

Thursday, December 17, 2015
8:03 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: अंधेरी
दस्तऐवजाचा अनुक्रमांक: वदर1-10415-2015
दस्तऐवजाचा प्रकार: पर्यायी जागेचा करार
सादर करणाऱ्याचे नाव: मरीना बॉस्को पीरस

पावती क्र.: 13756 दिनांक: 17/12/2015

नोंदणी फी ₹. 14650.00
दस्त हाताळणी फी ₹. 2200.00
पृष्ठांची संख्या: 110

एकूण: ₹. 16850.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
8:20 AM ह्या वेळेस मिळेल.

Sachin Wani
दुय्यम निबंधक, अंधेरी-1

बाजार मूल्य: ₹. 1464500 /-
भरलेले मुद्रांक शुल्क : ₹. 73500/-

मोबदला: ₹. 1/- सह. दुय्यम निबंधक अंधेरी-१.
मुंबई उपनगर जिल्हा.

- 1) देयकाचा प्रकार: eChallan रक्कम: ₹. 15000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005693110201516E दिनांक: 17/12/2015
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: ₹ 2200/-

M. J. Reeves

REGISTERED DOCUMENT
DELEVERID ON...18:12:15

**AGREEMENT FOR PERMANENT ALTERNATE
ACCOMMODATION**

THIS AGREEMENT made at Mumbai this 16th
day of December in the Christian Year Two
Thousand Fifteen,

BETWEEN

M/S. CHANDIWALA ENTERPRISES, a partnership
firm registered under the provisions of the Indian
Partnership Act, 1932 having its registered office at
222-A, AL-Moonaz Arcade, 1st Floor, Opp. Post
Office, S. V. Road, Andheri (West), Mumbai - 400
058 hereinafter called "**THE DEVELOPERS**" (which
expression shall, unless it be repugnant to the
context or meaning thereof be deemed to include and
include the partners or partner for the time being
constituting the said firm and the survivors or
survivor of each of them and the heirs, executors
and administrators of the last such survivor) of the



FIRST PART;

M.1

AP
BP

#

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2
AND

THE HAZELINE CO-OPERATIVE HOUSING SOCIETY LIMITED, a Society duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG-3192 of 1971 having its registered office at Gaothan Lane No. 1, Andheri (West), Mumbai - 400 058, represented by (1) MR. ABDUL MAJID KARIM KHAN (CHAIRMAN), (2) MR. SAMEER IQBAL SHAIKH (SECRETARY) AND (3) MR. SUDHIR S. SOUNDALKAR (TREASURER) authorized pursuant to the Resolutions passed at the Special General Body Meeting of the Society held on 29th November, 2015 authorizing them to sign all documents for and on behalf of the Society, hereinafter referred to as **"THE SOCIETY"** [which expression shall, unless be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns of the **SECOND PART**;



AND

MRS. MARINA BOSCO PIRES & MR. BOSCO NELSON PIRES, Adult of Mumbai Indian Inhabitant, residing at **Flat No. C/22** on the **Forth Floor**, Hazeline Co-operative Housing Society Ltd., Gaothan Lane No. 1, Andheri (West), Mumbai - 400 058 OR temporarily residing at Deep Co-operative Housing Society (Sunder Lane), Flat No. 3, Sunder Lane, Orlem, Malad (West), Mumbai - 400 064, hereinafter referred to as **"THE MEMBER ALLOTTEE"** (which expression shall unless it be repugnant to the context or meaning thereof be

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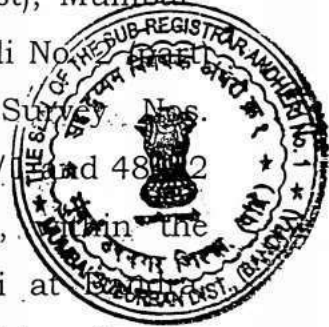
M. [Signature] [Signature] [Signature]

[Signature]

deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the **THIRD PART:**

WHEREAS:

(i) Under the Deed of Lease dated 19th January, 1972 registered with the Sub-Registrar of Assurances at Mumbai under Serial No. BOM/R/257 of 1972, the Society had acquired, from one Hazel Marie Crasto and Hubert Blasé Nicholas Crasto the leasehold rights in respect of land or ground, hereditaments and premises of Gaothan tenure, situate lying and being at Gaothan Lane No. 1, Off S. V. Road, Andheri (West), Mumbai - 400 058 bearing Survey No. 95, Pardi No. 1 and bearing corresponding City Survey Nos. 474/A, 474/A/1, 474/A/2, 484, 484/1 and 484/2 of Village Andheri Taluka Andheri, in the Registration Sub-District of Andheri at District Mumbai Suburban, within Greater Mumbai, admeasuring 1674.5 sq. mtrs. or thereabouts as per the Property Register Cards and admeasuring 2100 sq. yards i.e. to say 1755.87 sq. mtrs. as per the Deed of Lease now under recital (hereinafter referred to as the **"said Plot"**) together with two buildings known as "Hazeline" standing thereon and five Garages standing compound of the said buildings, held and occupied by the members of the 'Hazeline Co-operative Housing Society Ltd'. for a period of 98 years, having commenced from 01st January, 1972, yielding and paying therefore to the therein called

