

- 1-Revenue Village Nakar
- 2-Municipal Ward No. T2
- 3-Construction 2552000/-
- 4-Flat No 301 Built up area 1160 Sq. Ft.
- 5-Year of Construction New
- 6-No. of Survey of old I.C. Colony
- 7-Stamp duty 00
- 8
- 9-I..... to pay the demand and penalty according to the value determined by the Valuation Department

Signature With Date

श्री. नरेन्द्र पी शाह वय ५० वर्षे नोकरी
 रा. २७, मांगरोड, प.प. नं. लॉट अण्डरूज रोड
 सांताक्रुज (ए.ब्लॉक) मुंबई ४०००५५
 हे मॅ. ठीक ठाकरीस मॅ. ठीक ठाकरीस अधिकारी
 श्री. श्री. सिगनेटरी

तर्फे हुजूरतक... अन्वये
 Passport No. 12/11/90
 Date of Expiry : 11-11-2000 from BOMBAY

०८/११/९७
 १३/१२/९७

दि १३/१२/९७

सह. दुय्यम निबंधक, कुर्ली
 मुंबई उपनगर जिल्हा



Registered at No. P139X3 244198
 Additional of Bk. No. 1 1 to 18
 Joint Sub-Registrar IV
 Bombay (Bandra)

31/12/98

23/12/98

...

दिनांक १९९०
 महीना
 नारदीप
 पुण्य
 वाघ्या कार्यालयात

वर्गीकरण	को नं.	मिती
राजीवगण	१००००	-
रथी	१२	-
गेरे	११	-
नवकल	१२	-
फोडजो	११	-
हजवात	१२	-
पाईलिंग	११	-
टपाल		
एकूण	१००६०	

Bhanwalkar

सह. दुय्यम निबंधक, कुर्ली
 मुंबई उपनगर जिल्हा

सह. दुय्यम निबंधक, कुर्ली
 मुंबई उपनगर जिल्हा

- ① श्री प्रभाकर गंगाधर आनवळकर ०२ वर्षीय पुत्र नोकरी
- ② श्री प्रभाकर आनवळकर वधवधू - म. गृहीत वरील विधेदी वाघ्या - को. २० वू विभागात को. मोंप सोसा. मणी पाडी रोड कार्लोना मुं-२८ नं. १६५ आपली मोठ्य भाकण पाल पेई वि-२९-२-१२२०० त्याचा वि-२२-२-१२२०० त वि-२९-२-१२२०० परीन नं-२६५ आपली मोठ्य दस्तऐवज करून देणाऱ्या भाकण पाल पेईने व्याकथित आहे वी २२२००२. वि-२०-१०-६ करून दिल्याचे कवळ उरतात. ते दि-१२-१०-१२२०० पर्यंत

① Bhanwalkar

② Bhanwalkar

दि-१२-१०-१२२००
 २१
 १२२००

सह. दुय्यम निबंधक, कुर्ली
 मुंबई उपनगर जिल्हा

~~हे बोंबे वरील दस्तऐवज करून देणाऱ्या ज्योत्सनात असल्याचे सांगतात व त्याची ओळख देतात.~~

~~सह. दुय्यम निबंधक, कुर्ली
 मुंबई उपनगर जिल्हा~~

General Stamp Office
Bombay
PBIA917



RECEIVED
MAHARASHTRA
INDIA
Rs. 162900

(दि.नि. नमूना क्र) (Fin R. Form No.1)

संख्या. ११३ म. इ
Gen 113 m.e.

CASE NO. :

COUNTER CODE 1 DATE: 14/01/97 RECEIPT NO.: 15

मूल प्रत
ORIGINAL COPY

(अहस्तांतरणीय)
(NOT TRANSFERABLE)

शे.क्र.म. (एच) १६८

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT



ठिकाण /Place MUMBAI

Date 14/01/97

Received from MRS. P. G. KHANWALKAR

यांच्याकडून/

/ Rs 162910.00 रुपये / Rupees
and Nine Hundred Ten Only

One Lakh Sixty Two Thous -

On account of 102-(II)

याकरिता मिळाले

Mode of Payment: PO NO: 363954 400004007
STATE BANK OF HYDERABAD (SBH) KALINA (KLA)
ADJUSTED ON : 14/01/97

रोखपाल व लेखापाल
Cashier or Accountant

(सही / Signature)
Superintendent of Stamps
Mumbai

14/01/97

in the distribution/consumption of FSI, interse between Lok Rachana and Hoechst Complex.

