

JAIRAJ HAPPY HOMES

278, Ganga Heritage, Level 2, Deodhar Road,
Matunga CR, Mumbai - 400 019. INDIA.

+91 22 2417 5761 - 62 - 63
info@happyhomeprojects.com
www.happyhomeprojects.com



Date:

To,
The Resident Executive Engineer,
Mumbai Board, MHADA,
3rd floor, Griha Nirman Bhavan,
Kalanagar, Bandra (E),
Mumbai – 400 051.

का.अ.मु.मं. 4158
ग.जा.क्र.
दिनांक... 04.11.2023

sh. Kolhe
8/10

Sub: Request for grant of your “Consent for Occupation Certificate” for proposed redevelopment of old building Nos.179-180 (Plot B) now to be known as “Jade Gardens Tower B” of Pantnagar MHADA Layout, bearing CTS No.5685 (part), F.P. No.320, T.P.S. III of village Ghatkopar-Kirol situated at Pant Nagar, Ghatkopar (East), Mumbai – 400 075 for “Jade Gardens Tower B Friends C.H.S. Ltd.”

sh. Malhe
8/10

- Ref:**
- 1) Government Notification issued under No.TPS-1820/AN-37/P.K.80/20 UD-13 dated 14-01-2021
 - 2) Hon. VP & CEO/ A's circular No.REE/MB/PARIPATRAK/424/2021 dated 25-02-2021.
 - 3) MHADA Offer Letter bearing No.CO/ MB/ REE/ NOC/ F-1059/135/2020 dated 22-01-2020
 - 2) MHADA NOC bearing No.CO/ MB/ REE/ NOC/ F-1059/ 453/ 2021 dated 26-02-2021
 - 3) MHADA Demand Letter bearing No.CO/ MB/ REE/ NOC/ F-1059/ 1424/ 2021 dated 02-07-2021 for 50% reduction in premium upto dtd. 31-12-2021 as per UDD's Order dated 14-01-2021
 - 4) MHADA NOC for instalment bearing No.CO/ MB/ REE/ NOC/ F-1059/ 2250/ 2021 dated 17-09-2021
 - 5) MHADA Offer Letter bearing No.CO/ MB/ REE/ NOC/ F-1059/ 1111/ 2022 dated 10-05-2022
 - 6) MHADA NOC for Additional FSI bearing No.CO/ MB/ REE/ NOC/ F-1059/ 2111/ 2022 dated 24-08-2022
 - 7) Trisection of the NOC issued on 28-06-2023 under No.CO/ MB/ REE/ NOC/ F-1059/ 1799/ 2023 in the name of Jade Gardens Tower B Friends CHS Ltd. for Building No.179 & 180.

Dear Sir,

I, Umang Dinesh Kuwadia, Partner of **M/s. Jairaj Happy Homes**, having registered address at Ganga Heritage, Level II, Plot 278, Deodhar Road, Matunga (CR), Mumbai – 400 019. We M/s. Jairaj Happy Homes are the Developers of the above referred property through Development Agreement dated 21st November, 2020 duly registered Serial

No.KRL-3-1120-2021 along with Deed of Confirmation of the Development Agreement dated 3rd July, 2023 duly registered under Serial No.KRL-3-13012-2023 with Society.

With reference to above subject matter and as per Demand Note and MHADA NOC referred above we have availed the benefit of 50% reduction in FSI Premium for additional BUA admeasuring **2673.58** Square meters or thereabout as per government of Maharashtra Notification dated 14-01-2021 and we have passed the benefit of the stamp duty in respect of **23 Nos. of sale flats admeasuring 2156.36 sq.mtrs.** of BUA to the Purchaser/s and we will pass on the benefit of stamp duty in respect of further **6 Nos. of flats of sale admeasuring 517.73 sq.mtrs.** of BUA to intending purchasers of those sale flats. The benefit passed to the Flat Purchaser/s under various Agreement for Sale and Supplemental Agreement/s is mentioned herein for your kind reference and records and issuance of your “consent for Occupation Certificate”.