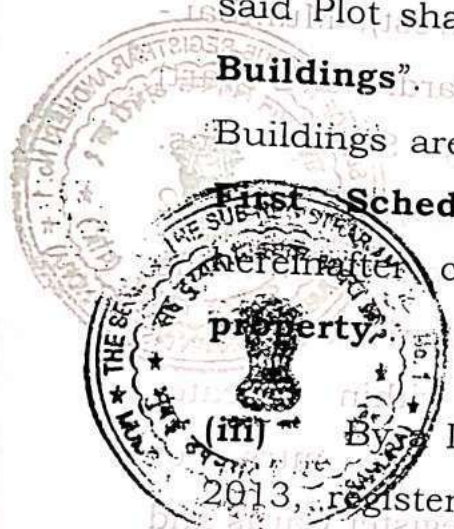


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MP BP [Signature] H M P

Lessors, the rent therein mentioned and subject to and upon the terms, conditions and covenants therein contained.

(ii) Each of the said two buildings known as "Hazeline" is of ground plus four upper floors, with five Garages in the compound of the said Plot. The first Building consists of only one Wing i. e. Wing 'A' having 18 flats in it. The second Building has two Wings named as 'B' and 'C' Wings having a total of 32 flats, the aggregate carpet area of the said 50 residential flats whereof is 21,696 sq. ft. The Existing Buildings 'HAZELINE' standing on the said Plot shall hereinafter be called the "Existing Buildings". The said Plot and the Existing Buildings are more particularly described in the First Schedule hereunder written and shall hereinafter collectively be called as the "said property".



(iii) By Deed of Conveyance dated 22nd July, 2013, registered with the Joint Sub-Registrar of Assurances of Andheri No. 3 at Bandra, under Serial No. BDR-9/5778 of 2013, made between the said Mr. Hubert Blasé Nicholas Crasto as the Vendor of the One Part and the Developers herein

as the Purchasers of the Other Part, the said Mr. Hubert Blasé Nicholas Crasto has in consideration therein mentioned, sold and conveyed the reversionary rights in respect of the said property, to the Developers herein absolutely and forever.

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Handwritten signatures and initials: 'NA', 'BP', 'Sh', 'M.', and a checkmark.

(iv) In the circumstances aforesaid the Developers were the owners of and seized and possessed of and well entitled to the freehold reversionary rights in respect of the said property and the Society was entitled to the leasehold rights in respect of the said property.

(v) The Member Allottee herein is the existing Member of the Society and share holder of five fully paid up shares of Rs. 50/- (Rupees Fifty Only) each issued by the Society bearing distinctive Share Nos. **226 to 230** (both inclusive) and entered in the Share Certificate No. **46** (hereinafter called the "**said shares**").

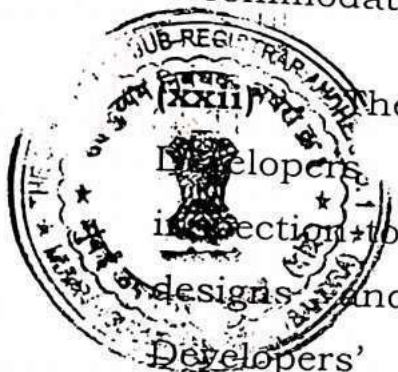
(vi) As such member of the Society the Member Allottee is in use and occupation of a flat bearing **Flat No. C/22** admeasuring **428.00** sq. ft. carpet area (inclusive of balconies) on the **Fourth Floor** in the Existing Buildings (hereinafter referred to as the "**said existing premises**") in the Existing Buildings 'Hazeline' standing on the said Plot.

(vii) The Existing Buildings having been constructed and completed in the year 1971, are about 43 years old and are in a bad condition and so the Society appointed Mr. R. Sankpal Structural & Chartered Engineer of M/s. Structure Engineers, to review the structural stability of the Existing Buildings. The said M/s. Structure Engineers have given their Structural Audit Report dated 20th March, 2014, whereby they have *inter alia* concluded that the Existing Buildings are

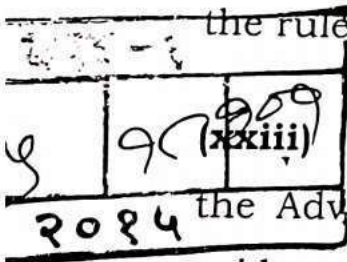


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42.80 sq. ft. carpet area aggregating to **470.80** sq. ft. carpet area i.e. the Entitled Carpet Area and accordingly, out of Members' Premises, the Developers, with the confirmation of the Society, hereby agree to allot to the Member Allottee herein a flat bearing Flat No. "**C**" - **503** admeasuring **470.80** sq. ft. carpet area (inclusive of fungible compensatory FSI) on the **Fifth Floor** in the **Wing "C"** more particularly described in the Second Schedule hereunder written (hereinafter called the "**said Permanent Alternate Accommodation**") in the New Building to be constructed on the said Plot, in lieu of the said existing premises and as and by way of permanent alternate accommodation.



