

12, 4th Floor, Cutch Castle Building, 523, S. V. P. Road, 1st Parsiwada, Opera House, Girgaon, Mumbai- 400 004, hereinafter referred to as "**Promoter/Developer**" (which expression shall unless repugnant to the context or meaning thereof mean and include its successors, administrators, executors, assigns, etc.) of the **ONE PART**;

AND

(1) **MRS. NAYANA BHARAT SAVLA**, aged 58 years, holding income Tax PAN: BCKPS9462H, (2) **MR. RUMIT BHARAT SAVLA**, aged 35 years, holding income Tax PAN: CERPS2395D and (3) **MRS. HARSHADA RUMIT SAVLA**, aged 34 years, holding income Tax PAN: ALKPJ0016C, all adults, Indian inhabitants, having their address at 154/3, Gautam Niwas, St. Paul Street, Hindmata, Dadar (E), Mumbai- 400 014, hereinafter referred to as "**The Purchasers**" (which expression shall mean and include the female gender and the plural, and unless it be repugnant to the context or meaning thereof his heirs, executors, administrators and permitted

बनई (business) of the **OTHER PART**:
 २५/६/८
WHEREAS
 २०२९

A) The Municipal Corporation of Greater Mumbai is the Owner of the plot bearing C.S. No.157 of Dadar Naigaum Division, situated at G.D. Ambekar Road, Parel, Mumbai 400 012 admeasuring 1287.68 square metres alongwith the structures standing thereon (hereinafter referred

For Safal Realtors & Developers Pvt. Ltd. Mr. Avi M. Jain	<i>Avi</i>
For Safal Realtors & Developers Pvt. Ltd. Mr. Nimit L. Chheda	<i>Nimit</i>
Mrs. Nayana Bharat Savla	NB Savla
Mr. Rumit Bharat Savla	<i>Rumit</i>
Mrs. Harshada Rumit Savla	<i>Harshada</i>



12, 4th Floor, Cutch Castle Building, 523, S. V. P. Road, 1st Parsiwada, Opera House, Girgaon, Mumbai- 400 004, hereinafter referred to as "Promoter/Developer" (which expression shall unless repugnant to the context or meaning thereof mean and include its successors, administrators, executors, assigns, etc.) of the **ONE PART,**

AND

(1) **MRS. NAYANA BHARAT SAVLA**, aged 58 years, holding income Tax PAN: BCKPS9462H, (2) **MR. RUMIT BHARAT SAVLA**, aged 35 years, holding income Tax PAN: CERPS2395D and (3) **MRS. HARSHADA RUMIT SAVLA**, aged 34 years, holding income Tax PAN: ALKPJ0016C, all adults, Indian inhabitants, having their address at 154/3, Gautam Niwas, St. Paul Street, Hindmata, Dadar (E), Mumbai- 400 014, hereinafter referred to as "The Purchasers" (which expression shall mean and include the female gender and the plural, and unless it be repugnant to the context or meaning thereof his heirs, executors, administrators and permitted

अन्य (Business) of the **OTHER PART:**
2029
WHEREAS.

A) The Municipal Corporation of Greater Mumbai is the Owner of the plot bearing C.S. No.157 of Dadar Naigaum Division, situated at G.D. Ambekar Road, Parel, Mumbai 400 012 admeasuring 1287.68 square metres alongwith the structures standing thereon (hereinafter referred

For Safal Realtors & Developers Pvt. Ltd. Mr. Avi M. Jain	<i>AVI</i>
For Safal Realtors & Developers Pvt. Ltd. Mr. Nimit L. Chheda	<i>Nimit</i>
Mrs. Nayana Bharat Savla	NB Savla
Mr. Rumit Bharat Savla	<i>Ravit</i>
Mrs. Harshada Rumit Savla	<i>Harshada</i>



to as "**the said property**") more specifically described in the First Schedule written hereunder;

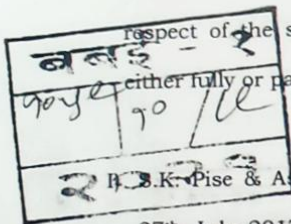
- B) The structures on the said property are / were three chawls of Ground plus 1st floor ("**the said structures**") occupied by 37 tenants ("**the said occupants/ tenants**") of which 28 are occupants/tenants of residential premises and 9 are occupants/tenants of commercial premises. The Occupants/Tenants have formed a registered Society named "Mathubai Chawl Co-operative Housing Society Ltd.", (hereinafter referred to as "**the said Society**") for the purpose of redeveloping the said property under the provisions of Regulation 33(7) of the Development Control Regulations 1991;
- C) The said society has passed a resolution in its General Body Meeting dated 23rd July 2009, appointing the Promoter as their Developer, to develop the said property;
- D) The Society and their members pursuant to the said resolutions have executed an Agreement dated 20th December 2009 in favor of the Promoter thereby granting development rights of the said property and authorizing them to do various acts and/or deeds on the terms and conditions as mentioned therein;



For Safal Realtors & Developers Pvt. Ltd. Mr. Avi M. Jain	<i>[Signature]</i>
For Safal Realtors & Developers Pvt. Ltd. Mr. Nimit L. Chheda	<i>[Signature]</i>
Mrs. Nayana Bharat Savla	NB Savla
Mr. Rumit Bharat Savla	<i>[Signature]</i>
Mrs. Harshada Rumit Savla	<i>[Signature]</i>

बबई - १
<i>[Handwritten Signature]</i>
२०२१

- E) The Society has accordingly put up proposal for development of the said property through their Architects under the provisions of Regulation 33(7) of the Development Control Regulations 1991. Pursuant to the same the Estate Department of Municipal Corporation of Greater Mumbai has issued its Letter of Intent dated 7th March 2015;
- F) The Competent Authorities have issued Annexure - II certifying the eligibility of the occupants of the premises in the said property;
- G) The Competent Authorities have thereafter issued their Intimation of Disapproval and are in the process of granting Commencement Certificate in favour of the Promoter for redeveloping the said property;
- H) The Promoter herein is well and sufficiently entitled to develop the said property by consuming available F.S.I. in respect of the said property as may be permissible under the DC Regulations, in force in respect of the said property and/or to transfer, assign their rights either fully or party, unto the intending party;