List of buyers for which stamp duty paid by Developer M/s. Jairaj Happy Homes								
Jade Gardens Tower B Friends CHSL, Pant Nagar, Ghatkopar (East), Mumbai-400 075.								
Sr. No.	Reg off	Doc NO	Stamp Duty paid	Registration paid	Unit no	Area (Sq. Mtr.)	Name of the parties paid stamp duty	
							Purchaser-1	Developer / Seller
Building No.179 & 180, Pant Nagar JADE GARDENS TOWER -B								
1	Kurla-2	19454-2023	₹ 12,60,000.00	₹ 30,000.00	B-505	88.57	Mitul Jaysukhlal Doshi & Rachana Jaysukhlal Doshi	M/s. Jairaj Happy Homes
2	Kurla-3	18543-2024	₹ 15,00,000.00	₹ 30,000.00	B-301	92.29	Rajesh Lakhani & Nita Rajesh Lakhani	M/s. Jairaj Happy Homes
3	Kurla-3	18540-2024	₹ 13,80,000.00	₹ 30,000.00	B-401	92.29	Manish Dhirajlal Mehta & Alpa Manish Mehta	M/s. Jairaj Happy Homes
4	Kurla-3	11826-2022	₹ 7,65,000.00	₹ 30,000.00	B-405	75.22	Mrs. Manjit Kaur Maluk Singh Virk	M/s. Jairaj Happy Homes
		5353-2024	₹ 69,000.00	₹ 11,500.00		5.29		

List of buyers for which stamp duty paid by Developer M/s. Jairaj Happy Homes

Jade Gardens Tower B Friends CHSL, Pant Nagar, Ghatkopar (East), Mumbai-400 075.

Sr. No.	Reg off	Doc NO	Stamp Duty paid	Registration paid	Unit no	Area (Sq. Mtr.)	Name of the parties paid stamp duty	
							Purchaser-1	Developer / Seller
5	Kurla-3	7114-2024	₹ 14,40,000.00	₹ 30,000.00	B-501	92.29	Dr. Sachet Chandak, Vijay Chandak, Surekha Chandak & Raksha Chandak	M/s. Jairaj Happy Homes
6	Kurla-3	5738-2023	₹ 11,40,000.00	₹ 30,000.00	B-601	86.88	Nilesh Jayantilal Saiya & Neeta Nilesh Saiya	M/s. Jairaj Happy Homes
		5357-2024	₹ 75,000.00	₹ 12,500.00		5.40		
7	Kurla-3	14656-2022	₹ 12,60,000.00	₹ 30,000.00	B-701	86.89	Chinmay Borkar & Adhishree Chinmay Borkar	M/s. Jairaj Happy Homes
		9867-2024	₹ 84,000.00	₹ 14,000.00		5.40		
8	Kurla-3	10903-2022	₹ 6,50,000.00	₹ 30,000.00	B-705	75.22	Bhavin Shah & Bhavnaben Shah	M/s. Jairaj Happy Homes
		5329-2024	₹ 57,000.00	₹ 9,500.00		5.29		
9	Kurla-3	12498-2022	₹ 8,75,000.00	₹ 30,000.00	B-801	86.89	Archana Joshi & Ravindra Joshi	M/s. Jairaj Happy Homes
		11019-2024	₹ 69,000.00	₹ 11,500.00		5.40		
10	Kurla-3	15504-2024	₹ 12,42,000.00	₹ 30,000.00	B-805	76.89	Nitesh Rohit Doshi & Dimple Bharat Mehta	M/s. Jairaj Happy Homes
11	Kurla-3	11837-2022	₹ 11,40,000.00	₹ 30,000.00	B-901	86.88	Nitin Sanghvi & Akshat Sanghvi	M/s. Jairaj Happy Homes
12	Kurla-3	10904-2022	₹ 6,50,000.00	₹ 30,000.00	B-905	75.23	Shripal Shah & Bharati Shah	M/s. Jairaj Happy Homes
		4053-2024	₹ 60,000.00	₹ 10,000.00		5.29		

List of buyers for which stamp duty paid by Developer M/s. Jairaj Happy Homes

Jade Gardens Tower B Friends CHSL, Pant Nagar, Ghatkopar (East), Mumbai-400 075.

