

17 October, 2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 10616/2016

नोंदणी 63

Regn. 63m

- गावाचे नाव : कान्हेरी
- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला रु.5,350,000/-
- (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) रु.5,345,500/-
- (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

432, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: ऑफिस नं 401, माळा नं: 4, इमारतीचे नाव: वी विंग सागर निवास, ब्लॉक नं: कार्टर रोड नं 5 राय डोंगरी, रोड : बोरीवली ईस्ट मुंबई 400066  
36.24 चौ.मीटर

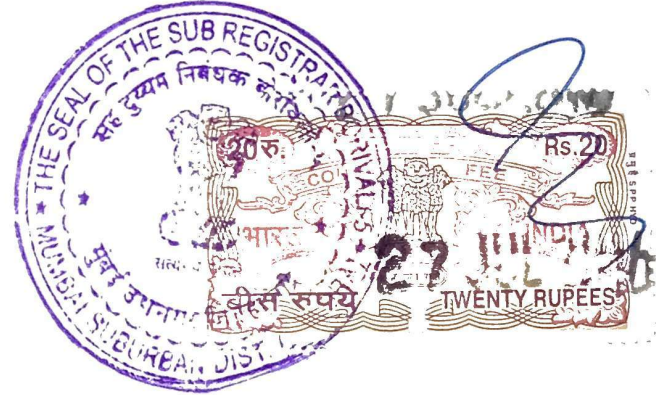
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1) नाव:- अनिल डी जैन ; वय: 55;  
पत्ता :-प्लॉट नं: 302, माळा नं: 3, इमारतीचे नाव: अक्षिता सीएचएस लीमीटेड, ब्लॉक नं: प्लाट नं 208 टीपीएस III बोरीवली वॅस्ट मुंबई , महाराष्ट्र, मुम्बई.  
पिन कोड:- 400092  
पॅन नंबर: ADIPJ9994M

1)नाव:- सोमिल आर मेहता ; वय:39;  
पत्ता:-प्लॉट नं: ए-101, माळा नं: 1, इमारतीचे नाव: जगन्नाथ अपार्टमेंट, ब्लॉक नं: रोकडीया लेन, रोड नं: बोरीव मुंबई , महाराष्ट्र, मुम्बई.;  
पिन कोड:- 400092;  
पॅन नं:- AFYPM1062R;

2)नाव:- पूर्णिमा आर मेहता ; वय:61;  
पत्ता:-प्लॉट नं: ए-101, माळा नं: 1, इमारतीचे नाव: जगन्नाथ अपार्टमेंट, ब्लॉक नं: रोकडीया लेन, रोड नं: बोरीव मुंबई , महाराष्ट्र, मुम्बई.;  
पिन कोड:- 400092;  
पॅन नं:- AJWPM7498R;

- (9) दस्तऐवज करून दिल्याचा दिनांक 15/10/2016
- (10) दस्त नोंदणी केल्याचा दिनांक 17/10/2016
- (11) अनुक्रमांक,खंड व पृष्ठ 10616/2016
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क रु.267,500/-
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क रु.30,000/-
- (14) शेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

खरी प्रत

*(Signature)*

सह. दुय्यम निबंधक बोरीवली क्र. 5  
मुंब. पनगर, जेन्हा.





पावती

Original/Duplicate

Monday, October 17, 2016

नोंदणी क्र.: 39म

12:36 PM

Regn.: 39M

I 24 32 P

पावती क्र.: 11845 दिनांक: 17/10/2016

गावाचे नाव: कान्हेरी  
दस्तऐवजाचा अनुक्रमांक: बरल-5-10616-2016  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: सोमिल आर मेहता

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 540.00  
पृष्ठांची संख्या: 27

एकूण: रु. 30540.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
12:55 PM ह्या वेळेस मिळेल.