The Member Allottee demanded from the Developers and the Developers have given inspection to the Member Allottee of all the plans, designs and specifications prepared by the Developers' Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "**the said Act**") and the rules made thereunder.



The copy of Certificate of title issued by the Advocates of the Developers in respect of the said property is annexed hereto and marked as **Annexure 'B'**.

(xxiv) Copy of the Property Register Cards

relating to the said Plot are annexed hereto and marked as **Annexures 'C-1' to 'C-6'**.

(xxv) Copy of the floor plan of the said Permanent Alternate Accommodation bearing Flat No. **"C" - 503** on the **5th Floor** in the Wing **"C"** agreed to be allotted to the Member Allottee approved by the concerned local authority has been annexed hereto and marked as **Annexure 'D'**.

(xxvi) Under Section 4 of the said Act the Developers are required to execute a Written Agreement for allotment of the said Permanent Alternate Accommodation with the Member Allottee, being in fact these presents and the same shall also be registered under the Registration Act.



NOW THIS AGREEMENT WITNESSETH AND HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Member Allottee hereby agrees and confirms that he/she/they has/have read and understood all the terms and conditions contained in the said Agreement being the said Redevelopment Agreement dated 21st January, 2015 and all annexures annexed thereto and he/she/they confirm/s the grant by the Society of the redevelopment rights in respect of the said property more particularly described in the First Schedule hereunder written to the Developers on the terms and conditions contained in the said Agreement and the Member Allottee agrees and

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[Signature]

[Signature]

MR.

[Signature]

Car Park Spaces will belong to the Developers and the Developers alone will be entitled to deal with the same and allot them to acquirers/purchasers of the flats and units comprised in the Developers' Premises, in the New Building in such manner as they deem fit in their absolute discretion and the Member Allottee hereby agrees and declares and confirms not to raise any dispute or objection to such allotment by the Developers of such car park spaces as approved and amended by MCGM from time to time.

5.1 The Member Allottee confirms that the said existing premises bearing Flat No. **C/22** admeasures **428.00** sq. ft. carpet area (inclusive of balconies) and the 10% free of cost entitlement is approximately **42.80** sq. ft. carpet area and hence the Member Allottee herein is entitled to be provided free of cost, an aggregate area of **470.80** sq. ft. carpet area (inclusive of fungible compensatory FSI) equivalent to the Entitled Carpet Area.



5.2 Accordingly, the Developers with the confirmation of the Society, hereby agree to allot and provide (out of the Members' Premises), to the Member Allottee herein, free of costs, on ownership basis and as and by way of permanent alternate accommodation, the said Permanent Alternate Accommodation bearing Flat No. "**C**" - **503** admeasuring **470.80** sq. ft. carpet area (inclusive of fungible compensatory FSI) on the **Fifth Floor** in

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No. BOM/R/257 of 1972 together with two buildings known as "Hazeline" standing thereon, occupied by the members of the 'Hazeline Co-operative Housing Society Ltd.', constructed in the year 1971-72. The said plot is bounded as follows:-

On or towards the North : By Land bearing CTS Nos. 477, 480, 479, 481 & 483;

On or towards the South : By Land bearing CTS Nos. 473, 485, 472;

On or towards the West : By Land bearing CTS Nos. 476, 475, 474B;

On or towards the East : By Road.



THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT the Flat Premises bearing Flat No. "C" measuring **470.80** sq. ft. carpet area (inclusive of fungible compensatory FSI) on the **Fifth Floor** in the Wing "C" in the Building to be known as "**PEARL HAZELINE**" on the property situate at Gaothan Lane No. 1, Off S. V. Road, Andheri (W), Mumbai - 400 058 more particularly described in the First Schedule above referred to.