Sr. No.	Reg off	Doc NO	Stamp Duty paid	Registration paid	Unit no	Area (Sq. Mtr.)	Name of the parties paid stamp duty	
							Purchaser-1	Developer / Seller
13	Kurla-3	8621-2022	₹ 11,22,000.00	₹ 30,000.00	B-1001	86.89	Rohit Doshi, Riddhish Doshi & Nitesh Doshi	M/s. Jairaj Happy Homes
14	Kurla-3	12365-2022	₹ 16,71,000.00	₹ 30,000.00	B-1003	111.10	Bhushan Ashar, Pankaj Ashar & Mansi Ashar	M/s. Jairaj Happy Homes
		4051-2024	₹ 24,000.00	₹ 4,000.00		1.66		
15	Kurla-3	11020-2024	₹ 18,60,000.00	₹ 30,000.00	B-1004	116.84	Mr. Sejal Vinodrai Shah & Mrs. Alpa Sejal Shah	M/s. Jairaj Happy Homes
16	Kurla-3	21132-2022	₹ 12,78,000.00	₹ 30,000.00	B-1101	86.88	Jalpa Hitesh Dharmshi & Hitesh Manikant Dharamshi	M/s. Jairaj Happy Homes
		5327-2024	₹ 15,000.00	₹ 2,500.00		0.91		
17	Kurla-3	12872-2022	₹ 15,90,000.00	₹ 30,000.00	B-1103	111.10	Keval Premchand Karani & Mrs. Mital Keval Karani	M/s. Jairaj Happy Homes
		7982-2024	₹ 24,000.00	₹ 4,000.00		1.66		
18	Kurla-3	11833-2022	₹ 15,00,000.00	₹ 30,000.00	B-1104	115.18	Ramesh Dhanji Karotra & Geeta Ramesh Karotra	M/s. Jairaj Happy Homes
		4052-2024	₹ 24,000.00	₹ 4,000.00		1.66		
19	Kurla-3	12363-2022	₹ 10,74,000.00	₹ 30,000.00	B-1105	75.23	Kavita Sudhir Sakpal & Sudhir Vijay Sakpal	M/s. Jairaj Happy Homes
20	Kurla-3	15002-2024	₹ 13,80,000.00	₹ 30,000.00	B-1201	87.80	Mrs. Hiral Dinesh Nagda & Dinesh	M/s. Jairaj Happy Homes

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List of buyers for which stamp duty paid by Developer M/s. Jairaj Happy Homes								
Jade Gardens Tower B Friends CHSL, Pant Nagar, Ghatkopar (East), Mumbai-400 075.								
Sr. No.	Reg off	Doc NO	Stamp Duty paid	Registration paid	Unit no	Area (Sq. Mtr.)	Name of the parties paid stamp duty	
							Purchaser-1	Developer / Seller
							Navin Nagda	
21	Kurla-3	1749-2023	₹ 16,86,000.00	₹ 30,000.00	B-1203	115.18	Mr. Rohan Shah, Mr. Atul Shah, Mrs. Alka Shah & Mrs. Brinda Shah	M/s. Jairaj Happy Homes
22	Kurla-3	8827-2022	₹ 12,25,000.00	₹ 30,000.00	B-1204	111.10	Bharat Mistry,	M/s. Jairaj Happy Homes
		7978-2024	₹ 22,500.00	₹ 3,750.00		1.66	Bharti Mistry & Ketan Mistry	
23	Kurla-5	KRL5-21561-2024	₹ 14,58,000.00	₹ 30,000.00	B-201	83.90	Jayashree Kishor Kothari & Anand Kishor Kothari	M/s. Jairaj Happy Homes
Building No.179 & 180 - TOWER -B						2156.36	Total (A)	

The following Units / Flats are unsold wherein benefit of stamp duty will be passed to the respective purchasers and this is for your records.