सह दु.नि.क-बोरीवली 5

सह दुय्यम निबंधक बोरीवली क्र. ५,  
मुंबई उपनगर जिल्हा

बाजार मुल्य: रु. 5345500/-

मोबदला रु. 5350000/-

भरलेले मुद्रांक शुल्क : रु. 267500/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-  
डीडी/धनादेश/चे ऑर्डर क्रमांक: MH003264917201617S दिनांक: 17/10/2016  
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 540/-

*Vinil P. Mehta*

**BORIVALI - 5**

Delivery Date.....

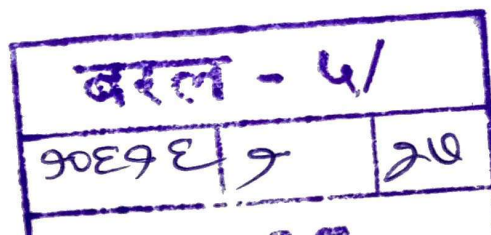


Summary-2( दस्त भाषावारा भाग - २ )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20161017804	17 October 2016, 01 24 32 PM			
मूल्यांकनाचे वर्ष	2016				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	85-कणेरी ( बोरीवली )				
उप मूल्य विभाग	85/384भुभाग उत्तरेस गाव सीमा, पुर्वेस द्रुतगती महामार्ग, दक्षिणेस गाव सीमा व पश्चिमेस रेल्वे लाईन				
सर्व्हे नंबर /न भू क्रमांक	सि टी.एस. नंबर#432				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौरस मीटर
40800	83700	147500	211700	83700	
<b>बांधीव क्षेत्राची माहिती</b>					
मिळकतीचे क्षेत्र-	36 24चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर-	Rs.147500/-
उद्ववाहन सुविधा-	आहे	मजला	Ground floor To 4th floor		
मजला निहाय घट/वाढ = 100% apply to rate= Rs 147500/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार नविन दर )+ खुल्या जमिनीचा दर ) = ( ( (147500-10800) * (100 / 100 ) )+40800 ) = Rs 147500/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 147500 * 36 24 = Rs 5345400/-					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य मेझॅनाईन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य - वरील गच्चीचे मूल्य + बदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोंवतीच्या खुल्या जागेचे मूल्य = A + B + C + D + E + F + G + H = 5345400 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs 5345400/-					

Home

Print



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन 20\_\_

1. दस्तावा प्रकार : काराणामा अनुच्छेद क्रमांक : 24 (ख)
2. सादरकर्त्याचे नांव : श्री. सोमेश रमेश मेहरा
3. तालुका : बेरीकोपी 4. गावाचे नांव : कावरी
5. नगरभुमापन क्रमांक / सर्व्हे क्र. / अंतिम भुखंड क्रमांक : 832
6. मूल्य दरविभाग (झोन) : ८५ उपविभाग 3८४
7. मिळकतीचा प्रकार :- खुली जमिन / निवासी / कार्यालय / दुकान / औदयागिक / १४७५००
8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : ३६.२४ कास्पेट/बिल्टअप/सुपर बिल्टअप/चौ. मीटर/फुट
9. कारपार्किंग : — गच्ची : — पोटमाळा : —
10. मजला क्रमांक : ४ उदवाहन सुविधा :- आहे / नाही
11. बांधकाम वर्षे : — घसारा : —
12. बांधकामाचा प्रकार :- आरसीसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : — ज्यान्वये दिलेली घट / वाढ
14. लिट् अँड लायसन्सचा दस्त :  
निवासी / अनिवासी  
1. प्रतिमाह भाडे रक्कम : —  
असमत रक्कम / सो गावू भाडे : —  
कालावधी : —
15. निर्धारित केलेले बाजारमूल्य :- ५३,४५,५००
16. दस्तामध्ये दर्शविलेला मोबदला :- ५३,५०,०००/-
17. देय मुद्रांक शुल्क :- २,६७,५००/- 18. भरलेले मुद्रांक शुल्क :- २,६७,५००/-
19. देय नोंदणी फी :- ३००००/-

$$MV = 36.28 \times 147500 = 53,45,800/-$$

लिप्रीक

सह दुय्यम निबंधक

बरत - ५/		
१०६९६	२	२०
२०२६		

महाराष्ट्र शासन  
**GOVERNMENT OF MAHARASHTRA**  
 ई-सुरक्षित बैंक व कोषागार पावती  
**e-SECURED BANK & TREASURY RECEIPT (e-SBTR)**

