

Thursday, August 31, 2023
6:26 PM

पावती

Original/Duplicate
नोंदणी क्र. 39म
Regn. 39M
दिनांक: 31/08/2023

पावती क्र.: 19057

गावाचे नाव: नाहूर
दस्तऐवजाचा अनुक्रमांक: करल4-17669-2023
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: श्रेयसी ललित झवेरी

रु. 30000.00
रु. 2620.00

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 131

रु. 32620.00

एकूण:

मूळ दस्तऐवज मिळाला

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:46 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला - 4

बाजार मूल्य: रु.26061096.6 /-
मोबदला रु.27303000/-
भरलेले मुद्रांक शुल्क: रु. 1638200/-

सहायक निबंधक वर्ग-२
कुर्ला-४, तालुका अपनगर जिल्हा

- 1) देयकाचा प्रकार: DHC रक्कम: रु.620/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823314617094 दिनांक: 31/08/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823319417000 दिनांक: 31/08/2023
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007482034202324E दिनांक: 31/08/2023
बँकेचे नाव व पत्ता:

मूळ दस्तऐवज मिळाला



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AGREEMENT FOR SALE

This Agreement for Sale made at Mumbai this 31st day of August, 2023

BETWEEN

M/S. MAVERICK REALTORS, a partnership firm registered under the Indian Partnership Act, 1932, having its registered office at A-Wing, 14th Floor, O2 Business Park, Dalmia Estate, Asha Nagar, Mulund (West), Mumbai-400 080, entered through authorised partner **MR. HARSH PARESH SHAH**, hereinafter referred to as the "Promoter" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors, administrators of the last surviving partner, their or his assigns) **OF THE ONE PART;**

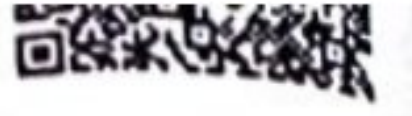
S L R



Handwritten signature



CHALLAN
MTR Form Number-6



GRN	MH007482034202324E	BARCODE	Date 31/08/2023-17:24:49		Form ID	25.2
Department	Inspector General Of Registration		TAX ID / TAN (If A)			
Type of Payment	Stamp Duty Registration Fee		PAN No.(If Applicable)			
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4		Full Name	SHREYASI LALIT ZAVERI AND SHRENIL LALIT ZAVERI		
Location	MUMBAI		Flat/Block No.	FLAT NO. 1001, 10TH FLOOR, NAMI CHS LTD		
Year	2023-2024 One Time		Premises/Building	D-12, SARVODAY PARSHWANATH NAGAR,		
Account Head Details	Amount In Rs.		Road/Street	NAHUR ROAD		
0030045501 Stamp Duty	1638200.00		Area/Locality	MULUND WEST, MUMBAI		
0030063301 Registration Fee	30000.00		Town/City/District	4 0 0 0 8 0		
PIN			Remarks (If Any)			
			SecondPartyName=MAVERICK REALTORS~			
Total	16,68,200.00		Amount In Words	Sixteen Lakh Sixty Eight Thousand Two Hundred Rupees Only		
Payment Details	FOR USE IN RECEIVING BANK					
Cheque/DD No.	Bank CIN	Ref. No.	69103332023083121140	2826141846		
Name of Bank	Bank Date	RBI Date	31/08/2023-17:25:19	Not Verified with RBI		
Name of Branch	Bank-Branch	IDBI BANK				
	Scroll No. , Date	Not Verified with Scroll!				



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 7039411234

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1) MRS.SHREYASI LALIT ZAVERI, 2)MR.SHRENIL LALIT ZAVERI both Adults, Indian Inhabitants residing at D-6, 208, Apartment, Jain Mandir Road, Sarvodaya Nagar, Mulund West, Mumbai-400-080 and assessed to Income Tax under PAN NO.AAEPZ9134C and PAN NO.AAEPZ9134C respectively, hereinafter referred to as the "Purchaser/s" OF THE OTHER PART meaning thereof be deemed to mean and include his/ her/ their respective heir/s executors, administrators and permitted assigns); The Promoter and the Purchaser/s hereinafter are collectively referred to as "Parties" and individually referred to as "Party".

WHEREAS:

A. By virtue of Development Agreement registered under No. KRL-3/2113/2019 dated 14.02.2019 ("Development Agreement"), executed between i) Nami Co-operative Housing Society Limited, referred therein as the party of the first part and hereinafter referred to as "the Society" ii) 28 members of the Society referred therein as "the members", (iii) Messrs Maverick Realtors, referred therein as the developers of the third part and herein referred as the Promoter, among other rights, became entitled to the development rights in respect of all that piece or parcel of land admeasuring 1871.61 and bearing CTS bearing Survey No. 43, 103 and 104, C.T.S. Nos. 658/1 (pt), 658/4 (pt) and 658/8A (pt) of Nahur (West), Taluka Kurla and situate at D-12, Sarvoday Parshwanath Nagar, Nahur Road, Mulund (West), Mumbai - 400 080, with a building and other structures standing thereon known as "Nami Co-operative Housing Society Limited", in the Registration District and Sub-District of Mumbai Suburban,

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within limits of "T" ward of Mumbai hereinafter referred to as "said Property" more particularly described in the First Schedule hereunder written for the consideration and upon terms and conditions



- B. The Society also executed Power of Attorney, appointing the partner of Maverick Realtors as their Power of Attorney under No. KRI.3-2120 of 2019 dated 14.02.2019.
- C. Pursuant to the said Development Agreement, the Promoter has agreed to demolish the existing building/(s) standing on the said Property and construct a new building to (i) accommodate the members of the Society by utilising the floor space index, transferable development rights, premium floor space index, fungible floor space index etc. on the said Property in the manner more particularly described in the said Development Agreement and (ii) to dispose off the premises that would accrue to the Promoter as per the understanding recorded in the Development Agreement.
- D. The Promoter is presently in the process of constructing a new building on the said property comprising Stilt plus 4 Podium & 14 upper floors to be known as "NAMI" on the said Property (hereinafter referred to as "said New Building"). Excluding the premises to be allotted to the members of the Society in the New Building as permanent alternate accommodation, parking spaces and common areas as agreed under the Development Agreement, the Promoter is inter alia entitled to deal with the premises to be

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constructed in the New Building in the manner they deem fit



part of the DEVELOPER'S FLATS as defined under the (Development Agreement), receive consideration in respect thereof

allot parking spaces to such premises holders as they deem fit
 proper
 Promoter has appointed Shri Rajesh Khandeparkar as Architect and Shri U. D. Chande as Structural Engineer for overall redevelopment of the said Property and for the preparation of the structural design and drawings of the New Building.

F. The said New Building is being constructed on the said Property by utilising the development potential of the said Property as the Promoter deemed fit and as presently permissible under the Development Control Regulation, 2034 ("DCPR") and that may be approved from time to time by the Mumbai Municipal Corporation of Greater Mumbai ("MCGM") and the Slum Rehabilitation Authority ("SRA").

G. The SRA vide its Letter of Intent dated 09.09.2020, bearing No. T/PVT/0106/20190911/AP, granted permission to redevelop the said Property under Regulation 33(11) of DCR 2034, subject to the terms and conditions more particularly set out therein. A copy of Letter of Intent is annexed hereto and marked at Annexure-'A'.