Building No.179 & 180, Pant Nagar (JADE GARDENS TOWER -B)				
UNSOLD				
Sr.No.	Unit No.	Area (sq.mtrs.)	Status	Developer / Seller
1	B-105	80.51	Unsold	M/s. Jairaj Happy Homes
2	B-205	80.51	Unsold	M/s. Jairaj Happy Homes
3	B-305	80.51	Unsold	M/s. Jairaj Happy Homes
4	B-605	80.51	Unsold	M/s. Jairaj Happy Homes

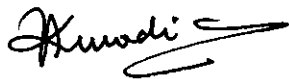
Building No.179 & 180, Pant Nagar (JADE GARDENS TOWER -B)				
UNSOLD				
Sr.No.	Unit No.	Area (sq.mtrs.)	Status	Developer / Seller
5	B-1005	78.84	Unsold	M/s. Jairaj Happy Homes
6	B-1304	116.84	Unsold	M/s. Jairaj Happy Homes
Building No.179 & 180 - TOWER -B		517.73	Total (B)	
Grand Total (A) + (B)		2674.09		

We herewith request you to kindly do the needful and issue us your **“Consent for Occupation Certificate”** at the earliest your early action in this regard will enable all the existing members of the “Jade Gardens Tower B Friends CHS Ltd.” to occupy their new homes with “Occupation Certificate” at the earliest.

Thanking You.

Yours faithfully,

For M/s. Jairaj Happy Homes



(Partner)

C.A. To Jade Gardens Tower B Friends CHS Ltd.

- Encl: 1) Index II of Sale Agreement/s**
2) Valuation Sheet reflecting BUA for stamp duty
2) Allotee Certificate/s from Purchasers

JAIRAJ HAPPY HOMES
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C/441
HAPPY HOME
Enriching Lifestyle Since 1979

Date:

To,
The Resident Executive Engineer,
Mumbai Board, MHADA,
3rd floor, Griha Nirman Bhavan,
Kalanagar, Bandra (E),
Mumbai – 400 051.

..का.अ.मु.मं. 4157
त.जा.क्र.....
दि.क्र. 04.10.2023

sh. Kojha
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8/10

Sub: Request for grant of your “Consent for Occupation Certificate” for proposed redevelopment of old building Nos.173-174 (Plot C) now to be known as “Jade Gardens Tower C” of Pantnagar MHADA Layout, bearing CTS No.5685 (part), F.P. No.320, T.P.S. III of village Ghatkopar-Kirol situated at Pant Nagar, Ghatkopar (East), Mumbai – 400 075 for “Jade Gardens Tower C Friends C.H.S. Ltd.”

Sh. Shukla
(B)

- Ref:**
- 1) Government Notification issued under No.TPS-1820/AN-37/P.K.80/20UD-13 dated 14-01-2021
 - 2) Hon. VP & CEO/ A's circular No.REE/MB/PARIPATRAK/424/2021 dated 25-02-2021.
 - 3) MHADA Offer Letter bearing No.CO/ MB/ REE/ NOC/ F-1059/135/2020 dated 22-01-2020
 - 2) MHADA NOC bearing No.CO/ MB/ REE/ NOC/ F-1059/ 453/ 2021 dated 26-02-2021
 - 3) MHADA Demand Letter bearing No.CO/ MB/ REE/ NOC/ F-1059/ 1424/ 2021 dated 02-07-2021 for 50% reduction in premium upto dtd. 31-12-2021 as per UDD's Order dated 14-01-2021
 - 4) MHADA NOC for instalment bearing No.CO/ MB/ REE/ NOC/ F-1059/ 2250/ 2021 dated 17-09-2021
 - 5) MHADA Offer Letter bearing No.CO/ MB/ REE/ NOC/ F-1059/ 1111/ 2022 dated 10-05-2022
 - 6) MHADA NOC for Additional FSI bearing No.CO/ MB/ REE/ NOC/ F-1059/ 2111/ 2022 dated 24-08-2022
 - 7) Trisection of the NOC issued on 28-06-2023 under No.CO/ MB/ REE/ NOC/ F-1059/ 1798/ 2023 in the name of Jade Gardens Tower C Friends CHS Ltd. for Building No.173 & 174.