14076037672993

Bank/Branch: IBKL - 6910259/BORIVALI (WEST)  
 Stationery No: 14076037672993  
 PMT Txn id : 96590732  
 Print DtTime : 04-Aug-2016@18:35:01  
 ChallanIdNo: 69103332016080451212  
 GRAS GRN : MH003264917201617S  
 District : 7101-MUMBAI  
 Office Name : IGR194-BRL5\_JT SUB REGI

StDuty Schm: 0030045501-75/STAMP DUTY  
 StDuty Amt : R 2,67,500/- (Rs Two, Six Seven, Five Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment  
 Prop Mvblty: Immovable  
 Consideration: R 53,50,000/-  
 Prop Descr : OFFICE NO B 401, SAGAR NIWAS, CARTER RD NO 5, RAI DONGRI, BORIVALI EAST, MUMBAI, Maharashtra, 400066

Duty Payer: PAN-AFYPM1062R, SOMIL RAMESH MEHTA  
 Other Party: PAN-ADIPJ9994M, ANIL D JAIN

Bank official1 Name & Signature

*Gumesh Reddy*

Bank official2 Name & Signature

12766

*Borivali*  
12785P



Space for customer/office use

Please write below this line



बल - ५/		
9089E	3	20
२०८६		



**AGREEMENT FOR SALE**

This Agreement of Sale/Sale Deed is made at Mumbai on this 15<sup>th</sup> day of OCTOBER, 2016.

*[Signature]*  
VENDOR

*[Signature]*  
PURCHASER  
Purnima R. Mehta

**AGREEMENT FOR SALE**

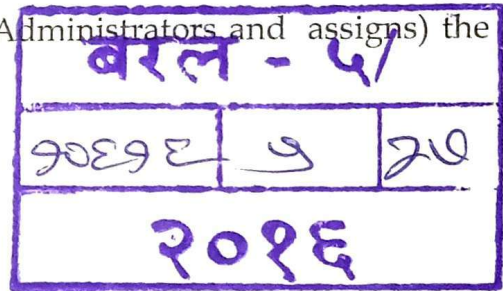
THIS AGREEMENT FOR SALE is made and entered into at Mumbai, this 15<sup>th</sup> day of OCTOBER of Christian year Two Thousands Sixteen;

**BY AND BETWEEN**

**MR. ANIL s/o DEVICHAND JAIN**, Aged 54 years, Adult, Indian Inhabitant, residing at Flat No.302, 3<sup>rd</sup> floor, **AKSHITA CO-OPERATIVE HOUSING SOCIETY LTD.** Plot No.208, TPS III, Vasant Rao Chogle Road, Borivali (West), Mumbai 400-092 hereinafter called and referred to as the **"VENDOR"** (which expression shall unless it be repugnant to the meaning or context thereof shall mean and include his heirs, legal representatives, executors and Administrator) the Party of the **FIRST PART;**

**AND**

(1) **MR. SOMIL RAMESH MEHTA**, Aged about 39 years, and (2) **MRS. PURNIMA RAMESH MEHTA**, Aged about 61 years Both Adults, Indian Inhabitant of Mumbai residing at A-101, Jagannath Apartment, Rokadia Lane, Borivali (West), Mumbai - 400 092 hereinafter referred to and called as **"THE PURCHASERS"** (which expression shall unless it be repugnant to the meaning or context thereof shall mean and include their their respective heirs, executors, Administrators and assigns) the Party of the **SECOND PART.**



**WHEREAS:-**

a. By virtue of the Allotment Letter dated 5<sup>th</sup> February 2009 Mrs. Poornima Anil Jain acquired a residential premises being Office No.401, 'B' Wing, 4<sup>th</sup> Floor, Sagar Niwas, Carter Road No.5, Rai Dongri, Borivali (East), Mumbai - 400 066 admeasuring about 325 sq.fts. carpet area situated on the land bearing Survey No. 30 (Part), corresponding C.T.S. 432, 432/1 to 6 of Village Kanheri, Taluka

