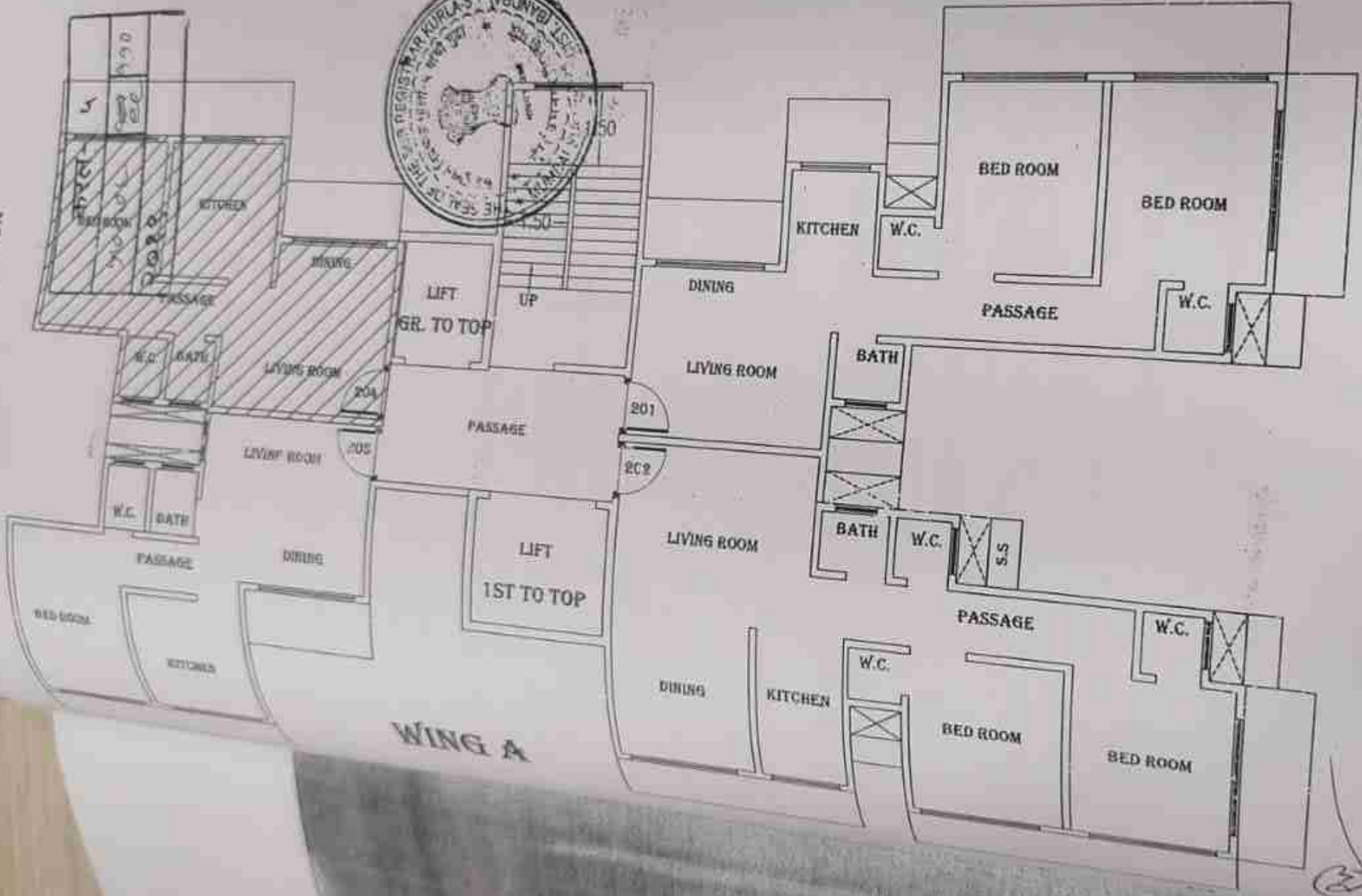
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204H

PRODUCED BY AN AUTODESK STUDENT VERSION



PRODUCED BY AN AUTODESK STUDENT VERSION



WING A

9.20M. WIDE D.P. ROAD

PRODUCED BY AN AUTODESK STUDENT VERSION

"Annexure K"

१	१२	३४
२०		

SCHEDULE HEREINABOVE REFERRED TO  
(the said premises)

Undivided 100% share, right, title and interest of Someshwar Premises CHS Ltd, registered under the Maharashtra Co-Operative Societies, Act 1960, Flat No. 204, 2<sup>nd</sup> Floor, A wing, Plot No 9,10,11, Avis Vraj-A-Paradise, Someshwar Premises CHS Ltd, Garden Lane, LBS Marg, Ghatkopar West, Mumbai 400086 and bearing Registration No. (BDM/GEN/S18) and incidental thereto the right to possess, own, occupy use and enjoy Residential Flat admeasuring new area of 437 sq.ft. carpet and as per RERA 458 sq.ft. carpet with one Car Parking of the building known as "Someshwar Premises CHS Ltd" belonging to the aforesaid Society, the benefits of the deposits including inter alia, sinking fund and all the amounts lying to the credit in the books and records of the aforesaid Society in respect of the aforesres.