H. The SRA, through its Executive Engineer, has granted Intimation of Approval (IOA) dated 21.10.2020 bearing no. SRA/ENG/T/PVT/0106/20190911/AP and sanctioned the plan/s through commencement certificate dated 19.04.2021, bearing no. T/PVT/0106/20190911/AP/C for a composite

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building. The copies of Intimation of Approval and Commencement Certificate are annexed hereto as Annexure-'B' and 'C' respectively.

hereto as <u>Annexure-'B'</u>		
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I. A copy of Property Card in respect of the said Property evidencing name of the Society is annexed hereto as Annexure 'D'. A copy of certifying the title of the Society to the said Property and entitlement of the Promoter to develop the said Property is annexed hereto as Annexure-'E'.



J. The Promoters have informed the Purchaser that the building is approved and shall be constructed with deficient open space as per SRA scheme under the provisions of DCR 33(11) of 2034 and the Purchaser herein will not make any claims/ damages/ risks against CEO (SRA), SRA and its staff with regards to the same. The Promoters have also informed the Purchaser/s that as per the approved Scheme under Reg. 33(11), the Promoter is required to construct 56 numbers of PTC units admeasuring 1871.61 Sq. Mts. in the building and hand over the same to the Slum Rehabilitation Authority. In future, the promoter may Club under Clause 7.7 of Appendix-IV under Reg. 33(10), the approved Scheme with another S.R. Scheme and may shift a part of or the entire PTC BUA to the other scheme and in lieu of which the Promoter will be entitled to additional sale area together with the fungible BUA there on which the Promoter may utilise partly or fully in the proposed building resulting in additional floors to be constructed on the proposed building and the Purchasers shall not object for the same.

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K. The Purchaser/s is/are desirous of purchasing residential flat bearing no.1001 being identified as residential flat bearing no.1001 having Carpet area and Dry & Service Balcony of 1435.92 Sq. Ft. carpet area as per RERA (1335.06 Sq. Ft. carpet area and Dry & Service Balcony of 100.86 Sq. Ft. carpet area) on the 14th residential floor and shown on as 14th floor on the plan, in the New Building, also to be known as "NAMI" proposed to be constructed on the said Property (hereinafter referred as the said "Residential Flat") and has applied to the Promoter for allotment of the said Residential Flat. The said Residential Flat is more particularly described in Second Schedule hereunder written and its layout is delineated in Red colour on the plan annexed hereto as Annexure-'F'.

L. The Purchaser/s has/ have demanded from the Promoter and the Promoter has given full, free, and complete inspection to the Purchaser/s of all the documents of title relating to the said Property including but not limited to intimation of disapproval, commencement certificate, the sanctioned plans, designs and specifications of the said Residential Flat, the proposed plans for the New Building and 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 as "MOFA") and the Rules made there under as well as the Real Estate (Development and Regulation) Act, 2016 and the Rules made thereunder ("RERA").

M. The Purchaser/s, having perused all the necessary documents, deeds and writings related to title of the said Property including all of the above referred documents, and after being fully informed and satisfied about the same, as also about the status and sanctioned as well as proposed plans of the said Residential

Flat, is/ are desirous of purchasing from the Promoter, the said Residential Flat for the consideration and on ~~the terms~~ and conditions hereinafter appearing.

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N. The Purchaser/s acknowledges that the said flat shall be bareshell without any fixtures, fittings and amenities to be provided by the Promoter in the said Residential Flat.

O. Copies of the plans of the layout relating to the development of the said Property as approved by the concerned authorities have been annexed hereto as Annexure-'G' collectively ^{As mentioned} in clause 2.1 hereinbelow the Promoter has presently shown/ earmarked certain premises in the plans and layout of the New Building as permanent transit camps (PTC) which the Promoter may after necessary permissions being procured from the concerned authorities convert the same or part thereof into free sale units.



P. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations etc. contained in this Agreement and all applicable laws, are willing to enter into this Agreement on the terms and conditions appearing hereinafter. The Parties have agreed to co-operate each other in registering these presents.

Q. The Promoter has registered the project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Maharashtra Real Estate Regulatory Authority bearing no. P51800029136.

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R. In accordance with the terms and conditions set out in this



Agreement and as mutually agreed upon by and between the Promoter hereby agrees to sell and the Purchaser/s to purchase the said Premises as recited above.

AGREEMENT WITNESSETH AND IT IS HEREBY AND BETWEEN THE PARTIES HERETO AS

1. DEFINITIONS AND INTERPRETATION:

1.1 Definitions

In addition to the terms defined in the introduction to, recitals of and the text of this Agreement, the following words and terms, whenever used in this Agreement, unless repugnant to the meaning or context thereof, shall have the respective meanings set forth below:

“Agreement” means this Agreement for Sale including all its Recitals, Schedules and Annexures;

“Charges”, “Contributions”, “Subscriptions” and “Fees” means charges, contributions, subscriptions and fees for the management, maintenances, servicing and supervision of common areas and facilities and all reasonable other outgoings;

“Common Areas and Facilities” includes all common paid and unpaid areas and facilities to be provided in the New Building as tentatively planned;

“Government” means the Government of India and Government of Maharashtra;

“Insurance” means risk cover for an amount equal to the market/replacement value of the Residential Flat;

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1.2 Interpretation

In construing this Agreement:

- i) Use of the singular shall include the plural and vice versa and any one gender includes the other genders.
- ii) The clause headings are included for convenience only and shall not affect the interpretation of this Agreement;
- iii) All dates and periods shall be determined by reference to the Gregorian calendar;
- iv) The word Agreement includes guarantee, undertaking, deed, agreement, or legally enforceable arrangement in writing and the word document includes any agreement or any certificate or consent or notice, instrument or document of any kind in writing;
- v) Clause heading and sub-clause heading shall not be used in the interpretation or construction of the clauses or sub-clauses of this Agreement,
- vi) Reference to this Agreement and any deed or instrument are deemed to include reference to this Agreement or such other deed or instrument as amended, innovated, supplemented, varied or replaced from time to time;
- vii) Reference to any party to this Agreement include his/ her/ its heirs, executors, successors or permitted assigns;
- viii) Persons includes natural person, a firm or company, corporation or body corporate or non-incorporated as well as an individual;
- ix) Reference to any Clauses, Schedules and Annexures are reference to Clauses, Schedules and Annexures to this Agreement.



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2. SALE OF RESIDENTIAL PREMISES



Promoter shall construct the said New Building consisting of four Podium and 14 upper floors on the said Property in accordance with the plans, designs and specifications approved by the concerned local authority from time to time and which have been approved by the Purchaser/s with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/ the Government to be made in them or any of them.

It is further agreed and understood between the Parties that the Promoter has presently shown/ earmarked certain premises in the plans and layout of the New Building as permanent transit camps (PTC) which the Promoter may after necessary permissions being procured from the concerned authorities convert the same or part thereof into free sale units and provide such PTCs in Promoter's other projects as it may deem fit with the permission of the concerned authorities.

The Purchaser/s hereby agree not to raise any objection or create any hindrance in the process of Promoter converting such PTCs or part thereof into free sale units or such use as may be disclosed in the proposed plan/ layout of the New Building or required by the concerned authorities.

The Purchaser/s acknowledges and gives his explicit consent to amend the sanctioned floor plans of the building for utilization of the additional Sale BUA together with the Fungible thereon.

Provided that the Promoter shall have to obtain prior consent in writing from the Purchaser in respect of variations or modifications if any which may adversely affect the Residential Flat to be allotted to the Purchaser/s except any alteration of

522

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addition required by any Government/ authorities or change in law.