31. All costs, charges and expenses in connection with the formation of the Co-operative Society as well as the cost of preparing, engrossing, stamping and registering all the agreements or any other documents or document required to be executed by the Developers or the Purchaser(s) as well as the entire professional costs of the Advocates of the Developers in preparing and approving such documents shall be borne and paid by the proposed Society or proportionately by all the Purchaser(s) or holders of premises in the said Building including the Purchaser(s) herein and the proportionate share of the Purchaser(s) shall be such amount as may be fixed by the Developers whose decision in this respect will be final and binding on the Purchaser(s). The Developers shall not be liable to contribute anything towards such costs, charges and expenses and the proportionate share of such costs, charges and expenses payable by the Purchaser(s) shall be paid by him to the Developers immediately on demand.

32. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act 1963 as amended upto date or any other provisions of law applicable thereto.

33. All costs, charges and expenses including registration charges of this Agreement shall be borne and paid by the Purchaser(s). The Purchaser(s) is fully aware of the provisions of the amended Bombay Stamp Act which came into force with effect from 10 December, 1985. If any stamp duty over and above the stamp duty already paid on this Agreement is required to be paid or is claimed by the Superintendent of Stamps, Bombay or concerned authority, the same shall be borne and paid by the Purchaser(s) alone including the penalty if any. The Developers shall not be liable to contribute anything towards the same nor shall the Purchaser(s) hold the Developers liable and/or responsible towards the stamp duty.

34. The Purchaser(s) shall immediately after execution of this Agreement lodge the same for registration with the Sub-Registrar of Assurances and shall within two days after lodging the same furnish to the Developers a xerox copy of the receipt issued by the Sub-Registrar, to enable the Developers to admit execution thereof before the Sub-Registrar of Assurances.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces or parcels of land or ground lying being and situated at Village Nahur, Taluka Kurla in the Registration District of Greater Bombay and bearing Survey No. 82(pt) and 88(pt) corresponding to CTS No. 465(pt), 468, 468/1 to 468/10, 470(pt), 471 to 476, 477, 477/1 and 531(pt) of Village Nahur, Taluka Kurla, and admeasuring 37203 square meters or thereabout

APURVA LOK RACHANA CHS LTD

REGN NO. BOM/WT/HSG/TC/8540/2001-2002/2001 DATED: 1-4-2001
LOK RACHAN COMPLEX, AMAR NAGAR, MULUND(W), MUMBAI - 82

BILL FOR THE MONTH OF 1-Feb-2025 To 28-Feb-2025

MR. PRABHAKAR G KHANWALKAR

BILL NO. : 675/24-25

FLAT NO.: C4 302

DUE DATE : 25-2-2025

BILL DATE : 1-2-2025

Sr.	PARTICULARS	AMOUNT
1	SINKING FUND	40.00
2	REPAIR FUND	120.00
3	EDUCATION TRAINING FUND	10.00
4	WATER CHARGES	306.00
5	ELECTRICITY CHARGES	238.00
6	INSURANCE CHARGES	132.00
7	LIFT MAINTENANCE	50.00
8	SECURITY CHARGES	676.00
9	COMMON SERVICE CHARGES	648.00
10	NON OCCUPANCY CHARGES	213.00
TOTAL		2,433.00
PRINCIPAL ARREARS:		ADD: INTEREST
INTEREST ARREARS:		ARREARS
		ADVANCE
		5,134.00
GRAND TOTAL		₹ (-)2,701.00

Amount in Words : Rs. Two Thousand Seven Hundred One Only

NOTE:

E.&O.E.