करल - 9		
4804	0	38
2020		

मिशन 01 2112

*Kuma*

DEED OF GIFT

THIS DEED OF GIFT is made at Mumbai this 19<sup>th</sup> day of August 2020 between

SHRI BATUKLAL NANDLAL SHAH AND SMT JYOTI BATUKLAL SHAH residing

at Flat No. 204, 2<sup>nd</sup> Floor, A wing, Avis Vraj-A-Paradise, Plot No 9,10,11, Someshwar

Premises CHS Ltd, Garden Lane, LBS Marg, Ghatkopar West, Mumbai 400086

hereinafter referred to as "THE DONORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors and administrators ) of the ONE PART.



AND

MR. KUMAR BATUKLAL SHAH, of Mumbai Indian Inhabitant residing at Flat No. 204,

2<sup>nd</sup> Floor, A wing, Avis Vraj-A-Paradise, Plot No 9,10,11, Someshwar Premises CHS Ltd,

Garden Lane, LBS Marg, Ghatkopar West, Mumbai 400086

hereinafter referred to as "THE DONEE" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators ) of the OTHER PART.

*[Signature]*

मिशन 01 2112

*Kuma*



20/08/2020

सूची क्र.2

दस्तावेज क्रमांक : मह ६. नि. कुर्ला १  
दस्तावेज क्रमांक : 5475/2020  
नोंदणी :  
Regn:83m

गावाचे नाव : घाटकोपर

(1) विवेचनाचा प्रकार	बळीसपत्र
(2) मोबदला	0
(3) बाजारभावाप्रमाणे बाजारभावाच्या बाबतचा नोंदणी देतो की घटनेद्वारे ते मसुदा करावे	6858301.5
(4) घु-भावात पोटहिसा व परतबांधाचे (जसल्यास)	1) पातिकेचे नाव: Mumbai Ma.na.pa. इतर वर्गीत जवळिका नं. फ्लॉट नं. 204, ए-विंग, माळा नं. 2 रा मजला, इमारतीचे नाव: अवीस ब्रज-ए-पॅरडाईस, ब्लॉक नं. घाटकोपर पश्चिम, मुंबई 400086. रोड नं: गार्डन लेन, एल.बी.एस. मार्ग, इतर पाहिती: सोमेश्वर प्रिमावसिस कॉ-ऑप. ही. सोसायटी जी, प्लॉट नं. 9, 10, 11, एकूण क्षेत्र 437 चौ. फूट कार्पेट व रेरा प्रमाणे 458 चौ. फूट कार्पेट, वडील व आई मुलांना अवीस देत आहे. सी.टी.एस. नं. 2258(पार्ट), 102(पार्ट) व 124/4, गौजे घाटकोपर-किरोळ, सोबत एक कार, पाकिंग सहित ( C.T.S. Number : 2265 ; )
(5) क्षेत्रफळ	1) 51.08 चौ.मीटर
(6) आकाराची किंवा जुडी देण्यात येतील	
(7) दस्तऐवज करून घेणा-या/विहीन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश जसल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-बदुकलाल नंदलाल शाह वय:-70; पत्ता:-फ्लॉट नं.204 , ए-विंग, 2 रा मजला, अवीस ब्रज-ए-पॅरडाईस, घाटकोपर पश्चिम, गार्डन लेन, एल.बी.एस. मार्ग, घाटकोपर वेस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400086 पॅन नं:-AAFPS0839C 2): नाव:-व्णोटी बदुकलाल शाह वय:-68; पत्ता:-फ्लॉट नं.204 , ए-विंग, 2 रा मजला, अवीस ब्रज-ए-पॅरडाईस, घाटकोपर पश्चिम, गार्डन लेन, एल.बी.एस. मार्ग, घाटकोपर वेस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400086 पॅन नं:-AJNPS5243B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश जसल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कुमार बदुकलाल शाह वय:-40; पत्ता:-फ्लॉट नं.204 , ए-विंग, 2 रा मजला, अवीस ब्रज-ए-पॅरडाईस, घाटकोपर पश्चिम, गार्डन लेन, एल.बी.एस. मार्ग, घाटकोपर वेस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400086 पॅन नं:-AFWPS4810F
(9) दस्तऐवज करून दिव्याचा दिनांक	19/08/2020
(10) दस्त नोंदणी केल्याचा दिनांक	19/08/2020
(11) जतुक्रमांक, बंड व पृष्ठ	5475/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14) शेर	

दस्तावेजासाठी विचारात घेतलेला परीक्षेचा:-

ड्राफ्ट शुल्क आकारताना निवडलेला मुद्देद :-:

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.

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

Integrated Governance enabling You to Do Business Easily  
It is necessary to update Relevant records of Property/ Property tax after registration of document.  
Copies of this transaction have been forwarded by Email ( dated 19/08/2020 ) to Municipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.