Further, the Promoter shall also be entitled to carry out such changes in the sanctioned plans/ layouts in respect of the development of said Property for the effective implementation of the proposed plans/ specifications as disclosed to the Purchaser/s and construct as many upper floors in the New Building as may be necessary for utilizing the full potential of the said Property and/or as may be sanctioned by the concerned authorities as the circumstances demand and the Purchaser/s hereby accord/s his/ her, their irrevocable consent to the Promoter in that behalf. The Purchaser/s hereby agree/s not to create any hindrance or interference with the development of the said Property. The Promoter shall also not be required to procure permission of the Purchaser/s for carrying out any alterations or additions or modifications in the sanctioned plans, layout plans and specifications or the New Building or common areas in the project which are required to be made by the Promoter in compliance of any direction or order etc. issued by the competent authority or statutory authority, under any law of the State or Central Government for the time being in force.



2.2 In consideration of the Purchaser/s having expressly agreed to pay to the Promoter the purchase price for purchase of the said Residential Flat in the manner mentioned hereinbelow, and to observe, perform and comply with the terms and conditions hereinafter contained, the Promoter at the request of the Purchaser/s hereby agree to sell to the Purchaser/s, on ownership basis, a residential flat bearing no. 1001 admeasuring 1435.92 Sq. Ft. carpet area as per RERA (1335.06 Sq. Ft. Carpet area and Dry & Service Balcony of 100.86 Sq. Ft. carpet area) on the 10th residential

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floor and shown on as 14th floor on the approved plan, in the New Building also to be known as "NAMI" proposed to be constructed on the said Property (hereinafter referred as the said "Residential Property") in accordance with the plans and specifications that may be approved from time to time. The said Residential Flat is more described in Second Schedule hereunder written and is shown delineated in red colour on the plan/ layout annexed hereto as Annexure-'F' at or for the sale consideration of Rs.2,73,03,000/- (Rupees Two Crore Seventy Three Lacs Three Thousand only) ("the said Consideration"). Out of the total consideration amount, the Purchaser has paid Rs.1,00,00,000/- (Rupees One Crore only) towards the earnest money/part consideration. The said Consideration is exclusive of all Government taxes such as GST and other of the consideration for the proportionate share in the Common Areas and Facilities appurtenant to the said Residential Flat, except as set out in this Agreement. The said balance Consideration of Rs.1,73,03,000/- (Rupees One Crore Seventy Three Lakhs Three Thousand only) shall be paid by the Purchaser/s to the Promoter without any deduction whatsoever, in the following manner, time for payment being the essence of the contract:

- i. Amount of Rs.1,55,72,700/- (Rupees One Crore Fifty Five Lakhs Seventy Two Thousand Seven Hundred only)- 90% of the balance consideration within twenty (20) days from the date of execution of this agreement.
- ii. Amount of Rs.8,65,150 /- (Rupees Eight Lakhs Sixty Five Thousand One Hundred Fifty only)- 5% on installation of lift.
- iii. Amount of Rs.8,65,150/- (Rupees Eight Lakhs Sixty Five Thousand One Hundred Fifty only)- 5% on soft possession or possession of this residential flat.

52



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800029136
Project: **Nami CHS Ltd**, Plot Bearing / CTS / Survey / Final Plot No.: 658 1 part 4 part 958 8 part 1 part 1 Kurla,
Kurla, Mumbai Suburban, 400080;



1. **Maverick Realtors** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400080.**

2. This registration is granted subject to the following conditions, namely:-
- The promoter shall enter into an agreement for sale with the allottees;
 - 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 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;
 - 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 (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by 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.
 - The Registration shall be valid for a period commencing from **29/04/2021** and ending with **31/03/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities

3. 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.

Signature valid

Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 29-04-2021 13:32:17

Dated: 29/04/2021
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202001111259984 D.P. Rev. dt. Refer Inward Number: T/2020/111259987 Payment Dated 15/01/2020



Joint Sub Registrar (Development Plan)
Municipal Head Office, 5th Floor,
Municipal Building, Fort,
Mumbai - 400 001

Mrs. Ravindra Lahu Dukhande
Sahakar Society, Kokan Nagar, Bhandup(W)

Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 663,664 and 665 of NAHUR

Application u/no. T/2020/111259987 Payment Challan No. DP34202001111259984 Dated 15/01/2020 certifying payment of charges made under
Receipt no. 18200006135 Dated 15/01/2020

Sir/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the
accompanying plan, are as follows.

Description	Nomenclature	Remarks
CTS No.	663,664 and 665	
Village	NAHUR	
Development Plan 2034 referred to Ward	T	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	RR2.1(Rehabilitation & Resettlement)(Part of larger reservation)(664: 651.84 sqm), ROS1.4(Play Ground)(Part of larger reservation)(664: 2068.74 sqm) and ROS1.5(Garden/ Park)(665: 3281.93 sqm)	
Reservation affecting the Land [Excluded Portion]	EP NO: EP-T23 EP NO: EP-T85, EP-T94	Affected Area - 665 :3281.928 sqm Affected Area - 664 :651.843 sqm
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Reservation abutting the Land [as shown on plan]	NO	
Reservation abutting the Land [Excluded Portion]	EP NO: EP-T23 EP NO: EP-T85, EP-T94	Plots - 663, 664 Plots - 663, 665
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	NO	
ROAD	EP NO: EP-T24	Affected Area - 663 :1099.025 sqm, 664 :62.479 sqm, 665 :38.656 sqm
For description of Excluded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Whether a listed Heritage building/ site:	Yes / No	

CHE/DP34202001111259984/DP/T

This is electronically generated report. Hence personal signature is not required.

81

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Whether situated in a Heritage Precinct:	Yes / No
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No
Whether a listed archaeological site (ASII):	Yes / No
Whether situated in the buffer zone/Vista of a listed archaeological site (ASIP):	Yes / No

Note:
 The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site E.E.T&C./A.E. (Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:
 MCGM Home Page (portal.mcgm.gov.in) > Ward & Departments > Chief Engineer - Development Plan > Docs > Sanctioned DP2034 Plans:
 EP Sheets:- MCGM Home Page (portal.mcgm.gov.in) > Ward & Departments > Chief Engineer - Development Plan > Docs > Sanctioned DP2034 > Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government
 SM Sheets:- MCGM Home Page (portal.mcgm.gov.in) > Ward & Departments > Chief Engineer - Development Plan > Docs > Sanctioned DP2034 > Development Plan 2034 (sanctioned part) SM sheets, 8th May 2018

Additional Information

Water pipeline Remark:
 Water pipeline near the plot (1.84 meters far) has 250 mm pipe diameter.

Sewerline Remark:
 Sewer Manhole near the plot (Node No. 26309401, 8.54 meters far) has invert level 29.59 meters with reference to Town Hall Datum (THD).

Drainage Remark:
 Drain Manhole near the plot (Node ID 2183209001, 24.11 meters far) has invert level 28.16 meters with reference to Town Hall Datum (THD).

