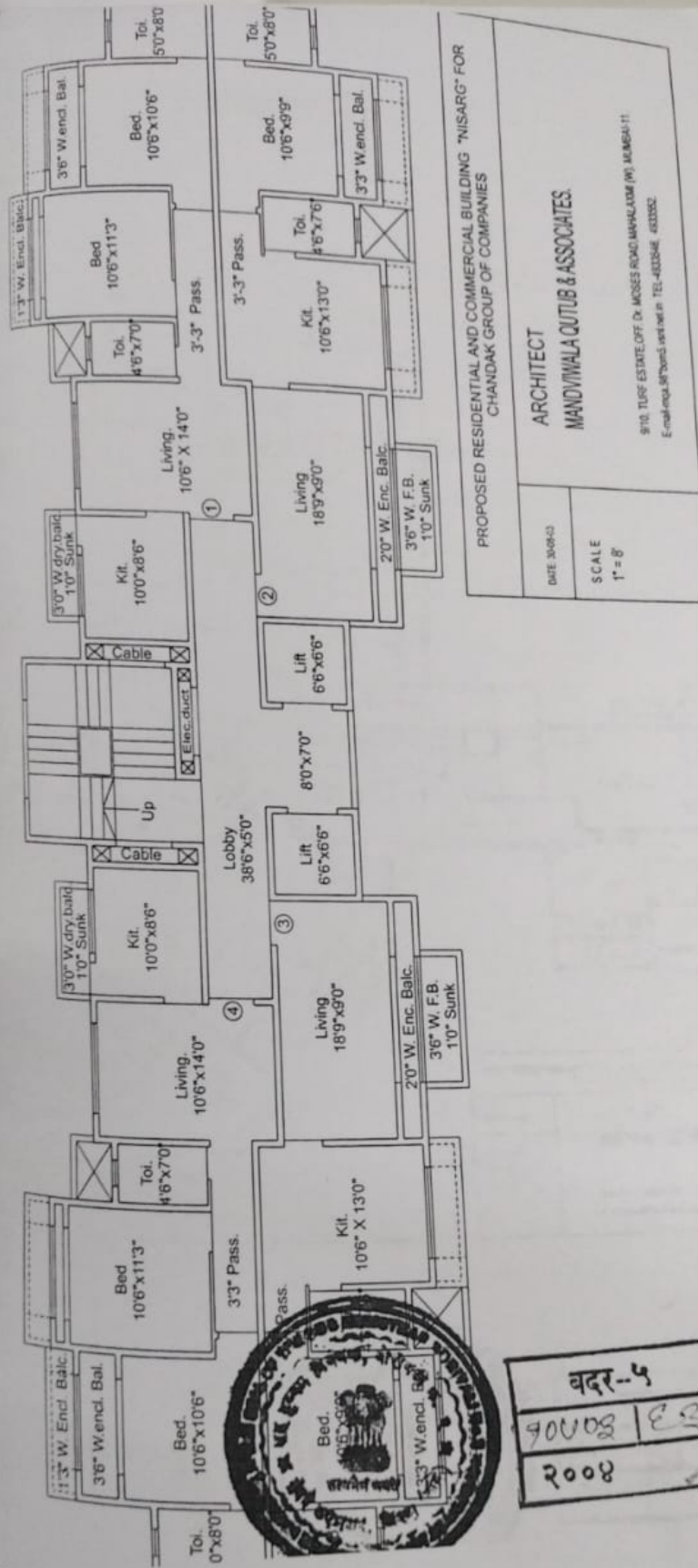