*(Handwritten signatures and names)*  
P. Mehta  
mehta

Borivali within the Registrar of District and Sub-District of Mumbai City and Mumbai Suburban. (Hereinafter referred to as "THE SAID Office" for the sake of brevity) more particularly mentioned in the Schedule hereunder written;

b. A Co-operative Housing Society of the said Building has Not been formed and registered as required under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the occupants of said building have not made members of Sagar Niwas Co-operative Housing Society A-Wing which is annexed to the said Building.

c. By Gift Deed dated 31<sup>st</sup> December 2012, duly registered at Sub-Registrar of Assurances at Borivali-2 vide serial No.BRL-7/1984/2013 Mrs. Poornima Anil Jain therein referred to as Donor transfer all her rights, title and interest in the said Office to her husband Mr. Anil Devichand Jain herein referred to as the Vendor.

d. Pursuant to Gift Deed dated 31<sup>st</sup> December 2012, Mr. Anil Devichand Jain becomes the Owner of the Office.

e. Mrs. Poornima Anil Jain put her husband Mr. Anil Devichand Jain in exclusive use, occupation and possession of the said Office


f. the Vendor has agreed to sell the said Office on what is known as ownership basis, to the Purchasers;

g. the Vendor is seized and possessed of the said Office which is acquired by him as mentioned above;

h. the Vendor has agreed to sell the said Office and transfer all his rights, title and interest in the said Office acquired by him as mentioned above in favour of Purchasers;



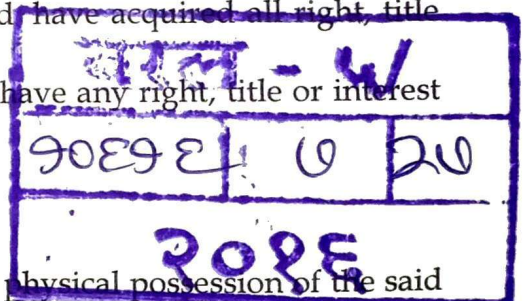
बाल - ५१		
१०६१६	६	२१०
२०१६		

  
Anil R. Mehta  
R. Mehta

i. the Vendor has agreed to transfer all his rights, title and interest in the said Office which the Purchasers have agreed to purchase from the Vendor for the fixed amount of Rs.53,50,000/- (Rupees Fifty Three Lakhs Fifty Thousand Only) and hence, these presents.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HEREUNTO AS UNDER :-**

1. The aforesaid recitals shall form an integral part of this Agreement.
2. The Vendor agree to sell, transfer, convey and assign the said Office more particularly mentioned in the Schedule hereunder written to the Purchasers for lump-sum consideration of Rs.53,50,000/- (Rupees Fifty Three Lakhs Fifty Thousand Only) all and singular the beneficial rights, title, interest and property of the Vendor to the Purchasers.
3. That on or before execution of this agreement the Purchasers have paid a sum of Rs. ~~44,00,000/-~~ (Rupees FORTY FOUR LAKHS Only) to the Vendor (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same doth hereby discharges for the Purchasers):
4. The Purchasers agree to acquire all right, title and interest in the said Office and Vendor shall cease to have any right, title or interest in the said Office.
5. The Purchasers become Owners of the said Office and have acquired all right, title and interest in the said Office and Vendor shall cease to have any right, title or interest in the said Office .
6. The Vendor agree to put the Purchasers in actual and physical possession of the said Office and the Purchasers shall continue to be in possession of the said Office hereafter as the Owners thereof.