R.K. Pise & Associates, Advocates, by his Certificate of Title dated 27th July 2017 has certified the title of the Promoter in the said property and authority of the Promoter, to develop the said property

For Safal Realtors & Developers Pvt. Ltd. Mr. Avi M. Jain	<i>Avi</i>
For Safal Realtors & Developers Pvt. Ltd. Mr. Nimit L. Chheda	<i>Nimit</i>
Mrs. Nayana Bharat Savla	<i>NB Savla</i>
Mr. Rumit Bharat Savla	<i>Ravit</i>
Mrs. Harshada Rumit Savla	<i>Harshada</i>



and to sell the premises constructed on the said property to prospective purchasers. The Copy of said Certificate of Title is annexed hereto and marked as **Annexure "1"**;

J) Under the aforesaid circumstances, the Promoter has sole and exclusive rights to the said property including but not limited to right to develop the said property by constructing building/s thereon and to sell the premises from the such building constructed on the said property and to enter into Agreements with the Purchasers of the Premises in the said property and to receive the sale price or consideration in respect thereof on the terms and condition as stated and set out in the Development Agreement dated 20th December 2009;

K) A duly registered Tripartite Agreement dated 31st December 2017 registered with the sub Registrar of Assurances at Bombay at Sr. No.4919/17 on 31/12/2017 day between the Municipal Corporation of Greater Bombay through the hands of Mr. Chandrashekhar Chore, the Society and the Developer herein, the parties have confirmed and agreed that the Developer is entitled to develop the said property on the terms and the covenants as more particularly contained therein;



Under the circumstances, also *inter alia*, provides that on completion of development of the said project or portions thereof from time to

For Safal Realtors & Developers Pvt. Ltd. Mr. Avi M. Jain	l- Avi	बबई - १
For Safal Realtors & Developers Pvt. Ltd. Mr. Nimit L. Chheda	Nimit	Page 91 / 100
Mrs. Nayana Bharat Savla	NB Savla	२०२९
Mr. Rumit Bharat Savla	Ravit	
Mrs. Harshada Rumit Savla	Harshada	

time, the promoter alone will be entitled to hand over the possession of the various flats, shops, commercial premises constructed/provided thereon to the buyers/ transferees thereof;

- M) The Purchaser is aware and is informed that the Promoter is developing the said property as per the said sanctioned plans.
- N) The Purchaser/s has/have demanded from the Promoter and the Promoter has given inspection to the Purchaser/s of all the documents of title relating to the said property; the said permissions, the layout, plans and specifications sanctioned by the said Local Authority and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016, ("RERA");



being satisfied with the said documents, permissions and conditions, the Purchaser has requested the Promoter for allotment of Residential Flat bearing No.1401, having RERA Carpet Area 695.89 sq. ft. on 14th Floor in the Building / Wing No. A, being constructed on the said project known as "22 Dhuleva" ("said Premises") which is more particularly described in the Second Schedule hereunder


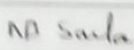
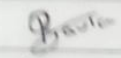
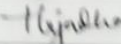

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मार्ग १२/१६	
२०२१	

For Safal Realtors & Developers Pvt. Ltd. Mr. Avi M. Jain	<i>Avi</i>
For Safal Realtors & Developers Pvt. Ltd. Mr. Nimit L. Chheda	<i>Nimit</i>
Mrs. Nayana Bharat Savla	NB Savla
Mr. Rumit Bharat Savla	<i>Rumit</i>
Mrs. Harshada Rumit Savla	Harshada

- P) The Promoter has registered the above Project under the provisions of the RERA with the Real Estate Regulatory Authority at 3rd floor, A wing, SRA Administrative Building, Anant Kanekar Marg, Bandra East, Mumbai-400051 vide Serial No.P51900005991. The authenticated copy of the said Registration is annexed hereto as **Annexure "2"**.
- Q) The Promoter is executing and registering this written Agreement for Sale of the said premises with the Purchaser in compliance of under Section 13 of RERA.
- R) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said Premises.
- S) The parties are desirous of formally recording the terms and conditions agreed by and between them by this Agreement.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. The recitals as mentioned hereinabove shall form an integral part of this Agreement. The representations, confirmations, assurances,

For Saffal Realtors & Developers Pvt. Ltd. Mr. Avi M. Jain	
For Saffal Realtors & Developers Pvt. Ltd. Mr. Nimit L. Chheda	
Mrs. Nayana Bharat Savla	
Mr. Kunit Bharat Savla	
Mrs. Harshada Kunit Savla	





The Total Consideration agreed to be paid by the Purchaser to the Promoter is Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lacs Only) as mentioned clause 3 hereinabove. The said consideration has been paid in the following manner:

Sr. No.	Date	Mode of Payment	Chq No / UTR	Bank / Branch	Amount
1	12.01.2021	Cheque	000036	HDFC Bank, Vikhroli (W)	10,00,000/-
2	25.01.2021	Cheque	372650	Central Bank of India, Naigaum	10,00,000/-
3	25.01.2021	Cheque	372651	Central Bank of India, Naigaum	10,00,000/-
4	25.01.2021	Cheque	281996	Canara Bank, Parel	10,00,000/-
				Total	40,00,000/-

6. The Purchaser has paid the amount by his own free will and consent. The Purchaser shall not raise any objection to the same in future. The Promoter shall comply with the provisions of RERA. An Amount of Rs.40,00,000/- being received therefrom would be deposited in the designated Escrow Account.

Balance Amount of Rs. 75,00,000/- still remains to be paid which is to be paid as follows :

Sr. No.	Date	Amount
१	१०/०१/२०२१	As per work completed (20 Slab)
		Rs. 75,00,000/-

It is specifically agreed that the Promoter has agreed to accept the aforesaid total consideration on the specific assurance of the Purchaser that the Purchaser shall:-

For Safal Realtors & Developers Pvt. Ltd. Mr. Avi M. Jain	
For Safal Realtors & Developers Pvt. Ltd. Mr. Nimit L. Chheda	
Mrs. Nayana Bharat Savla	
Mr. Rumit Bharat Savla	
Mrs. Harshada Rumit Savla	

Handwritten signatures and initials: "h-", "lu", "NB Savla", "Savla", "Hajadur".

THE SCHEDULE I REFERRED TO HEREINABOVE

All that piece and parcel of land bearing plot bearing C.S. No.157 of Dadar Naigaum Division, situated at G.D. Ambekar Road, Parol, Mumbai 400 012 together admeasuring 1287.68 square metres along with the structures standing thereon.