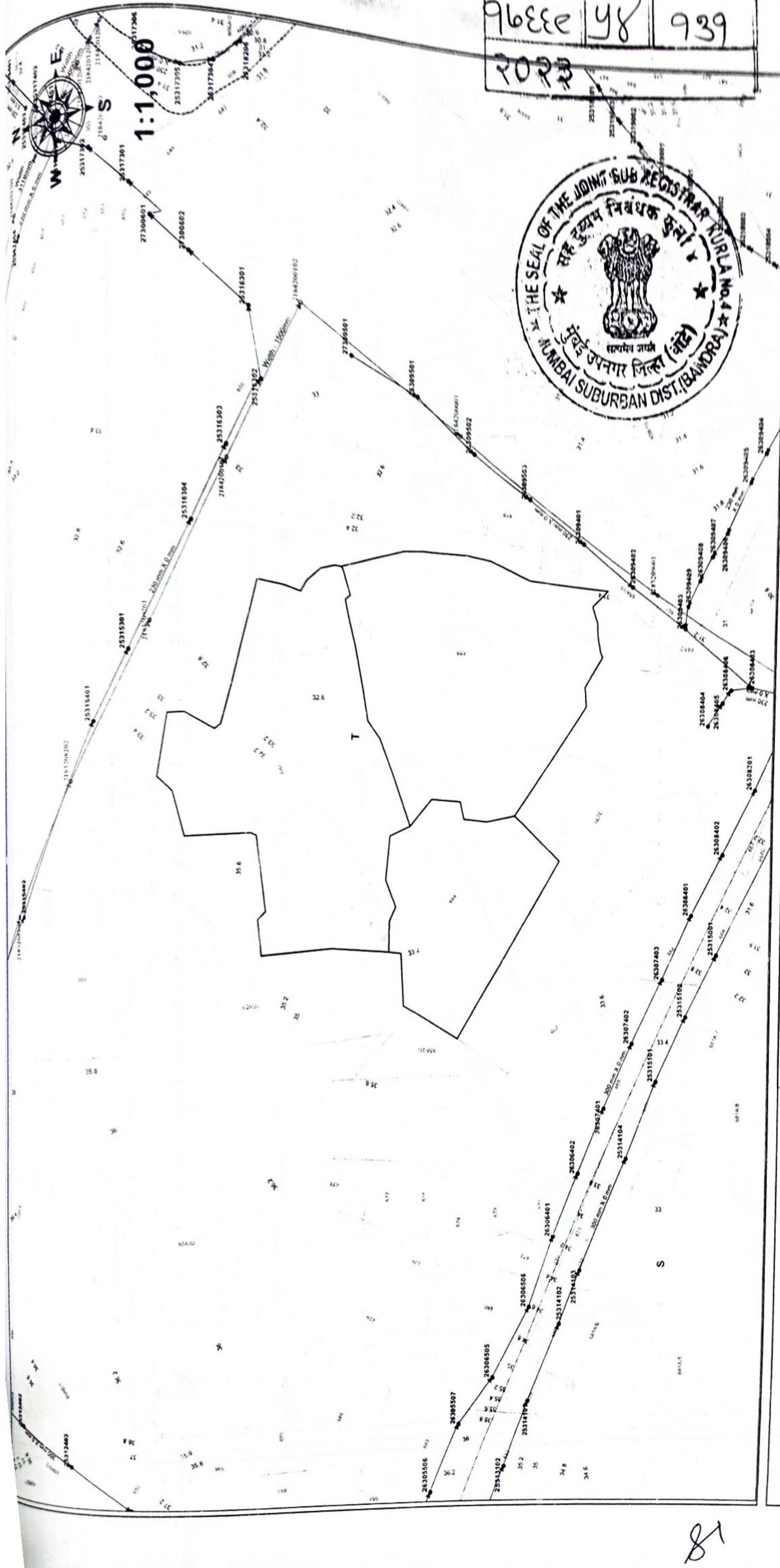
Ground level:
 The plot has minimum 31.40 meters and maximum 35.40 meters ground level with reference to Town Hall Datum (THD)

RL Remark:
REGULAR LINE REMARKS (Traffic):
 As far as Traffic department is concerned, there is no any proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 663,664 and 665 of Village/Division NAHUR in T ward of M.C.G.M. as shown bounded blue on accompanying plan. You are also requested to obtain remarks from Asst. Engineer (Survey) T Ward. The earlier R.L. Remarks issued by this office if any shall be treated cancelled. The above remarks are issued without prejudice to the ownership, status of the structure, plot boundaries and will supersede to the earlier remarks shall be valid for one year from the date of its issue.

Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.

45



करल ४
 १६६६ ५४ १३१
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Legend

- Sewer Manholes
- S.W.C Manholes
- Traffic Road Lines
- Storm Water Drains
- Contours
- Ward Boundary
- Sewer Lines

Generated On: 1/15/2020

Land Bearing CTS No(s) 663,664,665 of NAHUR Village in T Ward

This plan is to be read with additional information given in letter no C-HE/DP34/202001111_59984/DP/EST

Municipal Corporation of Greater Mumbai
 (Development Plan Department)



8



SLURM REHABILITATION AUTHORITY

Annexure A		
करल ४		
१७६६६	५६	१३९
२०२३		

No.: T/PVT/0106/20190911/LOI
Date:

1. Licensed surveyor :

Shri R. R. Khandeparkar
M/s. V. S. Vaidya & Associates,
437, Hind Rajasthan bldg,
Dadasaheb Phalke Marg,
Dadar (E), Mumbai 400 014

Developer

M/s. Maverick Realty
A- 14th Floor, O2 Galleria,
Dalmia Estate,
Off P.K. road, Mulund (W),
Mumbai -400 080.



Sub: LOI of Proposed S. R. Scheme under Reg.33 (11) of DCPR-2034 on land bearing CTS No. 658/1(pt.), 658/4(pt.) and 658/8A(pt.) of village Nahur, Sarvodaya Parshwanath nagar, Nahur Road, Mulund(W) Mumbai 400080.

Ref: T/PVT/0106/20190911/LOI.

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Letter of Intent (LOI)** subject to the following conditions.

1. This Letter of Intent is issued on the basis of plot area certified by the L.S. and other relevant documents.
2. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.
3. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot etc. the parameters shall be got revised from time to time.

करल ४
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T/PVT/0106/20190911/LOI

The salient features of the scheme are as under:

Sr. No.	Description	Area in Sq.mts.			
		PTC	Free Sale	Zonal	Total
					1871.61
					21.60
					1850.01
					Not considered at this stage
					1850.01
4.	Addition for FSI purpose 100% of (2) above			1.00	3.00
5.	Total plot area for FSI purpose	1.00	1.00	1.00	3.00
6.	In-situ FSI permissible on plot	1850.01	1850.01	1850.01	5550.01
7.	Total in-situ BUA permissible on plot (7 x 8)	1850.01			1871.61
8.	PTC Built up area including common passages, Society office, Welfare centre & Balwadi	1871.61			1871.61
9.	Sale Component		1828.41	1850.01	3678.42
10.	Total BUA approved for the Scheme	1871.61	3678.42		5550.01
11.	Total FSI consumed for the scheme	1.00	2.00		3.00
12.	No of PTC tenements including amenity tenements of 01 Balwadi, 01 Amenity -1, 01 Amenity -2, 01 society office and 01 Welfare Centre.	47 PTC + 5 Amenities			52

- This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/ misappropriated before the Competent Court / HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society / Developer / Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.
- Details of land ownership: - Private Land.
- Details to Access: As per the Status of road remarks u/no. ACT/3520/AE(M)T dtd. 22/05/2019 of A.E. (Maint.) 'T' ward, the plot u/ref. is accessible from 9.00 mts marked as 'C' to 'D' (layout

T/PVT/0106/20190911/LOI

करल ४		
२०२३	५९	९३९

road) which is further connected to 18.24 mts wide existing road marked as A to B (Municipal Road) as shown on the accompanying plan. As per Remarks from E.E.(T&C) u/no. Dy.Ch.E./8526/Traffic dated 05/02/20209, (pg.C/677-C/679), the accompanying CTS No. 658/1(pt), 658/4(pt.) & 658/A(pt.) proposed 12.20 mts new public street road, Mulund Sarvodaya Parswanth nagar, Nahur road, Mulund West, the accompanying plan.(pg. C/679).