*Handwritten signature or initials.*

*Handwritten signatures and initials at the bottom of the page.*



7. The Purchasers have seen the said Office and shall not raise any objection on the requisition of the area, title etc thereof.
8. The Vendor declare that he has not received any notice for acquisition or requisition of the said Office.
9. At present in the Records of the Developers name of the Vendor is recorded as Member of the proposed Society and the Vendor hereby agree to get the said Office transferred in favour of the Purchasers in the records Developer or of the proposed society.
10. The Purchasers agree and undertakes to take over and be bound by all the obligations undertaken or agreed to by the Purchaser under the said agreement including the obligations to join and become a members of Sagar Niwas co-operative housing society Ltd., "A" Wing or separate new society that will be formed by or on behalf of the Office purchasers in the said building and to sign all forms and papers in connection therewith as per law.
11. It is agreed that all proposed Society's dues, outstanding up to handing over the possession of said Office, including the Municipal Taxes and Water Charges, outgoing and other dues shall be paid by the Vendor and after handing over possession of said Office to the purchasers all such future dues shall be paid by the Purchasers.
12. The Vendor agrees to pay all the dues outstanding in respect of the said Office;
13. The Vendor doth hereby covenant with the Purchasers that he shall from time to time and at all times at the request and costs of the Purchasers do execute or caused to be done and executed all acts, deeds, matters, things, documents and

बसल - ५/		
२०९९	<	२०
२०१६		



*[Handwritten signature]*

*[Handwritten signature]*

writings whatsoever for better and further more perfectly and absolutely getting the said Office and every part thereof transferred in favour of Purchasers in the records and register of the said Developer.

14. The Vendor agree to hand over all original documents of title in respect of the said Office to the Purchasers.

15. The Vendor do hereby assures the Purchasers that the said Office is not subject matter of any dispute either in any Court or outside Court in any manner whatsoever.

16. The Purchasers will hold the said Office subject to the bye-laws of the Society.

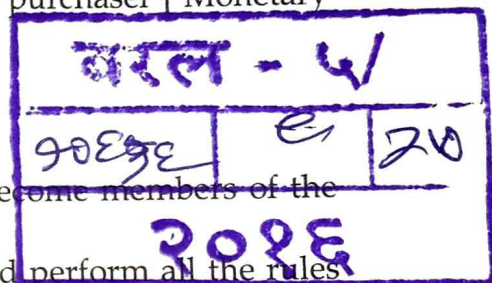
17. The Vendor has already given NOC for redevelopment of said building in which the said Office is situated in favour of M/S **SHREE NIRALA CONSTRUCTION** and the said NOC is binding upon the Purchasers and the Purchaser shall not create any third party right after this agreement is registered.

All benefits of redevelopment right will be enjoyed by the purchaser [ Monetary as well as increase in area

18. The Purchasers doth hereby agree and consent to become members of the said Sagar Niwas society and to abide by and observe and perform all the rules

and regulations and bye-laws of the said Society from time to time in force provided all the occupants of said building becomes members of said Society and the said society accept all occupants of said building as a members. . .

19. The Vendor declare and confirms that by virtue of sale of the said Office in favour of the Purchasers, the Vendor hereby give his 'NO OBJECTION' for transfer of the Electric connection under Account No.900000318117 Meter No. L0040476 in respect of the said Office in the name of Purchasers or any one of



R. Mehta

R. Mehta

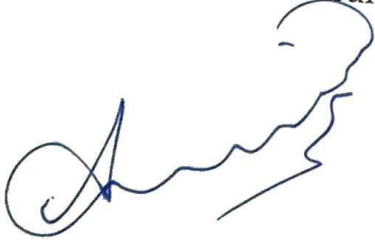
them and the Vendor further declare and confirm that there are no outstanding or claims of the Electricity bill of the said Office in any respect whatsoever.

20. On execution of these present the Vendor transfer and assign all his right, title, interest, claim, share, facilities, amenities etc. in respect of the said Office acquired by him under Gift Deed dated 31<sup>st</sup> December 2012 in favour of the Purchasers.
21. It is agreed that all Stamp Duty and Registration charges arising out of this transaction in respect of the said Office shall be borne by the Purchasers only.
22. Each party shall have to bear and pay their respective advocate's fees.

IN WITNESS WHEREOF THE PARTIES HEREUNTO HAVE SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS AGREEMENT ON THE DAY AND YEAR FIRST HEREINABOVE MENTIONED.