1. Payment should be made in favour of Apurva Lok Rachana CHS LTD & A/c PAYEE ONLY.
2. Payment must be made on or before due date of every month. No post dated cheques are accepted.
3. Interest @18.00% p.a. will be charged on delayed payments.
4. Members are requested to write their name, wing, flat, bill no., date on the reverse of the chq.
5. NEFT TRANSFER IN STATE BANK OF INDIA , CA A/c.39337419997 , IFSC : SBIN0018692
6. COMPUTER GENRATED BILL, NO SIGANTURE IS REQUIRED

FOR APURVA LOK RACHANA CHS LTD

HON. SECRETARY / TREASURER

APURVA LOK RACHANA CHS LTD
RECEIPT

RECEIVED WITH THANKS FROM MR. PRABHAKAR G KHANWALKAR
[C4 302]

SUM OF RS. FIVE THOUSAND ONLY

₹ 5,000.00

(Subject to Realization of Cheque)

Receipt No.	Date	Chq.No.	Chq.Dt.	Bank Name	Amount
414	27-Jan-2025	000054	25-Jan-2025	HDFC Bank (India)	5,000.00
Receipt Total:					5,000.00

APURVA LOK RACHANA CHS LTDREGN NO. BOM/WT/HSG/TC/8540/2001-2002/2001 DATED: 1-4-2001
LOK RACHAN COMPLEX, AMAR NAGAR, MULUND(W), MUMBAI - 82

BILL FOR THE MONTH OF 1-Feb-2025 To 28-Feb-2025

MR. PRABHAKAR G KHANWALKAR

BILL NO. : 674/24-25

FLAT NO.: C4 301

DUE DATE : 25-2-2025

BILL DATE : 1-2-2025

Sr.	PARTICULARS	AMOUNT
1	SINKING FUND	40.00
2	REPAIR FUND	120.00
3	EDUCATION TRAINING FUND	10.00
4	WATER CHARGES	306.00
5	ELECTRICITY CHARGES	238.00
6	INSURANCE CHARGES	132.00
7	LIFT MAINTENANCE	50.00
8	SECURITY CHARGES	676.00
9	COMMON SERVICE CHARGES	648.00
10	NON OCCUPANCY CHARGES	213.00
TOTAL		2,433.00
PRINCIPAL ARREARS:		
INTEREST ARREARS:		
ADD: INTEREST		
ARREARS		
ADVANCE		5,134.00
GRAND TOTAL		₹ (-)2,701.00

Amount in Words : Rs. Two Thousand Seven Hundred One Only

E.& O.E.

NOTE:

1. Payment should be made in favour of Apurva Lok Rachana CHS LTD & A/c PAYEE ONLY.
2. Payment must be made on or before due date of every month. No post dated cheques are accepted.
3. Interest @18.00% p.a. will be charged on delayed payments.
4. Members are requested to write their name, wing, flat, bill no., date on the reverse of the chq.
5. NEFT TRANSFER IN STATE BANK OF INDIA, CA A/c.39337419997, IFSC : SBIN0018692
6. COMPUTER GENRATED BILL, NO SIGANTURE IS REQUIRED

FOR APURVA LOK RACHANA CHS LTD

HON. SECRETARY / TREASURER

APURVA LOK RACHANA CHS LTD
RECEIPTRECEIVED WITH THANKS FROM MR. PRABHAKAR G KHANWALKAR
[C4 301]

SUM OF RS. FIVE THOUSAND ONLY

₹ 5,000.00

(Subject to Realization of Cheque)

Receipt No.	Date	Chq.No.	Chq.Dt.	Bank Name	Amount
414	27-Jan-2025	000054	25-Jan-2025	HDFC Bank (India)	5,000.00
Receipt Total:					5,000.00

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE 3933/BPES/AT

29 JUL 1999

To:
Ms. Lok Architects,
Lok Chambers,
Marol-Maroshi Road,
Andheri (East),
MUMBAI - 400 059,

Sub: Full occupation of remaining two wings (C3 & C4) of building No.3 consisting of Gr. + 7 upper floors on plot bearing CTS No.468-A to E of village Nahur Mulund (West).