7. Details of D.P. Remarks: As per D.P. -2034 MCGM, The plot u/r is situated in Residential reserved for any public purpose.
8. The Developer shall pay Rs. 40,000/- per PTC tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of R.R. Rate as prevailing on the date of issue of LOI or such amount as decided by Govt of Maharashtra to the Slum Rehabilitation Authority in accordance with time schedule for such payment as may be laid down by the Authority.
9. The Developer shall hand over PTC tenements within one month after grant of OCC (As per circular No.190). The said PTC tenements including Amenity T/s are mentioned in salient features condition no. 3 above and shall be handed over to the SPPL or any designated Govt. Authority for Project Affected Persons, (each of carpet area 27.88 sq.mt.) free of cost. The PTC tenements shall be marked as a PTC tenement on front doors prominently. After completion of the building, PTC tenements shall be protected by the Developer at his cost till handing over to the concerned authority by providing security guards etc.
10. The Developer shall submit various NOCs, if and as applicable from the concerned authorities, to the Office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
11. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st rehab building as mentioned below :-

Plot area up to 4000 sq.mt.	→ 36 months.
Plot area between 4001 to 7500 sq.mt.	→ 60 months.
Plot area more than 7500 sq.mt.	→ 72 months.

In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.

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SLUM REHABILITATION AUTHORITY

कल ४		
658/1	23	7A
2023		

SRA/ENG/T/PVT/OI
Date:

21 SEP



To,
M/s. Maverick Realtors,
A-14th Floor, O2 Galleria,
Dalmia Estate, Off P.K. road,
Mulund (W), Mumbai -400 080.

Sub: Amended plans of the proposed sale building in the above referred S. R. Scheme in the Reg. 33(11) of DCPR-2034, on plot bearing CTS No. 658/1 (pt), 658/4 (nt) & 658/8A (pt) of village Nahur, Taluka-Kurla, D-12, Sarvagaya Parshwanath Nagar, Nahur Road, Mulund (West) Mumbai -80 for "Nami CHS Ltd" (Scheme no. 7) Clubbed with S. R. Scheme under Reg.33 (10) of DCPR-2034 on plot bearing CTS 237(pt.), and 1352 of Village Kanjur, Bhandup (West), "S" ward, Mumbai 400078 for "Sukhakarta SRA CHS Ltd." (Scheme No. 1)

Ref: Your L.S's Application under number 1206/SOP/T dated 17/08/2021.

Sir,
The Amended plans of the Sale Building in the above referred S.R. Scheme, submitted by your L.S. vide his letter under reference are approved subject to the following conditions:

- 1) That all the conditions of LOI dt. 09/09/2020 and amended clubbed LOI dt. 06.09.2021 shall be complied with.
- 2) That all the relevant conditions mentioned in IOA under No. SRA/DDTP/703/T/PL/AP dtd. 22.05.2015 shall be complied with.
- 3) That the revised RCC design calculations, drawings & certificate from Licensed Structural Engineer shall be submitted before requesting further CC to building u/ref.
- 4) That the final plan mounted on canvas shall be submitted before requesting for O.C.C. permission.
- 5) That you shall submit NOC from CFO before asking further CC to bldg under reference.

[Handwritten signature]



SLURM REHABILITATION AUTHORITY

Administrative Building, Pr. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

Annexure - B
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Intimation of Approval under Sub regulation 2.3 of Appendix IV of D.C.R. No. 33 (10) Dt. 15.10.97 of Brihanmumbai

No. SRA / ENG / ..T/RVT./0-106/2010001.1/AD



To: M/S. Maverick Realtors
 14th floor, 02 Galleria,
 Dalmia estate, Off P.K Road,
 Mulund (W) Mumbai - 400 080.

With reference to your Notice, letter No. 5404 dated 21/09/2020 and delivered on 21/09/2020 and the plans, Sections, Specifications and Description and further particulars and details of your building at C.T.S No 658/1(pt), 658/4(pt) & 658/8A(pt) of village nahur, Sarvedya Parshwanath Nagar, Nahur Road, Mulund(W) Mumbai - 400 080 For M/s. CHS Ltd.

furnished to me under your letter, dated 21/09/2020 I have to inform you that the proposal of construction of the building or work proposed to be erected or,executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions :

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

- A.1) That the Commencement Certificate us/. 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.

P.M. PATIL
M. COM. LL.B.
R.V. GANGARKAR
B.A. LL. B.

करल ४ Annexure - E		
१६६६	८६	१३१
२०२३		

Mob.No : 98678 58777

M/S.PATIL GANGARKAR

ADVOCATES - HIGH COURT

2, Old Bhanbai Niwas, Gr. Floor, Gurunanak Estate, Opp. G
Mulund (W), Mumbai-400 080.



RPAD/UCP/HD/COURIER

Legal Title Report

Sub: Title Clearance Certificate with respect to CTS No. 658/4, CTS No. 658/4, CTS No. 658/4, CTS No. 658/4, CTS No. 658/4, CTS No. 658/1, CTS No. 658/8A at village Nahur, Taluka Kurla, Mulund (W) in the registration District and Sub District of Mumbai Suburban.

Description of Property :-

All that piece or parcel land containing CTS No. 658/4 AREA 1304.00 Sq. mtrs, CTS No. 658/4 area 333.63 sq. mtrs, CTS No. 658/4 area 148.76 sq.mtrs, CTS No. 658/1 area 59.63 sq. mtrs, CTS No.658/8A area 25.59 sq mtrs. Total area 1871.61 sq.mtrs. together with the structure standing thereon situate at village Nahur, Taluka Kurla, at Sarvodaya Parshwanath Nagar, Nahur Road, Mulund (W), Mumbai-400080. In the Registration District and Sub- District of Mumbai Suburban and within the limits of "T" Ward of Municipal Corporation of Greater Mumbai.

The documents of allotment of Plot-

- 7/12 extract of the property.
- Property Card of the property.

10

करल ४		
१७६६६	८०	१३९
२०२३		

Agreement for development between the developer and the



Permission of the Charity Commissioner.
LLC permission of the state government.

Copy of the Formation of the Society.

- g. Copy of the order dated 20/05/2014 passed by the District Registrar of the Cooperative society under the Deemed conveyance order.
 - h. Lease Agreement dated 20/01/2015 executed between the Trust & Developer with the Nami Cooperative Hsg Soc Ltd.
 - i. Copy of the Rectification Deed dated 19/01/2019 executed by the Trust, Developer and the Society.
 - j. Development Agreement dated 14/2/2019 executed by the society in favour of the Maverick Realtors.
3. Search Report issued by Search Clerk Mr. D.K. Patil from 1991 to 2019 for the last 31 years till date in respect of the property.
 4. On perusal of the above mentioned documents and all other relevant documents relating to the title of the property. We are of the opinion that the title of M/s Nami Cooperative Hsg Society Ltd. and M/s Maverick Realtors is clear, marketable and free without any encumbrance.
 5. Schedule of the property (as described in the Schedule of property hereunder written).