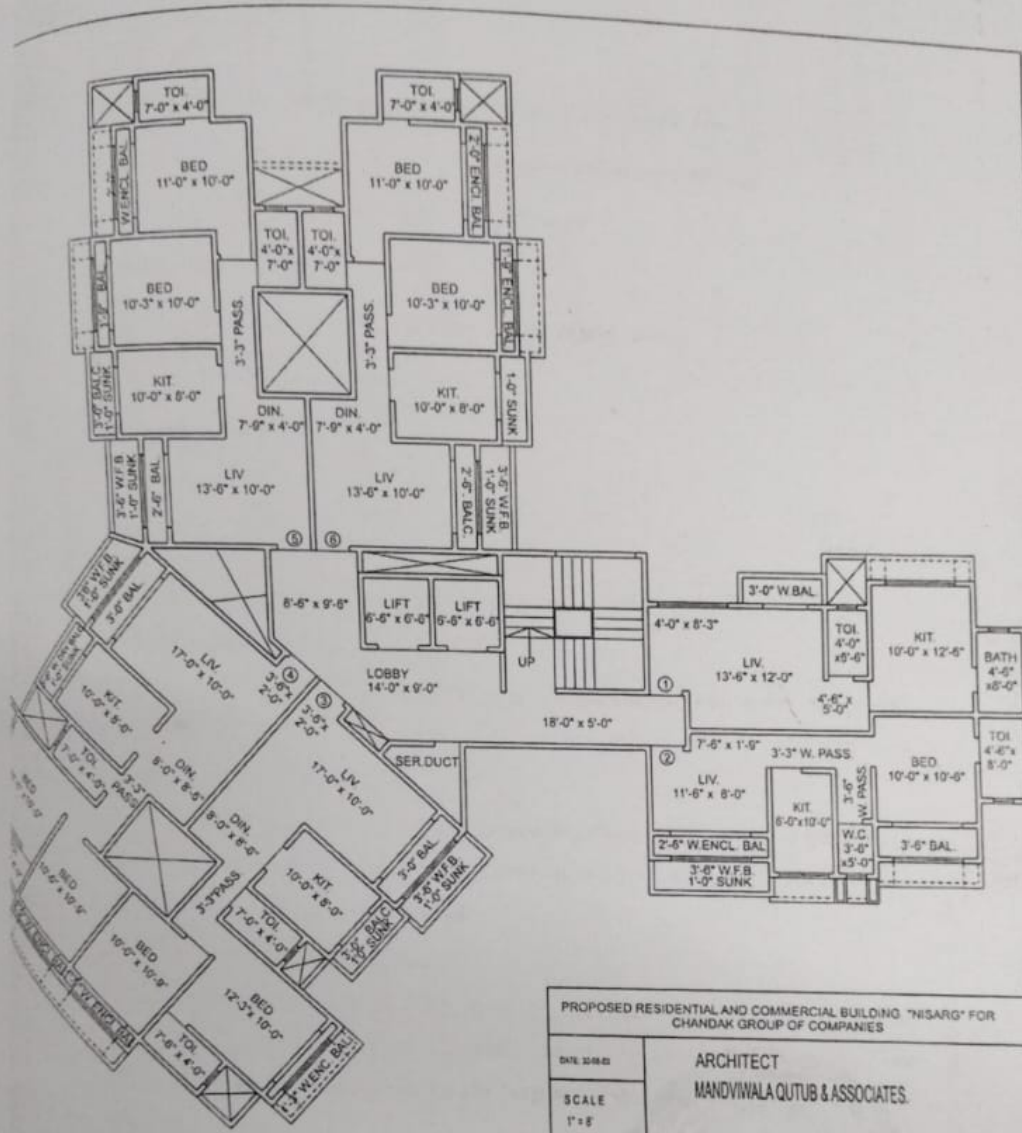