Dear Sir,

I, Umang Dinesh Kuwadia, Partner of M/s. Jairaj Happy Homes, having registered address at Ganga Heritage, Level II, Plot 278, Deodhar Road, Matunga (CR), Mumbai – 400 019. We M/s. Jairaj Happy Homes, are the Developers of the above referred property through Development Agreement dated 21st November, 2020 duly registered Serial

No.KRL-3-1120-2021 along with Deed of Confirmation of the Development Agreement dated 3rd July, 2023 duly registered under Serial No.KRL-3-13012-2023 with Society.

With reference to above subject matter and as per Demand Note and MHADA NOC referred above we have availed the benefit of 50% Reduction in FSI Premium for additional BUA admeasuring **3436.60 sq.mtrs.** or thereabout as per government of Maharashtra Notification dated 14.01.2021 and we have passed the benefit of the stamp duty in respect of **14 Nos. of sale flats admeasuring 1332.42 sq.mtrs.** of BUA to the Purchaser/s and we will pass on the benefit of stamp duty in respect of further **25 flats** of sale admeasuring **2147.95 sq.mtrs.** of BUA to intending purchasers of those sale flats as per list enlisted hereinbelow. The benefit passed to the Flat Purchaser/s under various Agreement for sale and Supplemental Agreement/s is mentioned herein for your kind reference and records and issuance of your "consent for Occupation Certificate".

List of buyers for which stamp duty paid by Developer M/s. Jairaj Happy Homes								
Jade Gardens Tower C Friends CHSL, Pant Nagar, Ghatkopar (East), Mumbai-400 075.								
Sr. No.	Reg off	Doc NO	Stamp Duty paid	Registration paid	Unit no	Area (Sq. Mtr.)	Name of the parties paid stamp duty	
							Purchaser-1	Developer / Seller
Building No.173 & 174, Pant Nagar (JADE GARDENS TOWER-C)								
1	Kurla-2	20664-2023	₹ 9,60,000.00	₹ 34,000.00	501	72.82	Smt. Usha Venkat Rao & Mrs. Archana Ravindra Joshi	M/s. Jairaj Happy Homes
2	Kurla-3	16174-2024	₹ 11,52,000.00	₹ 34,100.00	301	72.82	Rekha Mahendra Shah & Reaymin Mahendra Shah	M/s. Jairaj Happy Homes
3	Kurla-3	5350-2024	₹ 10,80,000.00	₹ 33,900.00	801	72.82	Vishal Pradhan Bhanushali, Usha Pradhan Bhanushali & Kajal Vishal Bhanushali	M/s. Jairaj Happy Homes
4	Kurla-3	22844-2023	₹ 10,68,000.00	₹ 34,000.00	1001	72.82	Rushabh Haresh Shah & Mrs. Tejal Roshabh Shah	M/s. Jairaj Happy Homes

C/4413

List of buyers for which stamp duty paid by Developer M/s. Jairaj Happy Homes								
Jade Gardens Tower C Friends CHSL, Pant Nagar, Ghatkopar (East), Mumbai-400 075.								
Sr. No.	Reg off	Doc NO	Stamp Duty paid	Registration paid	Unit no	Area (Sq. Mtr.)	Name of the parties paid stamp duty	
							Purchaser-1	Developer / Seller
5	Kurla-3	19210-2023	₹ 16,62,000.00	₹ 35,160.00	1002	101.51	Bhavana Navinchandra Gala, Navinchandra Dharamshi Gala, Narshi Pancha Shah & Monghiben Narshi Shah Khuthia	M/s. Jairaj Happy Homes
6	Kurla-3	12179-2022	₹ 9,75,000.00	₹ 34,000.00	1003	111.63	Dilip Dedhia & Davin Dedhia	M/s. Jairaj Happy Homes
		7981-2024	₹ 51,000.00	₹ 8,500.00		4.53		
7	Kurla-3	18288-2022	₹ 15,60,000.00	₹ 33,300.00	1006	117.79	Ms. Juie Hiren Malde (alias Juie Nikunj Gala) & Mrs. Anita Hiren Malde	M/s. Jairaj Happy Homes
8	Kurla-3	25234-2024	₹ 18,54,000.00	₹ 34,000.00	1102	116.19	Suchit Ashwin Doshi	M/s. Jairaj Happy Homes
9	Kurla-3	4607-2023	₹ 16,32,000.00	₹ 33,200.00	1103	111.66	Mahesh Nandkishor Doshi & Mrs. Rupal Mahesh Doshi	M/s. Jairaj Happy Homes
10	Kurla-3	18230-2022	₹ 17,64,000.00	₹ 33,300.00	1106	117.78	Kaushal Jaisukhlal Mehta & Mrs. Bhartiben Jaisukhlal Mehta	M/s. Jairaj Happy Homes
		7994-2024	₹ 1,23,000.00	₹ 20,500.00		7.61		
11	Kurla-3	1998-2024	₹ 17,52,000.00	₹ 34,100.00	1202	116.19	Pravin Tokarshi Chheda & Mr. Parag Pravin Chheda	M/s. Jairaj Happy Homes