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THE THIRD SCHEDULE ABOVE REFERRED TO:
COMMON AREAS AND FACILITES

- (i) Entrance lobby of the New Building.
- (ii) Staircase of the New Building including main landing, for the purpose of ingress and egress

MP BP M. - [Signatures]

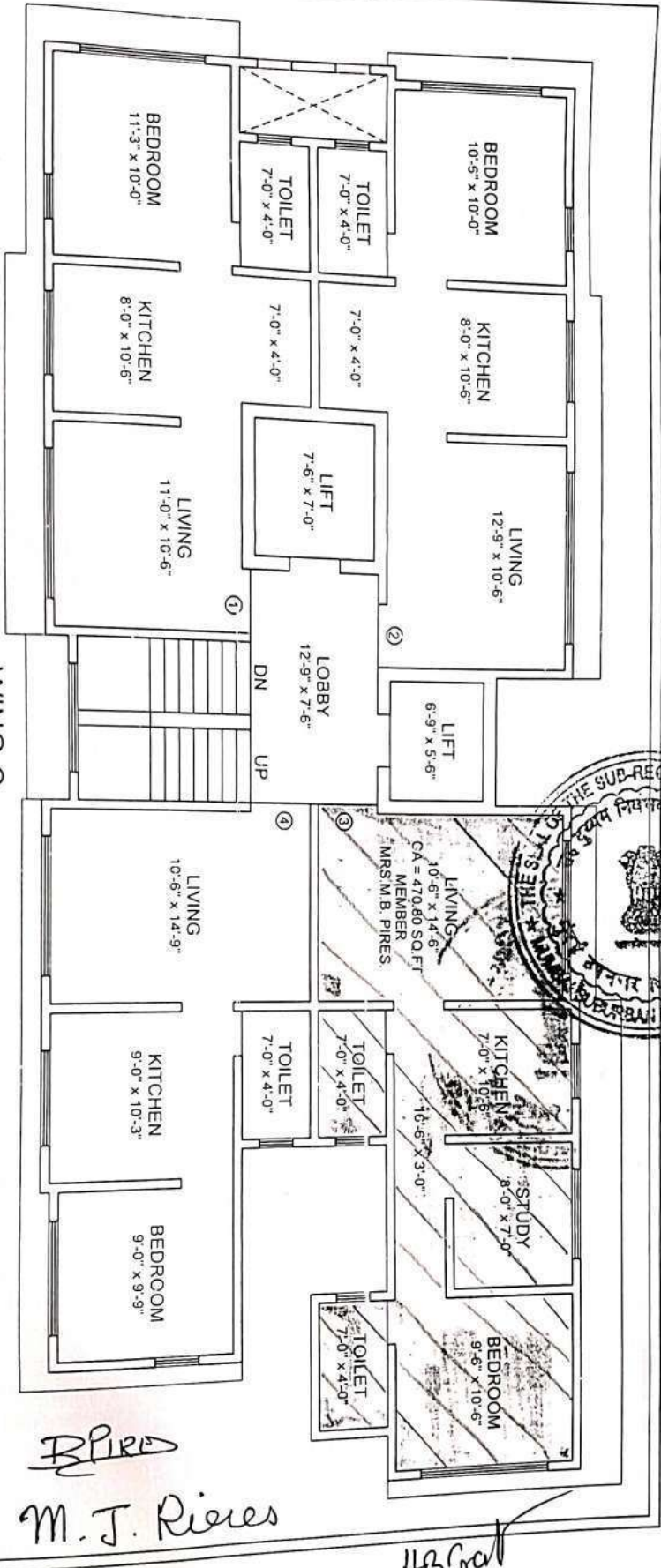
CHANDIWALA
ENTERPRISES
BUILDERS & DEVELOPERS

PROPOSED REDEVELOPMENT OF PEARL HAZELINE

AT ANDHERI (W)

WING C

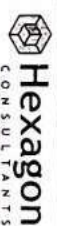
5TH FLOOR PLAN



BPIRD

M. J. Rives

HB Grant



Hexagon
CONSULTANTS
Architects, Interior Designers, Structural Engg.
& Project Management Consultants
101, Sakinaka, 2nd Floor, Sakinaka
BHEM, 400 072, PUNE

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Certificate No. 45

DUPLICATE

SHARE CERTIFICATE

Register Folio 45

No. of Shares 05

Hazeline Co-operative Housing Society Ltd.

REGISTERED UNDER THE BOMBAY CO-OPERATIVE SOCIETIES ACT 1960 (MAHARASHTRA ACT XXIV OF 1961)
Reg. No. BOM/HSG-3192 of 1971

AUTHORISED CAPITAL : Rs. 1,00,000
DIVIDED INTO 2000 SHARES OF Rs 50/- EACH

This is to certify that SMT. MAGDALINE LOBO

is the Registered Holder of 05 (FIVE) ONLY

Shares of Rupees Fifty each numbered 221 to 225

inclusive in Hazeline Co-operative Housing Society Ltd. subject to the By-laws of the said Society and that there has been paid in respect of each of such Shares the sum of Rupees FIFTY ONLY.

Given under the Common Seal of the Society

this 2ND day of OCTOBER 1976

for and on behalf of
HAZELINE CO-OPERATIVE HOUSING SOCIETY LTD.