Agreement





PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING "NISARG" FOR CHANDAK GROUP OF COMPANIES

DATE: 20/08/08	ARCHITECT
SCALE	MANDIVILA QUTUB & ASSOCIATES.
1" = 8'	
5/10 TURF ESTATE, OFF. D: MOSES ROAD, MAHALAXMI (W), MUMBAI-11 E-mail: mpq58@yahoo.com and net.in TEL: 4332546, 4332552	



वदर-५
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reemem pr.

00

Office of the
Ex. Eng. Bldg. Free W.A.P. & R. W. 20
Of. BANGALORE, Ambekar Market Bldg.
Kandivali (West), Mumbai-400 062

BRIHANMUMBAI MAHANAGARPALIKA

NO. CHE/000490-EE(WB)/AR. [1-8 DEC 2007]

To,
M/s. Conwood Agencies Pvt. Ltd.
C.A. to A.W. Pereira & Others.

Subject: Permission to occupy the completed bldg. no.1 on
Sub-Plot 'A' of sector no 6 bearing CTS No. 126-
A/28/3 of village Kandivali at Mahavir Nagar,
Kandivali (West)

Reference: Your Arch's letter dated: 31-01-2007.

Sir,

The development work of building No. 1 comprising of Wing
A1-Ground (pt) + Stilt (pt) + 10upper floors, Wing B1-Ground (pt) +
Stilt (pt) + 7upper floors and Wing B2- Basement (pt) + Ground(pt) +
Stilt (pt) + 10upper floors on Sub-Plot 'A' of sector no.6 bearing CTS No.
126-A/28/3 of village Kandivali at Mahavir Nagar, kandivali (West) is
completed under the supervision of Shri. B.S.Barot, Licenced
Surveyor having Lic.No.B-52, Shri Shrinivas Mahemuni, Licenced
Structural Engineer, having Licence No.STR/M/91 and Lic. Site
Supervisor Shri. Mohan G. Manekar having Lic. No. M/108/SS-I
may be occupied on the following conditions:-

1. That the certificates U/s 270-A of B.M.C. Act shall be
obtained from A.E.W.V. R/South and a certified copy of
the same shall be submitted to this office.
2. That this occupation certificate is issued subject to the final
orders of the court under No. 1179 of 2004.



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Dender

CHE/A-0130/BPWS/AR

This c.c. is now valid for & extended further for entire work of wing C & D only i.e. pt. Gr + pt. stilt + 7 upp flrs

10 SEP 2001

Disin
A.E.B.P. (R/S)

बदर - ६/
०३२५ | ६५१०८
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9. This c.c. is now valid for & extended further for entire work of wing E only i.e. pt. Gr + pt. stilt + 7 upp flrs.

11 SEP 2001

Disin
A.E.B.P. (R/S)

10. This c.c. is now valid for & extended further for entire work of wing C, D & E i.e. pt. Gr + pt. stilt + 8 upp flrs & recondensed upto pt. stilt slab level of wing F & G as per approved plans dt. 2.3.02.

127 MAR 2002

Mishra
A.E.B.P. (R/S)

11. This c.c. is now valid and further extended for entire work i.e. Gr (part) + stilt (part) + seven upper floor of wing F only and stilt + seven upper floor of wing G only as per approved plan dated 2.3.2002.

7 MAY 2002

Mishra
7/5/02
A.E.B.P. (R/S)

12. This c.c. is now valid and further extended for work of wing A, B & H upto stilt slab level and upto stilt level of wing F, as per approved plan dated 21.5.2003

23 SEP 2003

1 JUL 2003

Disin
A.E.B.P. (R/S)

13. This c.c. is now valid and further extended for the entire work of wing F i.e. ground + 7 upper floors only as per approved plans dt. 21.5.2003.

Disin
A.E.B.P. (R/S)



बदर-५
१०००३ | ६४
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MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 1A) - E/
 NO. CHE/A-0190/BP (WS) AR/AR

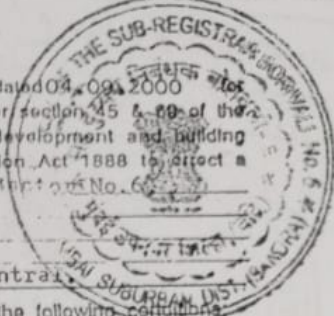
30 MAR 2001
 20384/ER 90L
 2028

COMMENCEMENT CERTIFICATE

To,
 M/s Conwa Agencies Pvt.Ltd.,
 C.A. to A.M. Pereira & Others.