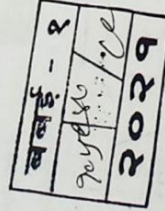
Which property bounded as follows :

- On or towards East : Balaji Slum
 On or towards West : G.D. Ambekar Marg
 On or towards South : Sun Tower
 On or towards North : Bhoiwada Police Quarters



THE SCHEDULE II REFERRED TO HEREINABOVE

Residential Flat bearing No. 1401, having RERA Carpet Area 695.89 sq.ft. On the 14th Floor in the building / Wing No. A, being constructed in the said project i.e. "22 Dhuleva" on the land described in the Schedule I hereinabove.



For Safal Realtors & Developers Pvt. Ltd. Mr. Avi M. Jain	1-
For Safal Realtors & Developers Pvt. Ltd. Mr. Nimit L. Chheda	Se
Mrs. Nayana Bharat Savla	NO Savla
Mr. Runit Bharat Savla	gavle
Mrs. Harshada Runit Savla	Hyadhav

WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hand at seals the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED BY)
 The withinnamed **"THE PROMOTER"**)
SAFAL REALTORS AND DEVELOPERS)
PRIVATE LIMITED)

Through its Directors)
MR. AVI MOHANLAL JAIN)

AND)
MR. NIMIT LAXMICHAND CHHEDA)

In witness of:

1. 
2. 












 (1) **MRS. NAYANA BHARAT SAYLA**) NB Savla



SIGNED, SEALED AND DELIVERED BY)
 The Withinnamed **"THE PURCHASERS"**)
 (1) **MRS. NAYANA BHARAT SAYLA**) NB Savla

₹ 2029
 For Safal Realtors & Developers Pvt. Ltd.
 Mr. Nimit L. Chheda

For Safal Realtors & Developers Pvt. Ltd.	l-
Mr. Nimit L. Chheda	Qu
Mrs. Nayana Bharat Savla	NB Savla
Mr. Runit Bharat Savla	gorn
Mrs. Harshada Runit Savla	Hajshdar





(2) MR. RUMIT BHARAT SAVLA)

Rumit



And



(3) MRS. HARSHADA RUMIT SAVLA)

Harshada



In witness of:

1. *[Signature]*
2. *[Signature]*



बबई - २
 १०/११/२०२१
 २०२१

For Safal Realtors & Developers Pvt. Ltd. Mr. Avi M. Jain	<i>[Signature]</i>
For Safal Realtors & Developers Pvt. Ltd. Mr. Nimit L. Chheda	<i>[Signature]</i>
Mrs. Nayana Bharat Savla	<i>[Signature]</i>
Mr. Rumit Bharat Savla	<i>[Signature]</i>
Mrs. Harshada Rumit Savla	<i>[Signature]</i>

B. Towards CGST:

Sr. No.	Date	Mode of Payment	Chq No / UTR	Bank / Branch	Amount
1	12:01.2021	Cheque	528132	Canara Bank, Parel	2,87,500/-
				Total	2,87,500/-

२०२१ - २
 १०५११० / ११
 २०२१

For Safal Realtors & Developers Pvt. Ltd. Mr. Avj M. Jain			
For Safal Realtors & Developers Pvt. Ltd. Mr. Nimit L. Chheda			
Mrs. Nayana Bharat Savla			
Mr. Rumit Bharat Savla			
Mrs. Harshada Rumit Savla			

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NB Savla

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Harshada

RECEIPT

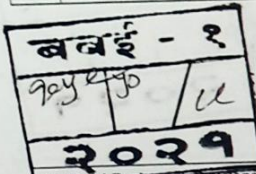
RECEIVED of and from within named Purchaser, a sum of Rs. 40,00,000/- (Rupees Forty Lacs Only) vide A/c Payee cheque/s being the amount paid by the Purchaser to the Promoter towards consideration as per these presents.

A. Towards Consideration:

Sr. No.	Date	Mode of Payment	Chq No / UTR	Bank / Branch	Amount
1	12.01.2021	Cheque	000036	HDFC Bank, Vikhroli (W)	10,00,000/-
2	25.01.2021	Cheque	372650	Central Bank of India, Naigaum	10,00,000/-
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For Safal Realtors & Developers Pvt. Ltd. Mr. Avi M. Jain	<i>[Signature]</i>
For Safal Realtors & Developers Pvt. Ltd. Mr. Nimit L. Chheda	<i>[Signature]</i>
Mrs. Nayana Bharat Savla	NB Savla
Mr. Rumit Bharat Savla	<i>[Signature]</i>
Mrs. Harshada Rumit Savla	Harshada

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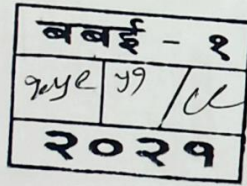
WE SAY RECEIVED