Sd/ Chairman

Sd/ Hon. Gen. Secretary

Sd/ Member of Committee



M. J. Pires BPIRE

MEMORANDUM OF TRANSFERS

Date	No. of Transfer	To whom Transferred	Register Folio	Hon. Gen. Secretary's Signature
15.06.2006	1	1) Mrs. Marina BOSCOPIRES & 2) Mr. Bosco Nelson Pires	✓	<u>[Signature]</u> Treasurer Chairman Hon. Sect

22 January, 2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3

दस्ता क्रमांक : 760/2015

नोंदणी 63
Regn. 63m

- (1) विवेकाचा प्रकार
(2) मोबदला
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

गावाचे नाव : अंधेरी

डेव्हलपमेंट अंगीपेट.

रु.126,560,000/-

रु.146,345,000/-

- (5) क्षेत्रफळ
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

474/A,474/A/1,474/A/2,484,484/1 AND 484/2.- पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , उतर माहिती: जमीन व बांधकाम हेअलीन को.ऑप.हो.सो.ली.सी.टी.एस नों-474/A,474/A/1,474/A/2,484,484/1 व 484/2,सर्वे नों-95,परदि नों-2(पार्ट),गावठन लेन क्र-1,ऑफ एस.व्ही.रोड,अंधेरी(प),मुं-400058. एकूण क्षेत्रफळ 1,674.50 चौ.मी. (हेअलीन को.ऑप.हो.सो.ली.सी.चा पुनर्विकास).

- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1) नाव:- हेअलीन को.ऑप.हो.सो.ली.सी.तर्फे अरगोन अब्दुल भाजीय.के.खान ;वय: 32;
पत्ता :- १, तळ, हेअलीन को.ऑप.हो.सो.ली. अंधेरी प, गावठन लेन, Andheri Railway Station, MAHARASHHT
MUMBAI, Non-Government.
पिन कोड:- 400058
पॅन नंबर: AAAAH9460N

2) नाव:- हेअलीन को.ऑप.हो.सो.ली.सी.तर्फे सकेटरी समीर इब्राहिम शेख ;वय: 32;
पत्ता :- १, तळ, हेअलीन को.ऑप.हो.सो.ली. अंधेरी प, गावठन लेन, Andheri Railway Station, MAHARASHHT
MUMBAI, Non-Government.
पिन कोड:- 400058
पॅन नंबर: AAAAH9460N

3) नाव:- हेअलीन को.ऑप.हो.सो.ली.सी.तर्फे सुधीर एम.एम.लोकेशकर ;वय: 44;
पत्ता :- १, तळ, हेअलीन को.ऑप.हो.सो.ली. अंधेरी प, गावठन लेन, Andheri Railway Station, MAHARASHHT
MUMBAI, Non-Government.
पिन कोड:- 400058
पॅन नंबर: AAAAH9460N

4) नाव:- हेअलीन को.ऑप.हो.सो.ली.सी.तर्फे कमिटी मेंबर एम.एम.धोपावकर ;वय: 72,
पत्ता :- १, तळ, हेअलीन को.ऑप.हो.सो.ली. अंधेरी प, गावठन लेन, Andheri Railway Station, MAHARASHHT
MUMBAI, Non-Government.
पिन कोड:- 400058
पॅन नंबर: AAAAH9460N

5) नाव:- हेअलीन को.ऑप.हो.सो.ली.सी.तर्फे रिडेव्हलपमेंट कमिटी मेंबर कासम तुरमोहम्मद चौहान ;वय: 44;
पत्ता :- प्लॉट नं: १, माळा नं: तळ, इमारतीचे नाव: हेअलीन को.ऑप.हो.सो.ली. ब्लॉक नं: अंधेरी प, रोड नं: गावठन
महाराष्ट्र, मुंबई.
पिन कोड:- 400058
पॅन नंबर: AAAAH9460N

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1)नाव:- में.चांदीबाला एन्टरप्रायजेस तर्फे भागीदार इमरान इमामुन प.दीबोला ; वय: 35;
पत्ता:- २२२, १, अल मुनाज अर्बेड, अंधेरी प, एस.व्ही.रोड, Andheri Railway Station, MAHARASHTRA,
MUMBAI, Non-Government.;
पिन कोड:- 400058;
पॅन नं:- AACFC6522F;

- (9) दस्तऐवज करून दिल्याचा दिनांक
(10) दस्त नोंदणी केल्याचा दिनांक
(11) अनुक्रमांक,खंड व पृष्ठ
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क
(13) बाजारभावाप्रमाणे नोंदणी शुल्क
(14) शेरा

21/01/2015

दस्तासोबब सूची क्र. II

21/01/2015

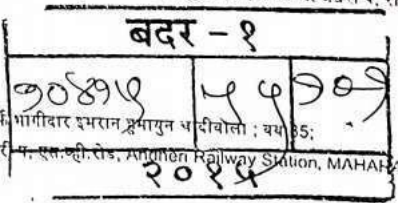
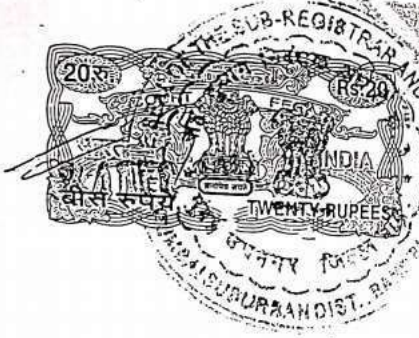
खरी श्रत

760/2015

रु.7,318,000/-

रु.30,000/-

सह. दुय्यम निबंधक अंधेरी-३
मुंबई उपनगर जि.हा.