Sir,

With reference to your application No. 1611 dated 04.09.2000 for Development Permission and grant of Commencement Certificate under section 45 & 46 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 34B of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed Bldg. No.1 on Section No. 6 at premises at Street --- Village Kandivali Plot No. --- situated at Kandivali(West), 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 & 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 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 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 condition 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 S.B. Uchagaonkar, Assistant Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This work is restricted for work upto (pt) plinth level and Wings C, D, E & G only as per approved plans dated For and on behalf of Local Authority
 29.03.2001. Brihanmumbai Mahanagarpalika

Prin
 Asst. Engineer, Building Proposal (West. Sub.)
 20/3/01



बदर-५
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 २००८

BREEZY CORNER CO-OPERATIVE HSG SOC. LTD

Registration No. MUM/WR/HSG/TC/14389/2008-2009 Dated: 01/01/2019
90-FEET ROAD MAHAVIR NAGAR KANDIVALI-W MUMBAI-400067

Bill for the Month of July to September 2024

Flat No. : B-2 / 504 Flat Area : 1,085.00 SqFt Bill No. : 178
Name : Smt USHA M. GOHIL Bill Date : 01/08/2024
Bill For : JULY,AUGUST, SEPTEMBER 2024 Due Date : 31/08/2024

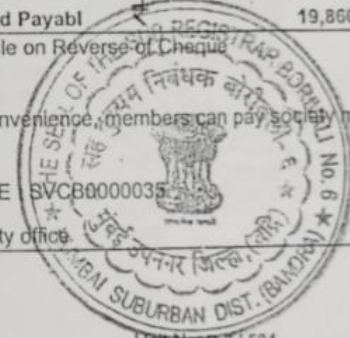
Sr.	Particulars Of Charges	Amount
1	Sinking Fund collection	813.00
2	Repair Fund collection	1,629.00
3	Maintenance Charges	13,200.00
4	Municipal Taxes	3,018.00
5	Parking Charges- 4 Wheeler	900.00
6	Garbage Outsourcing Charges	300.00

E.&O.E.		Sub Total	बरल - ६/	19,860.00
Principal Outstanding	0.00	Interest On Principal Arrears	२०३४५ ९२ ९०८	0.00
Interest Outstanding	0.00	Previous Arrears	२०२४	0.00
Total Outstanding Amount	0.00	Total Due Amount and Payabl		19,860.00
Rupees Nineteen Thousand Eight Hundred Sixty Only				

Notes: 1-Please Pay the Bill on or Before Due Date and Mention your Flat No. and Mobile on Reverse of Cheque
2-Delayed Payment will be Charged Interest @21%p.a.
3-Since society has opened saving account with SVC Bank Ltd., to provide payment convenience, members can pay society maintenance online as details mentioned below.

SVC Bank Ltd. Account no. BREER00000B2504 IFSC CODE SVCB0000035

4. Cheque payment may not be accepted. Any further details/help please contact society office



R E C E I P T

Received with thanks from **USHA M. GOHIL**
Details of payments received are as under: Period :- **01/05/2024 To 10/08/2024**
Unit No: B-2/504

Receipt	Date	Chq No.	Chq Date	Bank & Branch	Towards bill no.	Amount
66	08/06/2024	000100	08/06/2024	UCO BANK,	76 ,Bill Date: 01/05/2024	19,860.00
Total :						19,860.00

Rupees nineteen thousand eight hundred sixty only
(Subject to Realisation of Cheque)

For BREEZY CORNER CO-OPERATIVE HSG SOC. LTD

IT IS COMPUTER GENERATED BILL, NO SIGNATURE REQUIRED Authorised Signature

Chq. No. 000102
UCO Bank
Date. 31/08/2024



2 11/9/24
W

W

RESIDENTIAL

USHA MAHENDRA GOHIL

B-2/504 THE BREEZY COR, PANCHSHEEL ABOVE PIZA HUT KANDI
VALJ WEST MAHAVIR NGR.OPP PANCHSHEEL PHILL MUMBAI 400
067
Mobile: 98*****44
Email: ni*****26@gmail.com
PAN : GST :

BILL DATE
17-10-2024

TARIFF
LT I (B)