For **SAFAL REALTORS AND DEVELOPERS
PRIVATE LIMITED**


MR. AVI MOHANLAL JAIN

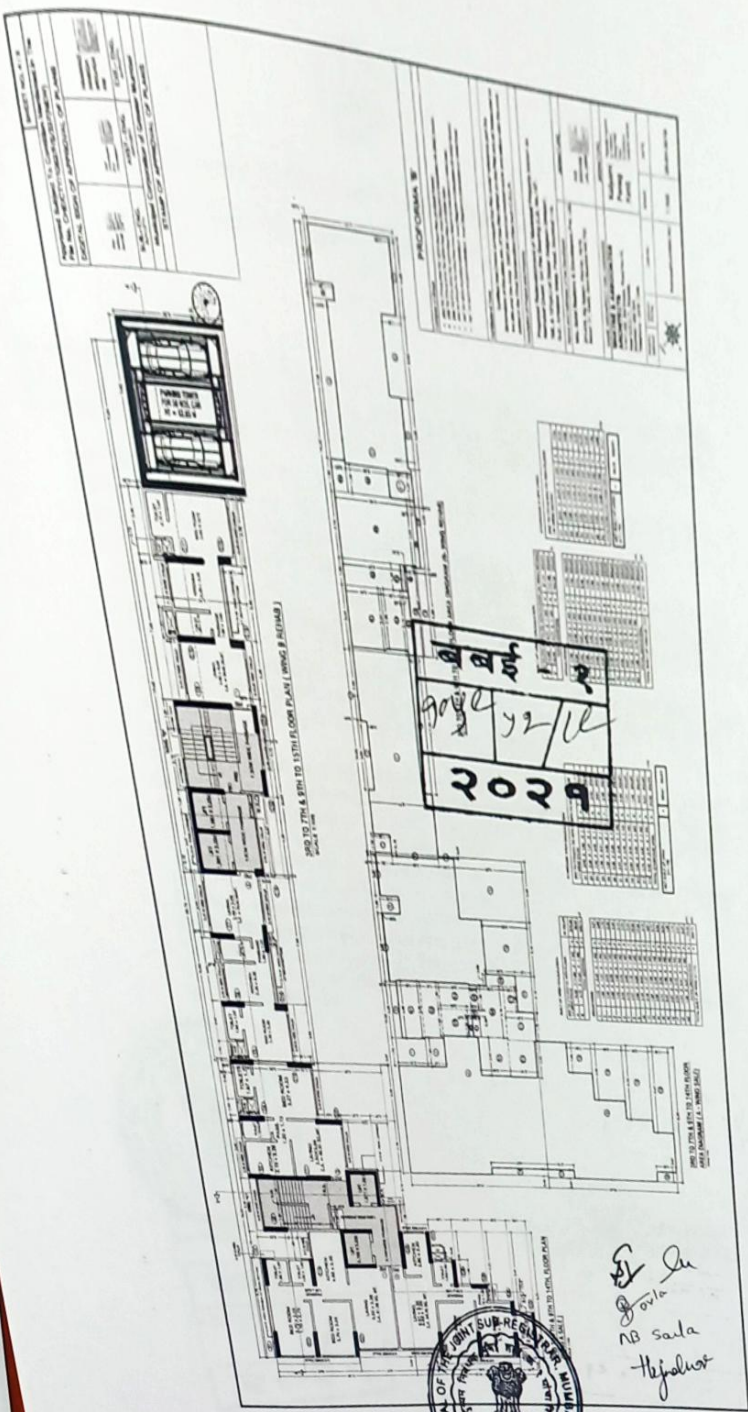
DIRECTOR

Witnesses :-

1. 2. 

For Safal Realtors & Developers Pvt. Ltd. Mr. Avi M. Jain	
For Safal Realtors & Developers Pvt. Ltd. Mr. Nimit L. Chheda	
Mrs. Nayana Bharat Savla	NB Savla
Mr. Runit Bharat Savla	
Mrs. Harshada Runit Savla	Hjrdhar

NAME
 DATE
 MOBILE
 E MAIL
 FATHERS
 HEIGHT
 WEIGHT
 PAN NO
 ADDRESS



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 १०/१२/१६
 २०२९



EJ
 Javia
 NB Saita
 Hejalsur



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: 22 Dhuleva, Plot Bearing / CTS / Survey / Final Plot No.: 157,158,131 at ABCD-400009, Ward ABCD, Mumbai City, 400012* registered with the regulatory authority vide project registration certificate bearing No P51900005991 of

1. **Safal Realtor And Developers Pvt Ltd** having its registered office / principal place of business at *Tehsil: Ward ABCD, District: Mumbai City, Pin: 400020*.

2. This renewal of registration is granted subject to the following conditions, namely:-

o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;

o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

o The registration shall be valid up to **30/06/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.

o The promoter shall comply with the provisions of the Act and the rules and regulations made there under,

o That the promoter shall take all the pending approvals from the competent authorities

o If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 18/05/2020

Place: Mumbai

Signature valid

Digitally Signed by

Dr. Vasant Premchand Prabhu

Signature (Secretary, Maharashtra Real Estate Regulatory Authority)

Date: 13-06-2020 19:18:38

Maharashtra Real Estate Regulatory Authority

in replying please quote No
and date of this letter



MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. CHE/CTY/1062/F/5/337(NEW) dt 25/4/16

निर्गमित

Municipal Office
Mumbai

MEMORANDUM

To,
M/s Safal Realtors & Developers Pvt Ltd

231-233, Big Splash, Plot No. 78/79 Sector 17, Vashi, Navi Mumbai - 400 703

With reference to your Notice 337 (New), letter No. 2321 dated, 17/4/2015 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Redevelopment scheme of Municipal Property known as Mathubai Chawl on plot bearing C. S. No. 157, 158 & 131(Pt.) of Dadar Naigaum Division, G. D. Ambekar Marg, Prel, Mumbai under D.C.R. 33 (7), CTS NO 157, 158 & 131(Pt.) furnished to me under your letter, dated 17/4/2015, I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reason that

निवर्ण
2029
25/4/16

A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK

- 1 That the Janta Insurance Policy shall not be submitted
- 2 That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 3 That the bore well shall not be constructed in consultation with H.E.
- 4 That the work shall not be carried out between sunrise and sunset, and the provision of notification issued by Ministry of Environment and Forest department dated 14.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
- 5 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 6 That the NOC from BEST for substation & Meter Room is not submitted.
- 7 That the payment of following charges shall not be made a) Open space deficiency b) Staircase, lift, lobby premium. c) Fungible premium. d) Development charges. e) Labour Welfare Cess. f) Addl. development cess.
- 8 That the N.O.C. from Asstt. Commissioner (Estates) shall not be submitted.
- 9 That the plans of proposed P.A.P. (in lieu LOI from Estate Dept.) approved by Dy. M.A. shall not be submitted.
- 10 That the C.C. shall not be asked till the publication of draft D.P. 2034 which shows the road does not exist on site.
- 11 That the Remarks of concerned authorities / empanelled consultants for the approved plan shall not be submitted for a) S.W.D. b) Parking c) Sewerage d) Water supply e) Fire Fighting Provisions (C.F.O.) f) Tree authority g) Hydraulic Engineer h) PCO i) NOC from Electric Supply Company
- 12 Registered Undertaking for handing over of excess parking, if sale fungible FSI is not claimed shall not be submitted
- 13 Various Registered Undertakings for C.C. shall not be submitted
- 14 Fresh P.R. Card of C.S. No. _____



Registered Undertaking for not misuse of part terrace at 10th floor shall not be submitted

C. CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

- 1 That the plinth/stilt height shall not be got checked by this office staff
- 2 All the payments as intimated by various departments of MCGM shall not be paid
- 3 Revised CFO NOC shall not be submitted before plinth
- 4 That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks shall not be submitted for a) S.W.D b) Parking c) Sewerage d) Water Works e) Fire Fighting Provisions (C.F.O.) f) Tree authority g) Hydraulic Engineer h) PCO i) NOC from Electric Supply Company
- 5 That set back land free of compensation and free of any encumbrance shall not be handed over to and possession receipt shall not be submitted from Assistant commissioner of the ward.
- 6 That in the event setback and/or reservation is not handed over then at FCC, area equivalent to the area of Setback and/or reservation shall not be restricted till such area is handed over or as per circular issued from time to time.
- 7 That the Material testing report shall not be submitted
- 8 That the yearly progress report of the work will not be submitted by the Architect
- 9 That the application for separate P.R.C. in the name of M.C.G.M. for road set back shall not be submitted
- 10 That the sloping terrace at 1st floor level shall not be got checked before asking C.C
- 11 That the single P.R. Card of amalgamated plot shall not be submitted before asking C.C. beyond 75% of permissible B.U.A.

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

- 1 That the low lying plot will not be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murrum, earth boulders etc. and will not be leveled, rolled, consolidated and sloped towards road side.
- 2 That Society Office permissible as per DCR before occupation for the building under reference shall not be constructed
- 3 That Fitness Centre permissible as per DCR before occupation for the building under reference shall not be constructed (if applicable)
- 4 That 3.00 mt. wide paved pathway upto staircase will not be provided
- 5 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 6 That the name plate/board showing Plot No., Name of the Bldg etc. will not be displayed at a prominent place.
- 7 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 8 That terraces, sanitary blocks, naharis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber
- 9 That final N.O.C. from concerned authorities / empanelled consultants for a) S.W.D b) Sewerage c) Water Works d) Fire Fighting Provisions e) Tree authority f) Hydraulic Engineer g) Asstt. Commissioner (Estate) h) Rain Water Harvesting shall not be submitted before occupation
- 10 That the Engineer's laminated final Stability Certificate along with upto date License copy and final plan shall not be submitted.
- 11 That the construction of setback land will not be done including providing street lights and S.W.D
- 12 That the final plans shall not be submitted along with Notice of Completion of work unless 353A of M.C.G.M. Act is completed on site.
- 13 That the supervisor certificate for quality of work and completion of the work shall not be submitted in form of a certificate.



- 14 That the dust bin shall not be provided
- 15 That the completion certificate from M.C.A shall not be submitted.

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No. CHECTY/1062/F/S/337(NEW)

- () That proper gutters and down pipes are not intended to be put to prevent water dripping from the eaves of the roof on the public street.
- () That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of ~~4~~ but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

24/4/17

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals, Zone, Wards, III

25-4-16
SERPS-III

25-4-16
MELBPS-II

O/C

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

2. Under Section 58 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

3. Under Byelaw No. 8 of the Commissioner has fixed the following levels -

*Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-

- a) Not less than 2 feet (60 cms) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer from existing or thereafter to be laid in such street
- b) Not less than 2 feet (60 cms) Above every portion of the ground within 5 feet (160 cms) of such building.
- c) Not less than 92 ft. (28.05 m) above Town Hall Datum.

4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

5. Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

8. Necessary permission for Non agricultural use of the land shall be obtained from the Collector Mumbai Suburban

- () That proper gutters and down pipes are not intended to be put to prevent water dripping from the eaves of the roof on the public street.
- () That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 15/04/16 but not so as to contravene any of the provisions of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force. # 24/4/17

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval

Executive Engineer, Building Proposals, c III
 Zone, Wards, o/c

Handwritten: 25/4/16, 15/4/16, 15/4/16, 25/4/16, 15/4/16, 15/4/16

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
 2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
 3. Under Byelaw No. 8 of the Commissioner has fixed the following levels -
 "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be -
 a) Not less than 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer then existing or thereafter to be laid in such street.
 b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.) of such building.
 c) Not less than 92 ft. (28.05 m) above Town Hall Datum.
 4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.
 5. Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
 6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
 7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
 8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.
- Attention is drawn to the notes Accompanying this Intimation of Disapproval.



बबई - १	
20/4/16	U.C.
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- 4) Temporary accommodation or provision of deposit should be obtained. Any shed to house and store for construction purpose. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the boarding is constructed and application made to the Ward Officer with the required deposit for the construction of cartilage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The boarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this officer Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to

NAME
DATE OF BIRTH
MOBILE NO
E-MAIL ID
FATHERS NAME
HEIGHT
WEIGHT
PAN NO
ADDRESS

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/1062/F/S/337(NEW)/FCC/2/Amend

COMMENCEMENT CERTIFICATE

To,
M/s Safal Realtors & Developers Pvt.Ltd,
231-233, Big Splash, Plot No. 78/79, Sector 17,
Vashi, Navi Mumbai - 400 703

Sir,

With reference to your application No. CHE/CTY/1062/F/S/337(NEW)/FCC/2/Amend Dated 13 Jun 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 13 Jun 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. NA C.T.S. No. 157, 158 & 131(Pt.) Division / Village / Town Planning Scheme No. Dadar Naigaum situated at G. D. Ambekar Marg Road / Street in F/South Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on 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 of Greater Mumbai 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.
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.

The Municipal Commissioner has appointed Shri. Asst.Eng.(BP)City II C & Municipal Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 20/10/2017



बबई - १
१०/१०/१७
२०२१

Issue On : 30 Oct 2017

Valid Upto : 20 Oct 2018

Application Number :

CHE/CTY/1062/F/S/337(NEW)FCC/1/New

Remark :

This CC is further extended for RCC frame work only for Rehab wing 'B' for stilt (pt) + 1st to 15th + 16th (pt) floor and Sale wing 'A' for Ground floor i.e. (Rehab N.R only) as per approved plan dt.25.04.2016, except the Car Parking Tower.

Approved By

Asst. Eng.(BP)City

Assistant Engineer (BP)

Issue On : 19 Jul 2019

Valid Upto : 18 Jul 2020

Application Number :

CHE/CTY/1062/F/S/337(NEW)/FCC/1/Amend

Remark :

This C.C. is endorsed and extended upto 18th floor as per amended approved plan dt. 24-5-2019 and phase programme dt. 26-03-2018.