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करल ४		
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The report reflecting the flow of the title of the owner and Developer on the said land is enclosed herewith as Annexure.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All that piece or parcel land containing CTS No. 658/4 area 304.00 sq.mtrs, CTS No. 658/4 area 333.63 sq. mtrs, CTS No. 658/4 area 15.59 sq.mtrs, CTS No. 658/1 area 59.63 sq. mtrs, CTS No.658/8A area 1871.61 sq.mtrs. together with the structure standing thereon situate at Village Nahur, Taluka Kurla, at Sarvodaya Parshwanath Nagar, Nahur Road, Mulund (W), Mumbai-400080. In the Registration District and Sub- District of Mumbai Suburban and within the limits of "T" Ward of Municipal Corporation of Greater Mumbai.



Dated 26th April 2021

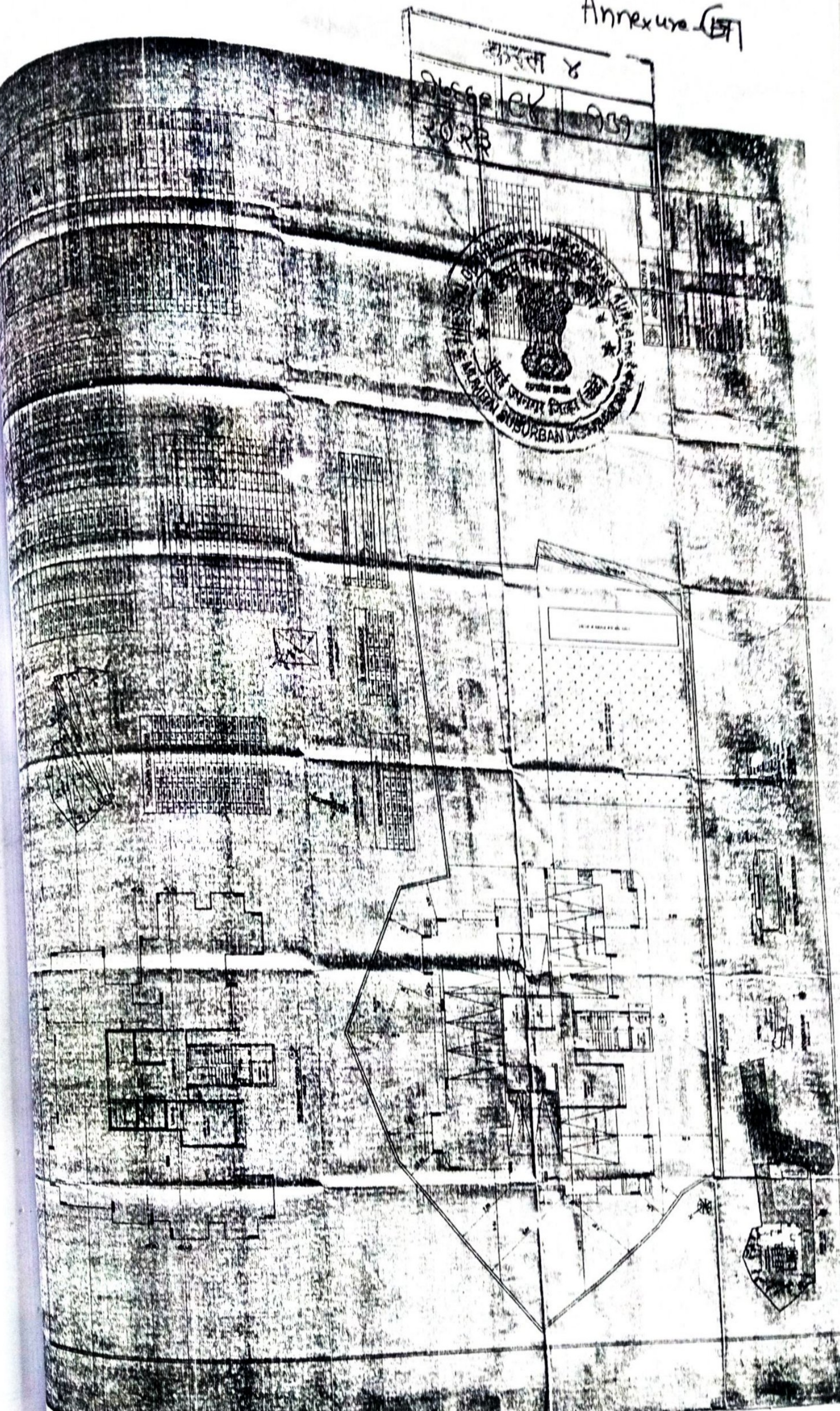
For M/s. Patil Gangarkar & Co.

(Handwritten Signature)