Bmpp-3536-2005-15,000 Forms.
EC/48

(4 Pages F/B)

This I.O.D./C.C. is issued subject
to the provision of Urban Land
celling and Regulation Act, 1976.

Form 346
88

in replying please quote No.
and date of this letter.

Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai - 400 050

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

21 NOV 2015

No. CHE/WS/1610/K/337 (NEW)

MEMORANDUM

Shri Anis Humayun Chandiwala, Partner of M/s Chandiwala Enterprises

Municipal Office,
Mumbai 20

With reference to your Notice, letter No 363 dated 14.05.2015 and delivered on
.....200.... and the plans, Sections, Specifications and Description and further particulars
and details of Proposed redevelopment of residential building on plot bearing C.T.S. No.474/A,
474/A/1, 474/A/2, 475, 484, 484/1, 484/2, 485 of village Andheri at Gaothan Lane No.01, Opp. Post
Office, Off S.V. Road, Andheri (W), Mumbai, furnished to me under your letter,
dated.....20..... I have to inform you that I cannot approve the building or work proposed to be
erected or executed, and I therefore hereby formally intimate to you under Section 346 of the Bombay
Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons

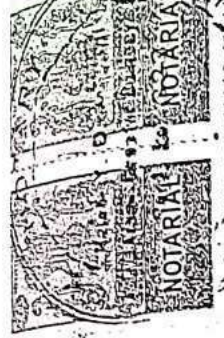
A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK /
BEFORE PLINTH C.C.

- 1) That the commencement certificate under section 44/69 (1) (a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2) That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.
- 3) That the low lying plot will not be filled upto a reduced level of atleast 28.04 mtr. T.H.D. or 0.15 mtr. above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4) That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix)) will not be submitted by him.
- 5) That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.

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बदर - १		
१०४१५	१०	१०१
२०१५		

भारतीय गैर न्यायिक



MAHARASHTRA
JAN 2006
93

श्री. गजेंद्र हरीशचंद्र दळवी

G 747232

परवाना धारक: मुद्रक
जोम साई स्टेशन
अंधेरी पोलीस चौकीच्या बाजूला
अंधेरी कुरुंग रोड
क्रमांक 466
सर्व्ही श्री. भीमती
शांता क.
27 JAN 2006
CHANDIWALA ENTERPRISES

POWER OF ATTORNEY

KNOW ALL MEN TO WHOM THESE PRESENTS SHALL COME,
WE, HUMAYUN A. CHANDIWALA, YASMIN H. CHANDIWALA,
IMRAN H. CHANDIWALA & ANIS H. CHANDIWALA partners of
M/s. CHANDIWALA ENTERPRISES, having its office at 222-A, Al-
Moonaz Arcade, Opp. Post Office, S. V. Road, Andheri (West), Mumbai-
400 058 SEND GREETINGS;

WHEREAS We the partners of Chandiwala Enterprises are engaged in
the business of Civil Construction, Building Construction, Builders and
Developers, Finance and other business activities in connection of
construction and development of property, hereinafter referred to as "Said
Firm";

Handwritten signatures and initials.

बदर - १
90890 29 30
2014



महाराष्ट्र MAHARASHTRA

श्री. गजेन्द्र हरीशचंद्र दळवी

G 7472



परवाना धारक मुलांक
 भोम साई स्टेशनर, विजय पंजाब हॉटेल
 अंधेरी पोलीस चौकीच्या बाजूला,
 अंधेरी कुर्ला रोड, अंधेरी
 क्रमांक 27 JAN 2006
 दिनांक
 संबंधी श्री./श्रीमती GHANDIWALA ENTERPRISES
 शांना क या स्वाधिकेतर मुलांक

AND WHEREAS on account of our busy schedule activities we are unable to look after our above properties in all respect, therefore, it is become necessary to appoint some fit and proper person to be our true and lawful attorney to do the things in our name and on our behalf. Hence we do hereby appoint, nominate and constitute **MR. HUBERT BLASÉ CRASTO (ALIAS TUBBY)** to be our true and lawful attorney and our behalf to do the following acts, deeds matters and things i.e. to say;

1. To take due diligent care of the undergoing or any other new projects in future.
2. To sell and dispose off the flats to the prospective purchasers and thereafter execute all the sale transaction paper on my behalf.

collect the cheque/pay order/demand draft/cash from the prospective purchasers in the name of company viz **M/s. GHANDIWALA ENTERPRISES.**

१०४१५	er	27
२०१५		

Handwritten signatures and initials at the bottom of the document.