Sir,

The full development work of remaining two wings (C3 & C4) of building No. 3 consisting of Gr. + 7 upper floors situated at village Nahur, Mulund (West) C.T.S. No. 468-A to E under the supervision of Shri Kirti Mehta, Licensed Architect, Licence No. 12492, is now completed and occupied on the following conditions :-

1. That the certificate under Sec.270-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months.
2. That the remaining terms & conditions of the layout shall be complied with before submitting B.C.C.

A set of certified completion plans is returned herewith.

वदर - ३४
६९०६/१२
२००९

Note: This permission is issued without prejudice to actions under Sec. 305, 353- of Mumbai Municipal Corporation Act.

Yours faithfully,

[Signature]
Executive Engineer
(Bldg. Proposals) Eastern Suburbs

CERTIFIED TO BE TRUE
[Signature]
KIRTI R. MEHTA
ARCHITECT
CA/ 8741

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE 3933/BPES/AT

29 JUL 1999

To:
Ms. Lok Architects,
Lok Chambers,
Marol-Maroshi Road,
Andheri (East),
MUMBAI - 400 059.

Sub: Full occupation of remaining two wings (C3 & C4) of building No.3 consisting of Gr. + 7 upper floors on plot bearing CTS No.468-A to E of village Naher, Mulund (West).



Sir,

The full development work of remaining two wings (C3 & C4) of building No. 3 consisting of Gr. + 7 upper floors situated at village Naher, Mulund (West) C.T.S. No. 468-A to E under the supervision of Shri Kirti Mehta, Licensed Architect, Licence No. 1256710, may be occupied on the following conditions :-

1. That the certificate under Sec.270-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months.
2. That the remaining terms & conditions of the layout shall be complied with before submitting B.C.C.

A set of certified completion plans is returned herewith.

वदर - ३४
६९०६/१२
२००९

Note: This permission is issued without prejudice to actions under Sec. 305, 353- of Mumbai Municipal Corporation Act.

Yours faithfully,

[Signature]
Executive Engineer
(Bldg. Proposals) Eastern Suburbs

CERTIFIED TO BE TRUE
[Signature]
KIRTI R. MEHTA
ARCHITECT
CA/ 8741

CE/ 3953 / BPES / AT 29 JUN 1994

Full C.C. for wings C1 & C2 only.

J N Khan
29.6.94
Executive Engineer Building Proposal,
(Eastern Suburbs.)

CE/ 3953 / BPES / AT - 9 JAN 1995

Full C.C. for wings C1, C2, C3 & C4 as
per Amended plans approved on 9.1.95

J N Khan
9.1.95
Executive Engineer Building Proposal,
(Eastern Suburbs.)

CERTIFIED TO BE TRUE COPY

P. K. BAREJA

P. K. BAREJA
Architect
CA/75/1043

132
Total 2000 (Gen-362:31.7.91) - DyChE (BP) (ES)

MUNICIPAL CORPORATION OF GREATER BOMBAY

NO. CE/3953 /BPES/ AT.

of 4 JAN 1974

COMMENCEMENT CERTIFICATE

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1966) to Shri O.P. Manga C.A. to m/s. Hoechst India Ltd. Applicant to the development work of prop. Building No. 3 at premises at Street No. _____

Wissa No. _____ of Village Nahm on C.T. Survey No. 465 (pt) 468, 468 (1st 470, 471 to 476, 477, 477 (1), 531 (pt) situated at Mulund (W) on the following conditions viz.:-

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, 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 Bombay is contravened or not complied with, (c) the Municipal Commissioner for Greater Bombay 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966. the Municipal Commissioner has appointed Shri S. N. Thattar Executive Engineer to exercise his powers and sanctions of the Planning Authority under Section 45 of the said Act.
2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
3. This Commencement Certificate is renewable every year but such extended period shall 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.
4. The conditions of this certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.

C.C. upto plinth.

for and on behalf of the Local Authority
The Municipal Corporation of Greater Bombay.

S. N. Thattar
Executive Engineer, Building Proposals
(Eastern Suburbs)