List of buyers for which stamp duty paid by Developer M/s. Jairaj Happy Homes								
Jade Gardens Tower C Friends CHSL, Pant Nagar, Ghatkopar (East), Mumbai-400 075.								
Sr. No.	Reg off	Doc NO	Stamp Duty paid	Registration paid	Unit no	Area (Sq. Mtr.)	Name of the parties paid stamp duty	
							Purchaser-1	Developer / Seller
12	Kurla-3	13442-2022	₹ 11,25,000.00	₹ 33,200.00	1205	117.78	Vijay Subedar Singh & Ragini Vijay Singh	M/s. Jairaj Happy Homes
13	Kurla-3	12371-2022	₹ 16,44,000.00	₹ 33,300.00	1206	114.29	Ashwini Bhalchandra Shirsat & Mr. Bhalchandra Motiram Shirsat	M/s. Jairaj Happy Homes
14	Kurla-5	21573-2024	₹ 93,000.00	₹ 15,500.00	1205	4.18	Vijay Subedar Singh & Ragini Vijay Singh	M/s. Jairaj Happy Homes
Building No.173 & 174 - TOWER -C						1332.42	Total (A)	

The following Units / Flats are unsold wherein benefit of stamp duty will be passed to the respective purchasers and this is for your records.

Building No.173 & 174, Pant Nagar (JADE GARDENS TOWER-C)				
UNSOLD				
Sr.No.	Unit No.	Area (sq.mtrs.)	Status	Developer / Seller
1	C-101	72.82	Unsold	M/s. Jairaj Happy Homes
2	C-104	76.88	Unsold	M/s. Jairaj Happy Homes
3	C-201	72.82	Unsold	M/s. Jairaj Happy Homes
4	C-204	77.42	Unsold	M/s. Jairaj Happy Homes
5	C-304	77.42	Unsold	M/s. Jairaj Happy Homes
6	C-401	72.82	Unsold	M/s. Jairaj Happy Homes
7	C-404	77.42	Unsold	M/s. Jairaj Happy Homes

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Building No.173 & 174, Pant Nagar (JADE GARDENS TOWER-C)				
UNSOLD				
Sr.No.	Unit No.	Area (sq.mtrs.)	Status	Developer / Seller
8	C-504	77.42	Unsold	M/s. Jairaj Happy Homes
9	C-601	72.82	Unsold	M/s. Jairaj Happy Homes
10	C-604	77.42	Unsold	M/s. Jairaj Happy Homes
11	C-701	72.82	Unsold	M/s. Jairaj Happy Homes
12	C-704	77.42	Unsold	M/s. Jairaj Happy Homes
13	C-806	121.90	Unsold	M/s. Jairaj Happy Homes
14	C-901	72.82	Unsold	M/s. Jairaj Happy Homes
15	C-902	116.19	Unsold	M/s. Jairaj Happy Homes
16	C-903	116.16	Unsold	M/s. Jairaj Happy Homes
17	C-904	77.42	Unsold	M/s. Jairaj Happy Homes
18	C-1004	77.42	Unsold	M/s. Jairaj Happy Homes
19	C-1005	121.96	Unsold	M/s. Jairaj Happy Homes
20	C-1101	72.82	Unsold	M/s. Jairaj Happy Homes
21	C-1104	77.42	Unsold	M/s. Jairaj Happy Homes
22	C-1105	121.96	Unsold	M/s. Jairaj Happy Homes
23	C-1201	72.82	Unsold	M/s. Jairaj Happy Homes
24	C-1203	116.16	Unsold	M/s. Jairaj Happy Homes
25	C-1204	77.42	Unsold	M/s. Jairaj Happy Homes
Building No.173 & 174 - TOWER -C		2147.95	Total (B)	
Grand Total (A) + (B)		3480.37	Sq.mtrs.	