Approved By

Asst.Eng.(BP)City II C & Municipal

Assistant Engineer (BP)

Issue On : 05 Nov 2019

Valid Upto : 20 Oct 2020

Application Number :

CHE/CTY/1062/F/S/337(NEW)/FCC/2/Amend

Remark :

This C. C. is further extended for Wing "A" upto 20th floor (part) as per the amended plans dated 24-05-2019 and phase programme dated 26-03-2018.



Name Jage Chandrashekar
Chandrakant
Designation Assistant
Engineer
Organization Municipal
Corporation of Greater Mumbai
Date 05-Nov-2019 12:47:37

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer Building Proposal

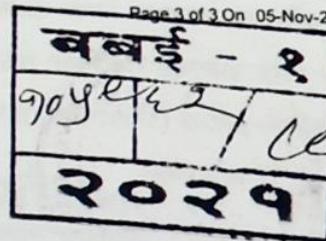
City F/South Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

CHE/CTY/1062/F/S/337(NEW)/FCC/2/Amend

Page 3 of 3 On 05-Nov-2019



बृहन्मुंबई महानगरपालिका

क्र.सआ / मालमत्ता / २५८३४ / प्र.अ.(सगूस) / सोसा-२, दि.०६/०९/२०१५

सहा.आयुक्त(मालमत्ता) यांचे कार्यालय,
बृहन्मुंबई महानगरपालिका इमारत,
चौथा मजला, महापालिका मार्ग,
फोर्ट, मुंबई - ४०० ००९.

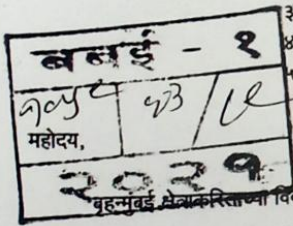
प्रति,
मुख्य प्रवर्तक
मथुबाई चाळ सहकारी गृहनिर्माण संस्था (प्रस्तावित)
दुकान क्र. ६, चाळ क्र. २४०,
जी.डी. आंबेकर मार्ग, परेल-भोईवाडा,
मुंबई ४०० ०१२.

इरादापत्र

विषय: 'एफ/दक्षिण' विभागातील शहर सर्व्हेक्षण क्र. १५७,१५८ व १३१(भागशः) दादर नायगांव विभाग, जी.डी. आंबेकर मार्ग, नायगांव येथील मथुबाई चाळ सहकारी गृहनिर्माण संस्था (प्रस्तावित) या नावाने ओळखल्या जाणा-या महापालिकेच्या मालमत्तेचा विकास नियंत्रण नियमावली ३३(७) अन्वये पुनर्विकास करण्याचा प्रस्ताव.

- मथुबाई चाळ सहकारी गृहनिर्माण संस्था (प्रस्तावित)

- संदर्भ : १) मथुबाई चाळ सहकारी गृहनिर्माण संस्था (प्रस्तावित) यांनी सादर केलेला दि. २७.०३.२००२ रोजीचा पुनर्विकास प्रस्ताव
२) सुधार समिती ठराव क्र. १५०, दि.३०.१२.२०११
३) महापालिका ठराव क्र. १०९५, दि.०२.०९.२०१२
४) सुधार समिती ठराव क्र. १२, दि.०७.०५.२०१४
५) महापालिका ठराव क्र. ६२, दि.०८.०५.२०१४



बृहन्मुंबई महानगरपालिकेच्या विकास नियंत्रण नियमावली १९९१ च्या अद्ययावत सुधारित विकास नियंत्रण नियमावली ३३(७) अन्वये महापालिकेच्या भाडेकरू असलेल्या मालमत्तांचा पुनर्विकास करण्याचा हा प्रस्ताव आहे. 'एफ/दक्षिण' विभागातील जी.डी. आंबेकर मार्ग, नायगाव येथील मथुबाई चाळ नावाने ओळखली जाणारी मालमत्ता शहर सर्व्हेक्षण क्र. १५७,१५८,१३१ (भागशः) नायगाव विभाग येथे वसलेली आहे. सदर मालमत्तेवर तळमजला पहिला मजला असलेल्या दोन कोनी भागां तळमजला एक चाळ व अर्धपक्क्या स्वरूपातील (सेमी परमनंट) बांधकाम असलेली एक

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प्रशासकीय अधिकारी (स.गू.सं)
सहा.आयुक्त (मालमत्ता) कार्यालय

Page 1 of 25

बृहन्मुंबई महानगरपालिका

क्र.सआ / मालमत्ता / २५८३४ / प्र.अ.(सगृसं) / सोसा-२, दि.०६/०९/२०१५

सहा.आयुक्त(मालमत्ता) यांचे कार्यालय,
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चौथा मजला, महापालिका मार्ग,
फोर्ट, मुंबई - ४०० ००९.

प्रति,

मुख्य प्रवर्तक

मथुबाई चाळ सहकारी गृहनिर्माण संस्था (प्रस्तावित)

दुकान क्र. ६, चाळ क्र. २४०,

जी.डी. आंबेकर मार्ग, परेल-भोईवाडा,

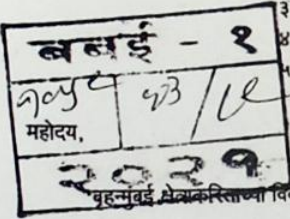
मुंबई ४०० ०९२.

इरादापत्र

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- मथुबाई चाळ सहकारी गृहनिर्माण संस्था (प्रस्तावित)

- संदर्भ : १) मथुबाई चाळ सहकारी गृहनिर्माण संस्था (प्रस्तावित) यांनी सादर केलेला दि. २७.०३.२००२ रोजीचा पुनर्विकास प्रस्ताव
२) सुधार समिती ठराव क्र. १५०, दि.३०.१२.२०११
३) महापालिका ठराव क्र.१०९५, दि.०२.०९.२०१२
४) सुधार समिती ठराव क्र. १२, दि.०७.०५.२०१४
५) महापालिका ठराव क्र.६२, दि.०८.०५.२०१४



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Page 1 of 25

प्रस्तावसमर्थक अधिकारी (स.गृ.सं)
सहा.आयुक्त (मालमत्ता) कार्यालय



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मानमत्ता करदेवक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मानमत्ता कराचे देवक.