THE SCHEDULE ABOVE REFERRED TO

Office No.401, 'B' Wing, 4<sup>th</sup> Floor, Sagar Niwas, Carter Road No.5, Rai Dongri, Borivali (East), Mumbai - 400 066 admeasuring about 325 sq.fts. carpet area situated on the land bearing Survey No. 30 (Part), corresponding C.T.S. 432, 432/1 to 6 of Village Kanheri, Taluka Borivali within the Registrar of District and Sub-District of Mumbai City and Mumbai Suburban.



Punjimer-12-Mehhta

Punjimer-12-Mehhta



बरल - ५/		
१०६९६	१०	२१०
२०१६		

SIGNED AND DELIVERED )

by the within named "VENDOR" )

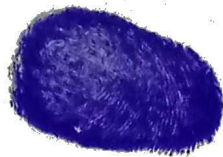
MR. ANIL s/o DEVICHAND JAIN )

PAN No. ADIPJ9994M )

in the presence of..... )

1. PANKAJ PATEL *Pankaj*

2. BHAVESH PATEL *B.M. Patel*



*Anil D. Jain*



SIGNED AND DELIVERED )

by the within named "PURCHASERS" )

1) MR. SOMIL RAMESH MEHTA )

(PAN No. AFYPM1062R )

2) MRS. PURNIMA RAMESH MEHTA )

PAN No. AJWPM7498R )

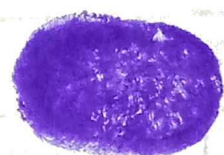
in the presence of ... )

1. PANKAJ PATEL *Pankaj*

2. BHAVESH PATEL *B.M. Patel*

*Somil R. Mehta*

*Purnima R. Mehta*



**RECEIPT**

Received with Thanks from within named Transferees a sum of Rs. 44,00,000/-  
(Rupees FOURTY FOUR LAKHS ONLY as part  
payment against the consideration cost for the sale of Office No.401, 'B' Wing, 4<sup>th</sup>  
Floor, Sagar Niwas, Carter Road No.5, Rai Dongri, Borivali (East), Mumbai - 400 066.

WITNESSES :



I SAY RECEIVED

*Anil D. Jain*  
(MR. ANIL D. JAIN)  
VENDOR

बरल - ५/		
१०६१८	११	२०
२०१६		

# माल-मसौच्या रजिस्टर मधील

तालुका : दोरोवली, जि. ...



शीट नंबर	प्लॉट नंबर	समाप्ती	सुरक्षा भरलेल्या साधना अथवा मंडळाचे पत्रिका व ती केल्या बदलाच्यो
...	9379...	...	...

वह्याद्विधा हाय  
 मध्य बांधण्याचे नाव-हफा कसा प्राप्त झाला ? की परत तयार झाल्या की परत :

पहेंधार  
 एतर बोज  
 एतर बेंदे



शारीत	न्यायहार	वहाल्युम नंबर	नाम अथवा अर्थ	साक्षात्कार
...	...	...	...	...
...	...	...	...	...

**माल - ५/**  
**१०६९५७३ - २०**  
**२०१६**



प्रमाण पत्र	...	...	...	...
...	...	...	...	...
...	...	...	...	...

**बदल - ३**  
**३६०**  
**२००७**

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

NO. CHE/ A-2480 /BP(WS)/AP/AR

ISSUED

COMMENCEMENT CERTIFICATE

13th June 2003

To Smt. P.A. Jain  
C.A. to Owner

Sir, With reference to your application No. \_\_\_\_\_ dated. 21.05.03 for Development Permission and grant of Commencement Certificate under Sector 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 bldg. on plot bearing C.T.S. No. 432 of village Kanheri at premises at Street Carter Road No. 5 Village Borivali (East) Plot No. \_\_\_\_\_ situated at Borivali (East) Ward \_\_\_\_\_

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.
  - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is 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. 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.