We herewith request you to kindly do the needful and issue us your **“Consent for Occupation Certificate”** at the earliest your early action in this regard will enable all the existing members of the “Jade Gardens Tower C Friends CHS Ltd.” to occupy their new homes with “Occupation Certificate” at the earliest.

Thanking You.

Yours faithfully,

For M/s. Jairaj Happy Homes



(Partner)

C.A. To Jade Gardens Tower C Friends CHS Ltd.

**Encl: 1) Index II of Sale Agreement/s
2) Valuation Sheet reflecting BUA for stamp duty
3) Allottee Certificate/s from Purchasers**



21/10/2024

सूची क्र.2

दुय्यम निबंधक ; सह दु.नि. कुर्ला 3

दस्त क्रमांक : 23361/2024

नोंदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1)विलेखाचा प्रकार	शपथलेख
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन ; इतर माहिती: माहिती दस्तात नमूद केल्याप्रमाणे ((C.T.S. Number : 320 TPS III ;))
(5) क्षेत्रफळ	1) 0 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जयराज हॅपी होम्स चे भागीदार उमंग कुवाडिया तर्फे कुलमुखत्यार चिराग डगली वय:-; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: -, रोड नं: गंगा हेरिटेज, लेव्हल 2, प्लॉट क्रमांक 278, देवधर रोड, ,मादुंगा सेंट्रल, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400019 पॅन नं:-AAGFJ1600B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	18/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	23361/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)



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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद Affidavit

:-

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई 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.

Details of this transaction have been forwarded by Email (dated 18/10/2024) toMunicipal Corporation of Greater Mumbai.

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

दस्तासोबत देण्यात आलेली सूची-२



सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र. ३

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JAIRAJ HAPPY HOMES	eChallan	10000502024101801872	MH010003967202425P	500.00	SD	0005510205202425	18/10/2024
2		DHC		1024182007384	800	RF	1024182007384D	18/10/2024
3		DHC		1024185807239	2000	RF	1024185807239D	18/10/2024
4		DHC		1024180307203	2000	RF	1024180307203D	18/10/2024
5	JAIRAJ HAPPY HOMES	eChallan		MH010003967202425P	1000	RF	0005510205202425	18/10/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





21/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 23370/2024

नोंदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1)विलेखाचा प्रकार	शपथलेख
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: माहिती दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 320 TPS III ;))
(5) क्षेत्रफळ	1) 0 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जयराज हॅमी होम्स चे भागीदार उमंग कुवाडिया तर्फे कुलमुखत्यार चिराग डगली वय:-; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: -, रोड नं: गंगा हेरिटेज, लेव्हल 2, प्लॉट क्रमांक 278, देवधर रोड, ,मादुंगा मेट्रल, मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400019 पॅन नं:-AAGFJ1600B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	18/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	23370/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद Affidavit :-

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

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

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वस्तासोबत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र. ३

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JAIRAJ HAPPY HOMES	eChallan	10000502024101801783	MH010003422202425P	500.00	SD	0005511449202425	18/10/2024
2		DHC		1024183610126	1900	RF	1024183610126D	18/10/2024
3		DHC		1024189910029	2000	RF	1024189910029D	18/10/2024
4	JAIRAJ HAPPY HOMES	eChallan		MH010003422202425P	1000	RF	0005511449202425	18/10/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