वेळा क्रमांक FS0903950360000	मानमत्ता काळ 2020-2021	देवक क्रमांक 202010BIL11503945 202020BIL11503946	देवक दिनांक 09/12/2020
पत्रकाराचे नाव व पत्ता : W.O.(ESTATE) F/SOUTH/ MATHUBAI CHAWL CO OP HSG. SOC. (PROPOSED) MATHUBAI CHAWL G.D.AMBEKAR MARG BHOWADA ROAD BHOWADA Mumbai 400012		दफ्तार - Asstt. Assessor & Collector, F South Ward, Municipal Office Building, Junction of Dr. B. R. Ambedkar Road and Jagannath Bhatnagar Marg, Parel (East), Mumbai - 400 012. द्विमत - saafs.ac@mcmgm.gov.in दूरध्वनी क्र. 022 2411 4925	
मानमत्ता क्रमांक, मर्यादित क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एन.क्र. / प्लॉट क्र., बांधाचे नाव, मॉडेल क्र., मालकीचे नाव, ठिकाण, मानमत्ताचे वर्ग, इतरांसाठी कराचे MATHUBAI CHAWL G.D.AMBEKAR MARG BHOWADA ROAD BHOWADA NAIGAUM Mumbai 400012 W.O.(ESTATE) F/SOUTH/ MATHUBAI CHAWL CO. OP. HSG. SOC. (PROPOSED)			
प्रथम करनिर्धारण दिनांक:	01/10/2011	द्वितीयोत्पत्ती क्रमांक:	
एकूण मांडवनी मूल्य (अक्षरी)	₹ Eleven Crore Nine Lakh Nine Thousand Five Hundred Ten Only		
दि.31/03/2010 चा आधारेचे वसुली	₹ 0	दि. 01/04/2010 ते 31/03/2020 चा आधारेचे वसुली	₹ 7550094
देवक काढावणी:	01/04/2020	ते	31/03/2021

कराचे नाव	01/04/2020	ते	30/09/2020	01/10/2020	ते	31/03/2021
सर्वसाधारण कर			195064			195064
जल कर			321822			321822
जल लाभ कर			122891			122891
मालकी-मालक कर			207446			207446
मालकी-मातंग लाभ कर			76073			76073
म.न.पा. शिक्षण उपकर			74124			74124
राज्य शिक्षण उपकर			57739			57739
ग्रीक्यार हनी उपकर			0			0
कुत्रे उपकर			3902			3902
पद कर			89730			89730
एकूण देवक रक्कम			1148791			1148791
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताव्यावृत्त व्याजाची वसुली			0			0
आपाठ अधिदानाचे मसरोजव			0			0
धराबराची निव्वळ रक्कम			1148791			1148791
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रूपे	₹ Eleven Lakh Forty Eight Thousand Seven Hundred Ninety One Only			₹ Eleven Lakh Forty Eight Thousand Seven Hundred Ninety One Only		
अंतिम देव दिनांक				08/03/2021	08/03/2021	

"To make payment through NEFT:

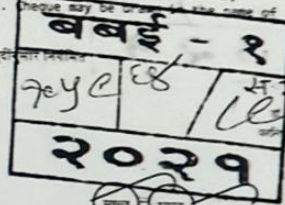
IFSC - SBIN0003300, Beneficiary A/C No:- MCGMPTFS0903950360000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be presented in the case of MCGM"

मदर दस्तऐवज हा नागरिकांना कराचा भरणा सुलभतेने करता यावा यासाठी मुंबयनगर अधिनियमातील तरतुदीनुसार विविध कारणात आता अंमल मदर दस्तऐवज तुमची मानमत्ता अधिभूत अन्वयाचे सूचित करत नाही.

साप्ताहिक व वारिष्ठिकीय साधनदायक सोयनेबरोबरच बटी-मालीची पूर्तता करावा-या पात्र मानमत्तास मानमत्ता कपातीत सर्वसाधारण कर वा घटकात 5% ते 15% घटकात अनुषंग आहे.

माझे कुटुंब माती बजावण्याची

- अ) मानक बापरा
- ब) बाबरात हात धुवा
- क) दुरुगिजत अंतर गवा



- (1) विवेकाचा प्रकार मज्जीमेटी प्रीमियम
 (2) मोबदला 0
 (3) बाजारभाव (भाडेपट्टेबाऱ्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 148862500
 (4) भू-मापन, पोटहिसा व परकामांक (अमाल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: मधुबाई वाळ को ऑप हीमिंग सोसायटी लिमिटेड जी डी आंबेडकर मार्ग परेल मुंबई 400 012. सी एम नं 157,158 आणि 131 (पार्ट) दादर नायगाव विभाग क्षेत्र 1208.18 चौ मीटर एटीजे/एम/763/2017/मटी/627ए/2017 दिनांक 27/09/2017 बाकी दस्तात नमूद केल्याप्रमाणे ((C.T.S Number : 157,158 आणि 131(पार्ट) :))

- (5) क्षेत्रफळ 1) 1208.18 चौ.मीटर :
 (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(7) दस्तावेज करून घेणा-या पत्रकारांचे ठेवणा-या पत्रकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता.

- 1): नाव:-मधुबाई वाळ को ऑप हीमिंग सोसायटी लिमिटेड तर्फे चेरमन तुशीनाल चापनी गाला वय:-74; पता:-प्लॉट नं: .. माळा नं: तळमजला , इमारतीचे नाव: मधुबाई वाळ सी एच एम सी , प्लॉट नं: 2/240 जी डी आंबेडकर मार्ग , रोड नं: परेल मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-AEGPG3005B
 2): नाव:-मधुबाई वाळ को ऑप हीमिंग सोसायटी लिमिटेड तर्फे मेक्रेटरी विष्णू गुणाजी ओरस्कर वय:-53; पता:-., तळमजला , मधुबाई वाळ सी एच एम सी , 2/240 जी डी आंबेडकर मार्ग , परेल मुंबई , वेस्ट स्टॉफ क्वार्टर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400012 पॅन नं:-AAEPO9204C
 3): नाव:-मधुबाई वाळ को ऑप हीमिंग सोसायटी लिमिटेड तर्फे खजिनदार रवींद्र गोविंद परदेशी मोनार वय:-66; पता:-., तळमजला , मधुबाई वाळ सी एच एम सी , 2/240 जी डी आंबेडकर मार्ग , परेल मुंबई , वेस्ट स्टॉफ क्वार्टर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400012 पॅन नं:-ADCPP6201H
 4): नाव:-डेप्युटी म्युनिसिपल कमिश्नर (इम्प्लूमेंट) फॉर ग्रेटर मुंबई तर्फे अधिकारी चंद्रशेखर डी. चोर तर्फे मुखत्यार शेता एम. गुदेवार वय:-49; पता:-., मुंबई , बाळासाहेब, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400001 पॅन नं:-ACMPG3849D