4. To act and appear on our behalf before the Registrar, sub Registrar Bombay and suburb and to register the documents such as Sale Deed Agreement, Agreement for Sale, or any other documents required for the aforesaid purpose.
5. To issue the receipts of the payments received from the purchasers out of sale of flats.
6. To appoint or remove our legal Advisor, Solicitor, Attorney, Pleader or Advocate for the aforesaid purpose and to settle and pay their fee from time to time.
7. To attend to all matters pertaining to aforesaid properties including exchange of correspondence with the authority and the officer/s whosoever may be receive all such communications, applications summons, warrants, complaints and other process of the Government, court in connection therewith and to take expeditious action therein in our name and on our behalf as we would have done if personally present, pertaining to the aforesaid purpose and the affairs connected therewith and to use all lawful ways and means as fully and effectually to safeguard our interest to all intents and purposes hereinabove stated.
8. **AND GENERALLY** to do all things, acts and deeds in our name and on our behalf as we would have done if personally present, pertaining to the aforesaid purpose and the affairs connected therewith and to use all lawful ways and means as fully and effectually to safeguard our interest to all intents and purposes hereinabove stated.
9. **AND** we do hereby ourself, our heirs, executors, and administrators and assigns jointly and severally agrees to ratify and confirm all and whatsoever my said attorney shall or purpose to do or cause to be done by virtue of these presents.



Handwritten initials and signatures: 'M4', 'er', and several illegible scribbles.

बदर-१		
१०४७५	२३	१०९
२०१५		

18/12/2015



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 10415/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) अंधेरी

(1) विलेखाना प्रकार	पर्यायी जागेचा करार
(2) मोबदला	1
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1464500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: जुन्या सदनिका क्र-सी/22 च्या एवजी नवीन सदनिका क्र-503,5 वा मजला, सी-वींग, पर्ल हेझलीन, गावठन लेन क्र-1, ऑफ एस.व्ही.रोड, अंधेरी(प), मुं-400058, क्षेत्रफळ 52.50 चौ.मी.वांघीव. ((C.T.S. Number : 474/A AND 484 ; Plot Number : - ;))
(5) क्षेत्रफळ	1) 52.50 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-में.चांदीवाला एन्टरप्रायझेस चे भागीदार हुमायु ए चांदीवाला, यास्मिन एच चांदीवाला, ईमरान एच चांदीवाला व अनिस एच चांदीवाला तर्फे मुळीयार हुवर्ट बनेज क्रेमटो उर्फे टब्बी वय:-68; पत्ता:-प्लॉट नं: २२२, माळा नं: १, इमारतीचे नाव: अल मुनाज अकॅड, ब्लॉक नं: अंधेरी प, रोड नं: एस.व्ही.रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AACFC6522F 2): नाव:-हेझलीन कौ.ऑप.हौ.सौ.ती तर्फे चेअरमेन अब्दुल माजीद. करीम. खान वय:-54; पत्ता:-प्लॉट नं: १, माळा नं: तळ, इमारतीचे नाव: हेझलीन कौ.ऑप.हौ.सौ.ती, ब्लॉक नं: अंधेरी प, रोड नं: गावठन लेन, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AAAAH9460N 3): नाव:-हेझलीन कौ.ऑप.हौ.सौ.ती तर्फे सेक्रेटरी समीर इन्बाल शेख वय:-34; पत्ता:-प्लॉट नं: १, माळा नं: तळ, इमारतीचे नाव: हेझलीन कौ.ऑप.हौ.सौ.ती, ब्लॉक नं: अंधेरी प, रोड नं: गावठन लेन, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AAAAH9460N 4): नाव:-हेझलीन कौ.ऑप.हौ.सौ.ती तर्फे ट्रेझरर सुधीर.एस.सोनदलकर वय:-45; पत्ता:-प्लॉट नं: १, माळा नं: तळ, इमारतीचे नाव: हेझलीन कौ.ऑप.हौ.सौ.ती, ब्लॉक नं: अंधेरी प, रोड नं: गावठन लेन, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AAAAH9460N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मरीना बॉस्को पीरस वय:-55; पत्ता:-सी/२२, ४, हेझलीन कौ.ऑप.हौ.सौ.ती, अंधेरी प, ऑफ एस.व्ही.रोड, अंधेरी राईडवाां स्टाटीऑण, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400058 पॅन नं:-APCPP5912P 2): नाव:-बॉस्को नेलसन पीरस वय:-55; पत्ता:-सी/२२, ४, हेझलीन कौ.ऑप.हौ.सौ.ती, अंधेरी प, ऑफ एस.व्ही.रोड, अंधेरी राईडवाां स्टाटीऑण, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400058 पॅन नं:-ALCPP6462A
(9) दस्तऐवज करून दिल्याचा दिनांक	16/12/2015
(10) दस्त नोंदणी केल्याचा दिनांक	17/12/2015
(11) अनुक्रमांक, खंड व पृष्ठ	10415/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	73500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	14650
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