2025  
20

The Municipal Commissioner has appointed Shri R.C. Nacrale Assistant 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 Plinth

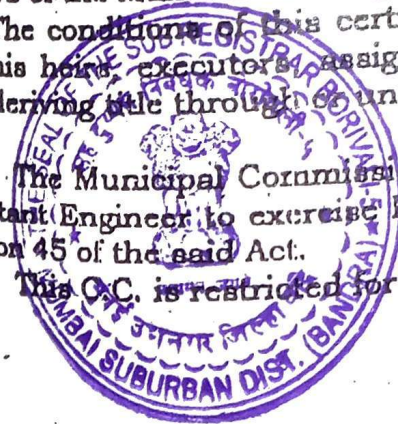
For and on behalf of Local Authority  
Brihanmumbai Mahanagarपालिका

sd-/ 13.6.03

Asst. Engineer, Building Proposal (West Sub)  
P' & R' Wards

FOR

FOR GREATER MUMBAI



8) This C.C. is now re-endorsed for work upto plinth level as per amended plans approved dated 04.06.04.

ISSUED on 24th June 2004

sd/- 24.6.04  
A.E.B.P. R/N

9) This C.C. is now further extended for the work of Gr.+ Six upper floors except flat no.2 on Sixth floor as per approved plan dated 04.06.04.

ISSUED on 3rd Sept. 2004

2 JUN 2007

certified True Copy

sd/- 3.9.04

EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W.S.) B-Ward

A.E.B.P. (R/N)

10) This C.C. is now further extended for the entire work of Gr + six upper floors as per approved plans dated 4-6-2004.

2 JUN 2007

*[Handwritten signature]*  
2/6/07  
E.E.B.P.W.R

*[Handwritten signature]*  
TRUE COPY  
JAIN ANIL D.  
(LS-No. J/17/LS)

बाल - ५१		
२०२९९	९९	२०
२०२६		



**NO OBJECTION CERTIFICATE**  
**TO WHOMSOEVER IT MAY CONCERN**

✓  
This is certify that Mr. Anil Devichand Jain is the owner of Office No. 401 in the building known as Sagar Niwas B – Wing Situated at Carter Road No.5 Rai Dongri, Borivali East, Mumbai 400066. There is no outstanding dues towards maintenance, we have no objection in above mentioned member selling his office No. 401 to Mr. Somil R. Mehta and Mrs. Purnima R. Mehta. The said Office is admeasuring 325 sq. Ft. Carpet.

This certificate is issued as per the request of the member.

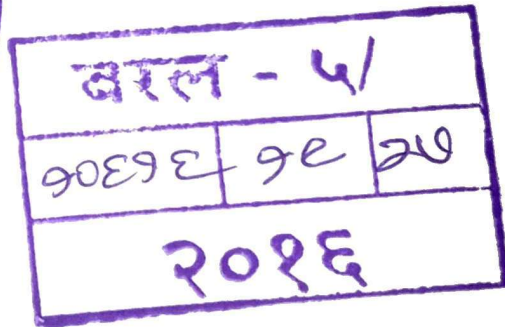
Thanking you,

Your's Faithfully,

**PUNIL CONSTRUCTION CO.**

**P.A. Jain**

**Proprietor**







**TATA POWER YOUR POWER BILL** Lighting up Lives!

Name : Anil Devichand Jain ✓  
 Address: 401, CTS-432,,SAGAR NIWAS,CARTER ROAD NO.5, KOLDONGIRI,PUNIL CONSTRUCTION COMPANY NR NEELKANTH Borivali (E),Mumbai,400066  
 Consumer Number: 9000 0031 8117  
 Bill No 92125393771  
 Bill Date 20.04.2016  
 Tariff cat LT II(a) - Commercial 0-20 KW  
 Bill Period 17.03.2016 To 16.04.2016  
 Next Meter Reading Date 16.05.2016  
 Bill Month APR 2016  
 MRU W1418403  
 Meter No. L0040476  
 Consumer Welcome  
 Metered Units 376  
 Type of Supply 1PHASE  
 Units Billed 413  
 Zone NZ01