BILL DISTRIBUTION NO.
Boriwali/Kandivali/24/204/1
00/010/028

METER STATUS
Active

CONNECTION DATE
Prior to Aug-2011

BILLING STATUS
Regular

CYCLE NUMBER
24

SANCTIONED LOAD (KW)
8.00

PRESENT READING DATE
15-10-2024

Kiosk payment

TYPE OF SUPPLY
THREE PHASE

BILL NUMBER
101118336334

PREVIOUS READING DATE
14-09-2024



CA NO: 150993687

₹7510.00

Due Date : 07-11-2024

The due date refers to only current bill amount, previous balance is payable immediately

Bill Month

September 2024

Bill Period: 15-09-2024 - 15-10-2024

Units Consumed

626

Previous Units: 581

Current Month Bill

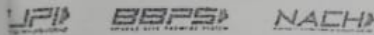
₹7531.56

Previous Outstanding

₹2.10

- Round sum payable by discount date : 24-10-2024 Amt ₹7450.00 Discount ₹63.52
- Round sum payable after due date : 07-11-2024 Amt ₹7610.00 DPC ₹94.14

Scan code to pay your bill via (Use any UPI app)

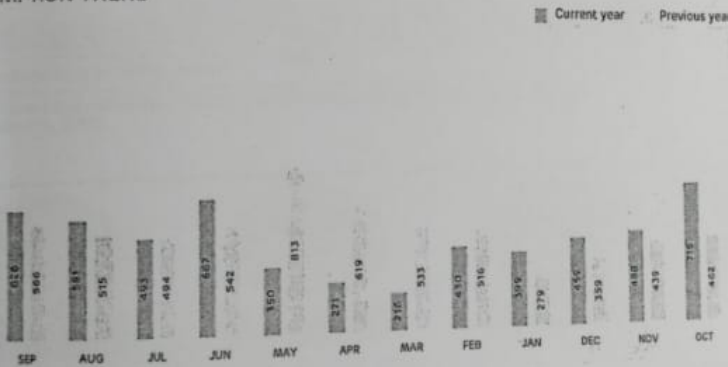


Nearest Collection Centre (Cash/Cheque)

Adani Electricity ,Swami Vivekananda road, Kandivali west , Mumbai-400067

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2628

CONSUMPTION TREND



MAJOR BILL COMPONENTS



METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
46966	87064.00	86438.00	1	626

HELP CENTER

19122 Toll Free No. (24x7) www.adanielectricity.com
 helpdesk.mumbalelectricity@adani.com
 Adani Electricity ,Swami Vivekananda road, Kandivali Mumbai-400067
 Whatsapp Us on : 9594519122
 For power interruption complaint or restoration status:
 1. Missed Call on 9594519122 from your Registered Mobile
 2. SMS POWER (9 DIGIT ACCOUNT NO) to 9594519122 from mobile no.
 For internal complaint redressal system(CRS), visit our www.adanielectricity.com

Total Consumption

IMPORTANT MESSAGE

per Honorable MERC approval dated 30th August 2024, Fuel adjustment charge(FAC) is being levied in current month. For query, kindly connect at our Toll free number :19122 or visit https://www.adanielectricity.com/tags for details. Please note that all important communication related to your account are being sent on 98*****44 registered with us. In case any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services. In view of MERC order in case no. 325 of 2019, cash payment limit towards electricity bills is fixed at Rs.5,000/- per account per month. For payment of amount greater than Rs.5,000 please use convenient digital channels / online / cheque modes. Interactive meter reading date for your OCT-24 bill is 14/11/2024

आयुक्त बृहन्मुंबई महानगरपालिका
 जिन्हा नितडणूक अधिकारी, मुंबई
 विधानसभा निवडणूक - २०२४

अंतिम मतदार यादी प्रसिद्ध आहे
आजच मतदार यादीत आपले नाव

Voter Helpline App डाउनलोड करा आणि मतदान करा

BREEZY CORNER

CO. OP. HSG. SOCIETY LTD.

Regd. No. Mum/WR/HSG/TC/14389/2008-09 dt. 21-4-2009

(Registered under The Maharashtra Co-operative Societies Act 1960.)