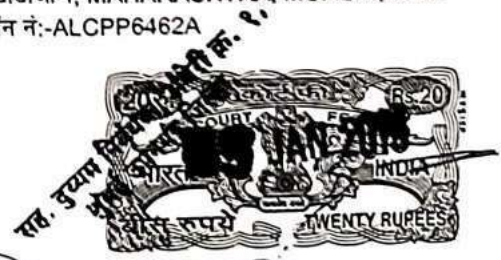
मुद्रांक शुल्क आकारताना निवडलेले अनुच्छेद :-



व. दुय्यम निबंधक, अंधेरी 1
of any Municipal Corporation or any Cantonment area

सही प्रत

Signature





महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

नोंदणी क्र. सी.सी.ए.प्र. ३१९२ क्र. १९६१
 या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, हृदयकीर्ण
 को-ऑपरेटिव्ह हीमोथेरेप्युटोसोसायटी मि. ही संस्था महाराष्ट्र
 राज्य सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा
 महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात
 आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र
 राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१)
 अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून
 उप-वर्गीकरण मेडिकल सहकारीदायी आहे.



(Signature)
 सहायक-निबंधक, सहकारी संस्था
 (नोंदणी विभाग), मुंबई
 Assistant Registrar
 Co-operative Societies, Bombay

दिनांक १९/०५/१९६१

THE CO-OP
 SOCIETY REGISTER
 १९६१
 Mumbai

MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
[CHE/WS/1610/K/337(NEW) of 16 January 2018]

To,
Shri. Anis Humayun Chandiwala Partner of M/s. Chandiwala Enterprises
222A, A1-Moonaz Arcade, 1st Floor, Opp. Post Office, S.V.Road, Andheri(W), Mumbai-58.

Dear Applicant/Owners,

The Part development work of Residential building comprising of having wing A, B & C comprising of stilt for parking + 1st to 7th upper floor for Residential user except 7th Floor of wing 'A' on plot bearing C.S.No./CTS No: 474/A, 474/A/1, 474/A/2, 475, 484, 484/1, 484/2, 485 of village ANDHERI-KW at off S.V.Road, Andheri(West) is completed under the supervision of Shri. ATUL VINAYAK SITUT, Licensed Surveyor, Lic. No. S/426/LS, Shri. Piyushkumar K.Sura, RCC Consultant; Lic. No. STR/S/76 and Shri. Samir Mehta, Site supervisor, Lic.No. M/309/SSI and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Executive Officer u/no. FB/LR/R-III/86 dated 30 November 2017.

It can be occupied with the following condition/s.

- 1) The balance IOD conditions including Amalgamated PR card Shall be submitted before Full OCC/BCC.

Copy To :

1. Asstt. Commissioner, K/W Ward
 2. A.A. & C., K/W Ward
 3. EE (V), Western Suburb I
 4. M.I., K/W Ward
 5. A.E.W.W., K/W Ward
 6. Architect, ATUL VINAYAK SITUT, 603, MAHALAXMI TOWER, CEASER ROAD, AMBOLI
- For information please

वदर-१७/		
3668	59	900
२०२०		

Author Signature by Prakash
Rajaram Rasal is Invalid
Name : Prakash Rajaram
Rasal
Designation : Executive
Engineer



Yours faithfully
The Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
K/W Ward

Hazeline Co-op Housing Society Ltd.

(Registered under the Maharashtra Co-operative Societies Act)

Regd. No. BOM/HSG 3192 of 1971

GAOTHAN LANE NO.1, ANDHERI (WEST), MUMBAI - 400 058.

SHARE CERTIFICATE



Date : 11/01/2019

Share Certificate No.: **086**

Member's Registration Folio No.: **086**

Flat No. **C-503**

No of Shares : **10 (TEN)**

(Authorised Share Capital of ₹1,00,000 Divided into 2000 share of ₹ 50/- each)

This is to Certify that 1. Shri/Smt./M/s. _____

Mrs. Marina Bosco Pires

2. Shri/Smt./M/s. _____

Mr. Bosco Nelson Pires

3. Shri/Smt./M/s. _____ is/are the Registered Holder (s) of

TEN fully paid up share of ₹50/- (Rupees FIFTY only) each. Distinctively numbered from **851-860** both inclusive, subject to the bye law of the said Society. Given under the Common Seal of the said Society at Hazeline Co-op Hsg. Society Ltd. Gauthan Lane No.1, Andheri (West), Mumbai - 400058.

This _____ 11TH day of _____ **JANUARY** _____ 2019.

For Hazeline Co-Op Hsg. Society Ltd.

₹ **500/-**

Majid Khan
Chairman

S. Prakash
Hon. Secretary

M.C. Member
M.C. Member