(8) दस्तावेज करून घेणा-या पत्रकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता.
 १६/१०/२०१७
 २०२९

- 1): नाव:-मेमर्स, सफल रिअल्टर्स एंड डेव्हलपर्स प्रा.ली. चे मंचालक लक्ष्मीचंद डी खेडा वय:- 63; पता:-., 231-233 विंग म्युझ, प्लॉट नं 78/79 , नवी मुंबई , क.ऊ.वाळार, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400703 पॅन नं:-AABCS8998R
 2): नाव:-मेमर्स, सफल रिअल्टर्स एंड डेव्हलपर्स प्रा.ली. चे मंचालक अवि एम जैन वय:- 28; पता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: 231-233 विंग म्युझ, प्लॉट नं 78/79 , रोड नं: नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AABCS8998R

- 16/10/2017
 16/10/2017
 4919/2017
 7446300
 30000



मुल्यांकनाची आवश्यकता नाही कारण अभिनिधीत दस्त कारणाचा तपशील अभिनिधीत दस्त एटीजे/एम/763/2017 मटीनं 627ए/2017दि 27/09/2017

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

(1) विलेखाचा प्रकार	मालीमिटी अंदाजित	
(2) मोबदला	0	
(3) बाजारभावा/भाडेपट्टाबाध्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	148862500	
(4) भू-मापन, पोटहिन्मा व परकमांक (असल्यास)	1) पालिकेचे नाव मुंबई मनपा इतर वर्णन : इतर माहिती: मधुबाई बाळ को ऑन हौमिंग सोसायटी लिमिटेड जी डी अंबेडकर मार्ग परेल मुंबई 400 012. सी एम नं 157, 158 आणि 131 (पार्ट) दादर न्यायगाव विभाग क्षेत्र 1208.18 चौ मीटर एरीजे/एम/763/2017/मटी/627ग (2017 दिनांक 27/09/2017 वाकी दस्तात नमुद केव्हाप्रमाणे ((C.T.S Number : 157,158 आणि 131(पार्ट) :)	
(5) क्षेत्रफळ	1) 1208.18 चौ मीटर.	
(6) आकारणी किंवा जुही देण्याचे असेल तेव्हा		
(7) दस्तावेज करत देणा-या पत्रकाराचे देवा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव-मधुबाई बाळ को ऑन हौमिंग सोसायटी लिमिटेड तर्फे वेअरमन सुप्रोनान चौरमी गावा बच-74; पत्ता-प्लॉट नं. , माळा नं. तळमजला , इमारतीचे नाव मधुबाई बाळ को ऑन हौमिंग, प्लॉट नं. 2/240 जी डी अंबेडकर मार्ग , रोड नं. परेल मुंबई, महाराष्ट्र, मुम्बई, पिन कोड-400012 पॅन नं.-AEGPG3005B 2) नाव-मधुबाई बाळ को ऑन हौमिंग सोसायटी लिमिटेड तर्फे मेहेतरी विण्णु गुणाजी ओरस्कर बच-53; पत्ता- , तळमजला , मधुबाई बाळ को ऑन हौमिंग, प्लॉट नं. 2/240 जी डी अंबेडकर मार्ग , परेल मुंबई , वेन्ट स्टॉक क्लॉस्टेन्स, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड-400012 पॅन नं.-AAEPO9204C 3) नाव-मधुबाई बाळ को ऑन हौमिंग सोसायटी लिमिटेड तर्फे खडिनदार रवींद्र गोविंद परदेशी सोनार बच-66; पत्ता- , तळमजला , मधुबाई बाळ को ऑन हौमिंग, प्लॉट नं. 2/240 जी डी अंबेडकर मार्ग , परेल मुंबई , वेन्ट स्टॉक क्लॉस्टेन्स, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड-400012 पॅन नं.-ADCPP6201H 4) नाव-देव्यूटी म्हुनिमिपल कमिशनर (इन्चुअमेंट) वॉर ग्रेटर मुंबई तर्फे अधिकारी चंद्रशेखर डी. कोरे तर्फे मुळन्यार शेता एम. गुदेवार बच-49; पत्ता- , , , मुंबई, बाळासाहेब, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड-400001 पॅन नं.-ACMPG3849D	
(8) दस्तावेज करत देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव-मेमर्स, मकल रिअल्टर्स एंड डेव्हलपर्स प्रा.ली. चे संचालक लक्ष्मीचंद डी शेता बच-63; पत्ता- , , 231-233 विंग मन्साथ , प्लॉट नं 78/79 , नवी मुंबई , ह. ऊ. बाळार, MAHARASHTRA, THANE, Non-Government. पिन कोड-400703 पॅन नं.-AABCS8998R 2) नाव-मेमर्स, मकल रिअल्टर्स एंड डेव्हलपर्स प्रा.ली. चे संचालक अवि एम. डेन बच-28; पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव- 231-233 विंग मन्साथ , प्लॉट नं. 78/79 , रोड नं. नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड-400703 पॅन नं.-AABCS8998R	
(9) दस्तावेज करत देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	16/10/2017	
(10) दस्तावेज करत देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	16/10/2017	
(11) अनुक्रमांक खंड व पृष्ठ	4919/2017	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	7446300	
(13) बाजारभावाप्रमाणे मुद्रांक शुल्क	30000	
(14) बाजारभावाप्रमाणे मुद्रांक शुल्क		

विलेखाचा प्रकार
मालीमिटी अंदाजित
2029



मुल्यांकनाची आवश्यकता नाही कारण अधिनिर्णित दस्त कारणाचा तपशील अधिनिर्णित दस्त एरीजे/एम/763/2017 मटीन 627ग/2017दि 27/09/2017

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