Amount	5,093.00
charges	0.00
Payable	-268.00
Deposit	4,825.00
Balance	550.00

CALL : 1-800-209-5161 (24 x 7 Toll Free No.)  
**FIRE / ACCIDENT 25774399**  
 For online payment & for a complete list of offline bill payment options, Log on to cp.tatapower.com  
 For further communication, please write to customercare@tatapower.com

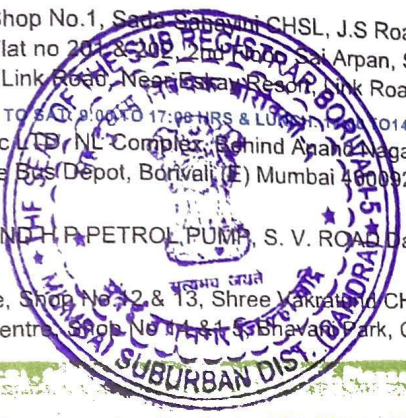
Amount On or Before Disc Date- 04.05.2016 Rs. 4,784.00  
 Amount available last month Rs. 23

Bill Amount On or Before Due Date- 05.05.2016 Rs. 4,825.00  
 \*Due Date applicable for current bill amount only. Past dues payable immediately

Bill Amount After Due Date- 05.05.2016 Rs. 4,927.00

**CUSTOMER RELATIONS AND BILL PAYMENT OPTIONS** (यातक सेवा एव विल भुगतान विकल्प)

- Power Bill Collection Centre Shop No.1, Sada Sabawani CHSL, J.S Road, Near Rustomjee International School, Dahisar (W) Mumbai 400068.
- Power Bill Collection Centre Flat no 201 & 202, Sai Arpan, Sai Complex, P G Vora Rd, Mira Road (E) Mumbai 401107.
- 2nd Floor, Ekta Milan Building, Link Road, Near Sakinaka Resort, Link Road, Borivali (W) Borivali (W) Mumbai 400092.
- Power Customer Relations Centre -MON TO SAT 9:00 TO 17:00 HRS & LUN SAT 10:00 TO 14:30 HRS; 2ND & 4TH SATURDAY: 9:00 TO 13:00 HRS
- Shop No. 4, Bheem Co-op Hsg Soc. LTD, NL Complex, Behind Anand Nagar, Dahisar (E) Mumbai 400068
- Shop No. 1, Pada Road, Opp. Magathane Bus Depot, Borivali (E) Mumbai 400092.
- Drop Box, ADHAMAN INDUSTRIES BEHIND H.P.PETROL PUMP, S. V. ROAD Dahisar (E) Mumbai 400068.
- Power Customer Care Centre, Shop No. 12 & 13, Shree Yakkrao CHS Sarvodaya Complex, Opp Golden Nest Mira Road (E) Thane 401107.
- Power Customer Relations Centre, Shop No. 1 & 11, Sphavari Park, Geeta Nagar Bhayander (W) Thane 401105



बिल - W  
 9089 E 29 20  
 2016



Dear Consumer, Interest on Security deposit and Advance amount accrued for FY'16 has been credited in this bill. This credit reflects in the "Outstanding Amount" section on the reverse of this bill.

- Tips to Save Electricity**
- Switch off the lights and fans when not in use
  - Switch off the mains when the appliances are not in use.

*S. P. Joglekar*  
 Sunil Joglekar  
 Chief - Distribution Customer Services  
 05:22,21.04.2016

**THE TATA POWER COMPANY LIMITED**

Consumer No	9000 0031 8117 / Old No. 2188140	Consumer Name	Anil Devichand Jain	Bill Amount	4,825.00
Bill No	92125393771	Bill Date	20.04.2016	Cash Denomination.	
Due Date	05.05.2016	Discount Date	29.04.2016		
Cheque Date		Discounted Amount	4,784.00		



Payment should be made by crossed cheque/DD in favour of TATA POWER CA.NO. 9000 0031 8117  
 Payment with cheque/DD with Name, Bill No., Mobile no. on the reverse.  
 We do not issue post dated or outstation cheques.