90 Feet Road, Mahavir Nagar, Kandivali (West), Mumbai - 400 067.

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SHARE CERTIFICATE



Share Certificate No. : 100

Member's Regn. No. : B-2/504

No. of Shares : 5

AUTHORISED SHARE CAPITAL RS. 1,00,000 DIVIDED INTO 2,000 SHARES RS. 50/- OF EACH

THIS IS TO CERTIFY that Shri / Smt. / M/s. SMT. USHA MAHENDRA GOHIL

MR. NIRMAL MAHENDRA GOHIL

is the Registered Holder of Five fully paid up shares of Rs. FIFTY each
number from 496 to 500 both inclusive,

in THE BREEZY CORNER CO-OPERATIVE HOUSING SOCIETY LTD. subject to the
Bye-laws of the said Society.

Given under the Common Seal of the said Society on 12th this July day of 2010.

mshah
Chairman

Ami
Hon. Secretary

Diya
Hon. Treasurer
or M.C. Member

IN WITNESS WHEREOF the parties hereto have put their respective hands and signatures on this Deed on the day and the year first hereinabove written.

SIGNED, SEALED AND DELIVERED
By the withinnamed "PROMOTERS"
M/s SAROJ SALES ORGANISATION (REGD.)
through its ^{Partner} authorised signatory Mr. Abhay Chandak
in the presence of

For Saroj Sales Organisation



- 1.
- 2.

Abhay Chandak

SIGNED, SEALED AND DELIVERED
By the withinnamed "PURCHASERS"
SMT. USHA MAHENDRA GOHIL
P.A.N- ACWPG3683M
AADHAR-7343 0485 7762
MR. NIRMAL MAHENDRA GOHIL
P.A.N- AEAPG1022Q
AADHAR-4581 2275 4327
in the presence of



U. M. Gohil

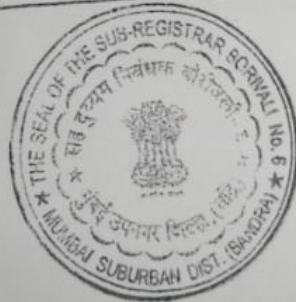


Nirmal Gohil



- 1.
- 2.

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२०२४



present for *(Signature)*

Kandivali, Taluka – Borivali, District & Sub-District of Mumbai & Mumbai Suburban.

(hereinafter called 'the said Flat') more particularly described in schedule hereunder;

26384 3 904
2028

2. In the said Registered Agreement for Sale dated 17th Day of October 2004, the WING

of the said Flat was wrongfully mentioned as "A WING" instead it should be "B2

WING" as per the possession Letter dated 07th July, 2006 issued to the Purchasers by

the M/S SAROJ SALES ORGANISATION, Share Certificate issued by the society

and plans of the building.



NOW THIS DEED WITNESSETH as follows:

1. Agreed, recorded and confirmed that the WING of the said flat referred to in the said Registered Agreement for Sale (inadvertently referred to as "A WING") and at Index II shall be substituted by its correct WING as "B2 WING".
2. It is recorded that save and except the substitution of WING of the said Flat as mentioned hereinabove, there is no other change in Agreement for Sale.
3. It is further agreed, recorded, declared and confirmed that the said Agreement for Sale entered into between the respective parties herein in the said flat more particularly described in the schedule hereunder written is valid, subsisting and binding by and between the parties thereto.
4. All out of pocket costs, charges, penalties and expenses including the stamp duty and registration charges of and incidental to this Rectification shall be borne and paid by the Purchasers alone.

SCHEDULE ABOVE REFERRED TO

Flat No. 504 on 5th Floor in B2 Wing of the said building admeasuring 74.67 sq. metres (built up area) equivalent to 803.80 sq. ft (built up area) in the building known as Breezy Corner CHS Ltd, Mahavir Nagar, 90 Feet Road, Kandivali West, Mumbai – 400 067 constructed on the plot of land bearing Plot Bearing Survey No. 163 (part), C.T.S. No.128A/28/3 at Village- Kandivali, Taluka – Borivali, District & Sub-District of Mumbai & Mumbai Suburban.

