

H/A

CPPCSL/ADMN/ A-109/ 179/ 2013

09/07/2013

Mrs. Hemlata Shetty
Unit No A-109 Crystal Plaza ,
New Link Road,
Andheri (W),
Mumbai-400053

Madam, Mrs. Hemlata Shetty

Sub:- Agreement Copy of your Unit No A--109 Crystal Plaza

It has been observed from our records that you still haven't submitted a copy of the Registered Agreement of your Unit, along with zeros of the Registration & Stamp duty paid receipts.

Kindly do so at the earliest.

With Kind Regard,

Yours sincerely,




Kishor Chendiakar
(Manager)

From :-

HEMLATA SHETTY
Unit No.109 / Wing :- "A", FIRST FLOOR,
CRYSTAL PLAZA
NEW LINK ROAD,
ANDHERI (W), MUMBAI-53

04th October, 2010

CONSENT LETTER

To,

The Investigating Officer/ The Superintendent,
The Assistant Assessor & Collector, K-West Ward,
Mumbai Municipal Corporation.
3rd Floor, Opp. Andheri BEST Bus Station, Swami Vivekanand Marg,
Andheri (West), Mumbai-58.

Respected Sir,

**Sub: Individual Property Tax bill with effect from
01/04/2010 onwards in respect of Unit No.109 in
Wing "A "on FIRST Floor "CRYSTAL PLAZA" Andheri
(W), Mumbai. Ward No. KW-5611 (B4-B5), Property No. 00111720
SAC No. KW1514124090000.**

I/ We hereby give my/our consent for issuance of Individual separate Property Tax bill with effect from 01/04/2010 onwards in respect of my/our **Unit No.109 in Wing "A "on FIRST Floor** in CRYSTAL PLAZA, Andheri (West), Mumbai.

Name on the Bill : **HEMLATA SHETTY**
Address of Correspondence : As above /

Please do the needful at the earliest .

Yours truly,

(HEMLATA SHETTY)

CC:-To, Parekh Brothers-n-sons, Crystal Shopping Arcade, S.V.Road, Santacruz
(West), Mumbai -54



Parekh Brothers - n - Sons

Builders and Developers

ADMN. OFF.: CRYSTAL SHOPPING ARCADE,
1ST FLOOR, S. V. ROAD, OPP. INDIAN BANK,
SANTACRUZ (WEST), MUMBAI-400 054.
TEL. : 2610 5401 • 2610 5382 • FAX : 2610 5400
WEBSITE : www.crystalsinmumbai.com
E-MAIL : info@crystalsinmumbai.com

Date: 15/01/2009

BY HAND DELIVERY

To,
Smt. Hemlata S Shetty
A-202, Ashoka Tower,
Yari Road, Versova,
Andheri (w), Mumbai 400 061

Sir,

Sub: Sale of Unit No. 109 in Wing A on 1st Floor in the building known as Crystal Plaza, situated at Oshiwara Village, Andheri Link Road, Andheri (w), Mumbai 400 053, bearing CTS NO. 613 and 614.

By our letter dated 25/02/2006, we have requested you to execute an Agreement for Sale and register the same. We have also requested you to pay a sum of **Rs.53,475/-** towards Security Deposit, water, electric meter, fire cess deposit, development charges, etc. towards your said Unit.

Though nearly three years have been elapsed you have failed and neglected to register the sale agreement and pay the said deposit amounts.

As the rateable value of our building has been finalized and the property tax in respect of your Unit is also determined by MCGM, the property tax is due from you from 18/11/2005 to 31/03/2009 works out to Rs.1,64,097/-. Apart from this an amount of Rs.48,791/- is due from you towards maintenance charges from 18/11/2005 to 31/03/2009.

In the circumstances, you are requested to pay the said amounts of Rs.1,64,097/-, Rs.48,791/- and Rs.53,475/- towards Property Tax, maintenance charges and Society deposit respectively within 15 days from the date hereof. Failing which we will be compelled to



Parekh Brothers - n - Sons

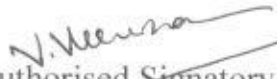
Builders and Developers

ADMN. OFF.: CRYSTAL SHOPPING ARCADE,
1ST FLOOR, S. V. ROAD, OPP. INDIAN BANK,
SANTACRUZ (WEST), MUMBAI-400 054.
TEL. : 2610 5401 • 2610 5382 • FAX : 2610 5400
WEBSITE : www.crystalsinmumbai.com
E-MAIL : info@crystalsinmumbai.com

charge interest @21% p.a. A copy of details of amounts due from you is enclosed for your ready reference and for necessary action.

Thank you

Yours faithfully
For Parekh Brothers-n-Sons


Authorised Signatory

BILL NO. 64
Date 31-12-08
 Unit No/ Wing : 109/A Floor : First
 Name of Unit Purchaser : **Hemlata Shetty**



From	To	Property Tax As per Latest Bill	Rateable Value
18-11-05	31-03-05	14065	33340
01-04-05	30-09-05	18754	33340
01-10-05	31-03-06	18754	33340
01-04-06	30-09-06	18754	33340
01-10-06	31-03-07	18754	33340
01-04-07	30-09-07	18754	33340
01-10-07	31-03-08	18754	33340
01-04-08	30-09-08	18754	33340
01-10-08	31-03-09	18754	33340
164097			

Maintenance Charges From	To	No of Days	Per Day Maintenance	Amount
18-11-05	31-03-09	1,229	39.70	48,791

Total Maintenance & Property Tax

212,888

SOCIETY & OTHER DEPOSITS

53475

Balance Outstanding

266,363

Parekh Brothers-N-Sons 1-4-2002

Crystal Shopping Arcade
1st, Floor, Opp. Indian Bank,
S.V.Road, Santacruz (West)
Mumbai : 400054

Hemlata Shetty - A-109
Ledger Account

1-Apr-2002 to 19-Feb-2016

Page 1

Date	Particulars	Vch Type	Vch No./Excise Inv.No.	Debit	Credit
					12,07,500.00
18-11-2005	By CORPORATION BANK OD 40003	Receipt			
	Others		18-11-2005 12,07,500.00 Dr		
	Ch. No. :273800/18.11.05, CITI BANK N.A. - MUMBAI				
				12,07,500.00	12,07,500.00
	To Closing Balance			12,07,500.00	12,07,500.00
					12,07,500.00
1-3-2007	By Opening Balance				
31-3-2007	To A109 SALES PLAZA	Journal	138	12,07,500.00	
	BEING DEPOSIT RECEIVED FROM UNIT PURCHASER NOW TRANSFERRED TO SALES ACCOUNT.				
				12,07,500.00	12,07,500.00

Lipatlie