(R.V.Gangarkar)
Advocate For Maverick Realtors

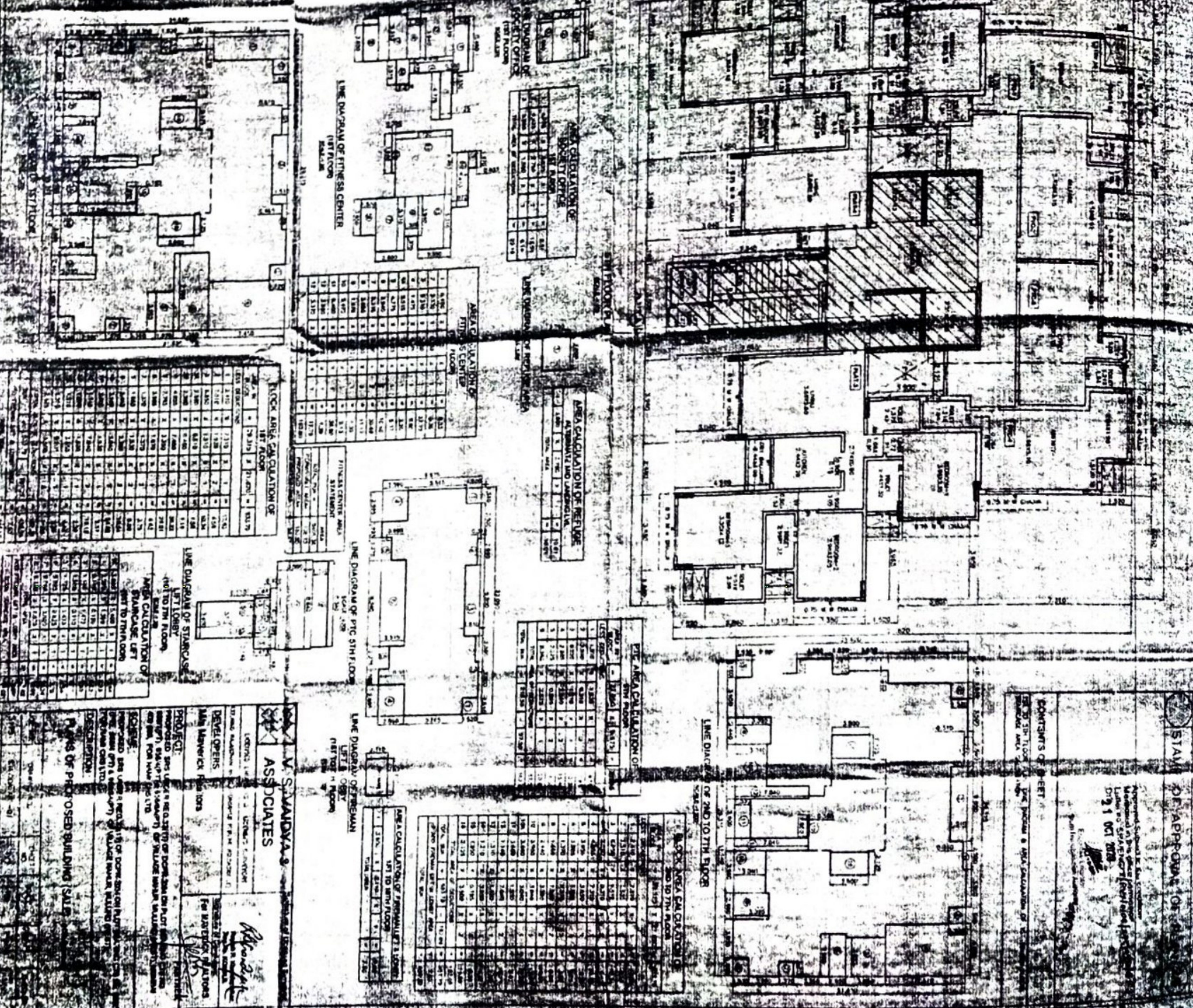
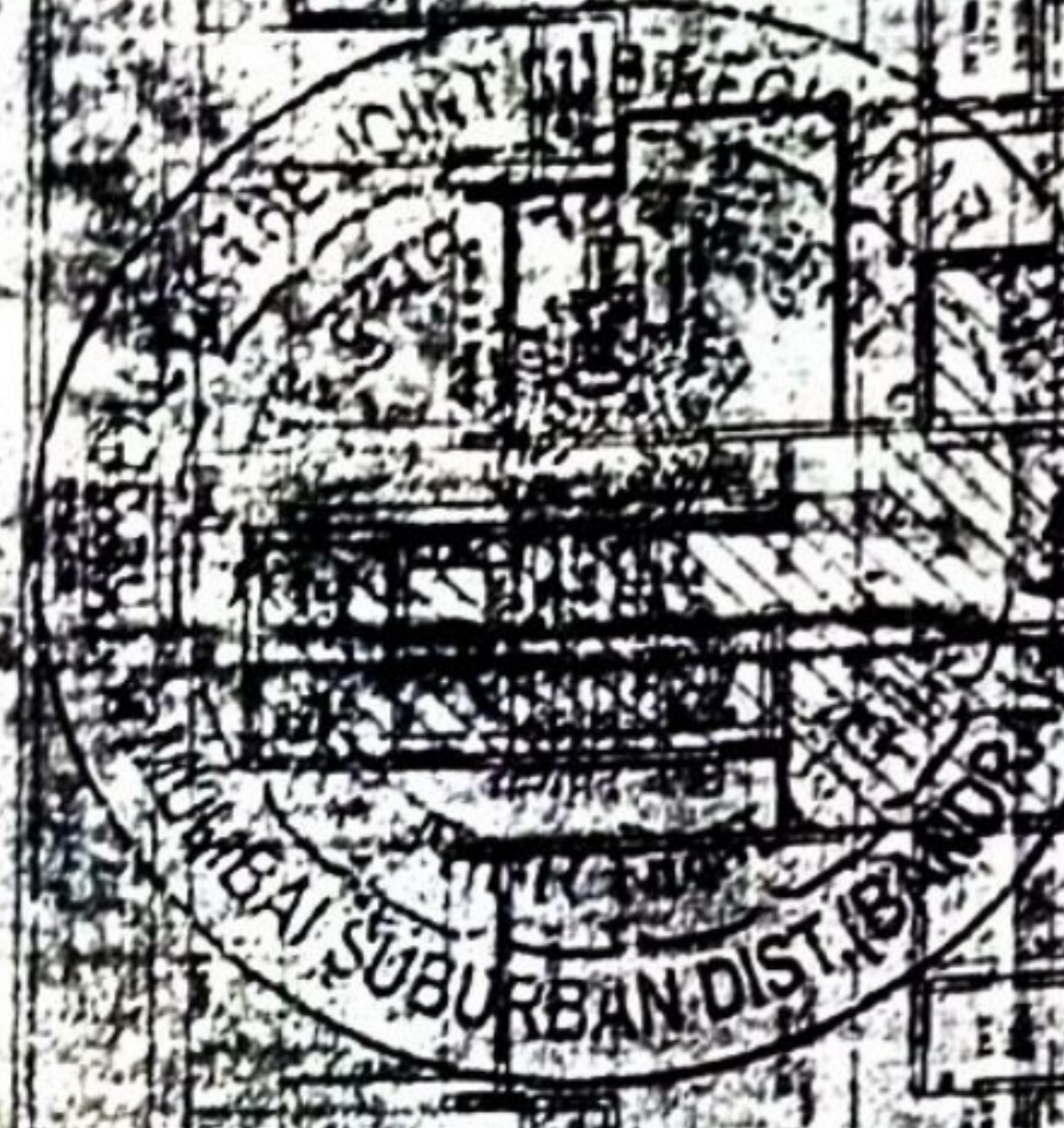
Annexure 6A

कक्षा ४
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करल ४
१३९
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STAMP OF APPROVAL
Date: 11 OCT 2015
11 OCT 2015