U. M. Gohel

Index

DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION made and entered into at Mumbai, this 21st day of December, 2024 between:

M/S SAROJ SALES ORGANISATION, a Partnership concern registered under the provision of Indian Partnership Act, 1932, bearing PAN Card No.AAMFS5193A and having its principal place of business at 807-808, Hubtown Solaris, N.S. Phadke Marg, Opp. Telli Gully, Andheri East, Mumbai – 400069, hereinafter referred to as the "THE PROMOTERS" (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the ONE PART;

AND

(1) SMT. USHA MAHENDRA GOHIL aged 72 years & (2) MR. NIRMAL MAHENDRA GOHIL aged 43 years, both adults, Indian Inhabitants, residing at Flat No- B2/504, Breezy Corner CHS Ltd, Mahavir Nagar, 90 Feet Road, Kandivali West, Mumbai – 400 067, hereinafter referred to as the "THE PUCHASERS" (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:

1. By and under Registered Agreement for Sale dated 17th Day of October, 2004 registered under serial No. BRL5-10703-2004 dated 18/10/2004 (hereinafter called 'the said Agreement') the said "THE PROMOTERS" herein sold and "THE PURCHASERS" purchased and acquired Flat No.504 on 5th Floor of the said Building in Wing No. A admeasuring 74.67 sq. metres (built up area) equivalent to 803.80 sq. ft (built up area) in the building known as Breezy Corner CHS Ltd, Mahavir Nagar, 90 Feet Road, Kandivali West, Mumbai – 400 067 constructed on the plot of land bearing Plot Bearing Survey No. 163 (part), C.T.S. No.128A/28/3 at Village-

[Handwritten signature] & U. M. Gohil



27/12/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 6

दस्त क्रमांक : 27345/2024

नोंदणी :

Regn.63m

गावाचे नाव : कांदिवली

(1) विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र
(2) मोबदला	0
(3) बाजारभाव (माटेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0.0
(4) भू-नापन, पोटहिस्सा व परक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: मूळ करारनामा दस्त क्रमांक बदर5/10703/2004 दिनांक 17/10/2004 या दस्तामध्ये सदनिका क्रमांक 504,5 वा मजला,ए विंग ज्या ऐवजी ए विंग अस्तित्वात नसल्याने सदनिका क्रमांक 504,5 वा मजला,बी 2 विंग असे वाचण्यात यावे,सदर दस्तासोबत बी एम सी प्लान जोडण्यात आला आहे. (C.T.S. Number : 128A/28/3 ;)
(5) क्षेत्रफळ	1) 0 NA
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मैसर्स सरोज सेल्स ऑर्गनायझेशन चे पार्टनर अभय चांडक तर्फे मुखत्यार प्रदीप परब बय:-49; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 807/808 हबटाउन सोलारीस , ब्लॉक नं: अंधेरी इस्ट मुंबई , रोड नं: एन एस फडके मार्ग अपोजिट तेजी गल्ली, महाराष्ट्र, मुम्बई. पिन कोड:-400069 पॅन नं:-AAMFS5193A
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-उषा महेंद्र गोहिल बय:-72; पत्ता:-प्लॉट नं: सदनिका नं बी2/504, माळा नं: -, इमारतीचे नाव: ब्रीडी कॉर्नर को ऑप हौ सोसायटी लिमिटेड , ब्लॉक नं: कांदिवली वेस्ट मुंबई , रोड नं: महावीर नगर, 90 फिट रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-ACWPG3683M 2): नाव:-निर्मल महेंद्र गोहिल बय:-43; पत्ता:-प्लॉट नं: सदनिका नं बी2/504, माळा नं: -, इमारतीचे नाव: ब्रीडी कॉर्नर को ऑप हौ सोसायटी लिमिटेड, ब्लॉक नं: कांदिवली वेस्ट मुंबई, रोड नं: महावीर नगर, 90 फिट रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AEAPG1022Q
(9) दस्तऐवज करून दिल्याचा दिनांक	21/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	21/12/2024
(11) अनुक्रमांक, घड व पृष्ठ	27345/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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.

दस्तासोबत सुची क्र. 1

खरी प्रत

सह. दुय्यम निबंधक बोरीवली क्र.

मुंबई उपनगर जिल्हा.

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 22/12/2024) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.