STAMP OF APPROVAL

करल ४
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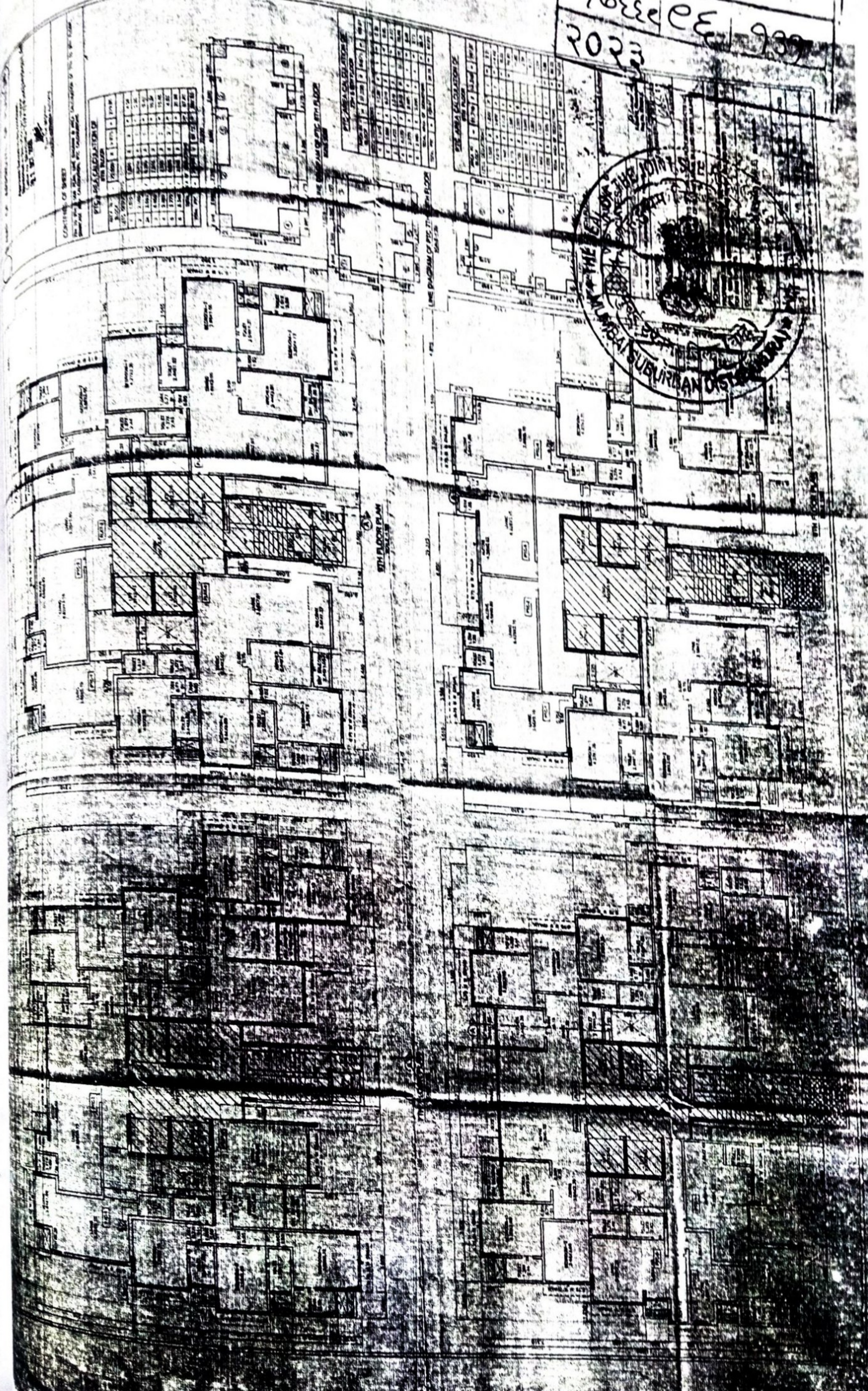


TABLE 1: AREA CALCULATION OF FLOOR PLANS

FLOOR	NO. OF ROOMS	AREA (SQ. FT.)	AREA (SQ. M.)
1st FLOOR	10	1000	92.9
2nd FLOOR	10	1000	92.9
3rd FLOOR	10	1000	92.9
4th FLOOR	10	1000	92.9
5th FLOOR	10	1000	92.9
6th FLOOR	10	1000	92.9
7th FLOOR	10	1000	92.9
8th FLOOR	10	1000	92.9
9th FLOOR	10	1000	92.9
10th FLOOR	10	1000	92.9
TOTAL	100	10000	929.0

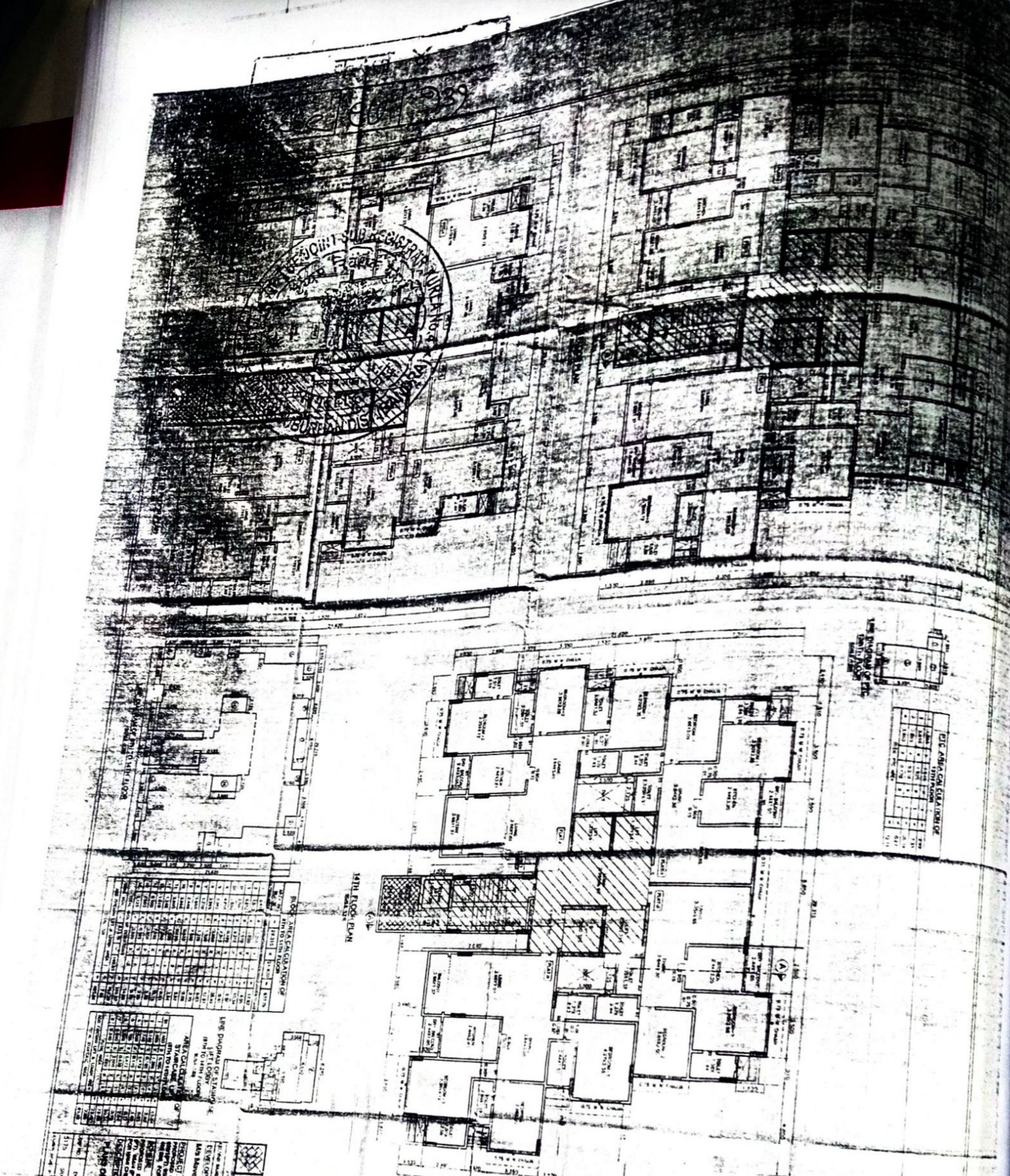
TABLE 2: AREA CALCULATION OF COMMON AREAS

AREA	AREA (SQ. FT.)	AREA (SQ. M.)
STAIRS	100	9.29
LIFT SHAFTS	100	9.29
ROOF	1000	92.9
WATER TANKS	100	9.29
REAR YARD	1000	92.9
TOTAL	2300	214.76

TABLE 3: AREA CALCULATION OF TOTAL PROJECT

AREA	AREA (SQ. FT.)	AREA (SQ. M.)
FLOOR PLANS	10000	929.0
COMMON AREAS	2300	214.76
TOTAL	12300	1143.76

Vertical text on the left margin, likely a project title or reference number, partially obscured and difficult to read.



AREA CALCULATION OF THE FLOOR PLAN

Room No.	Room Name	Area (sq. m)
1	Bedroom	10.50
2	Bedroom	10.50
3	Bedroom	10.50
4	Bedroom	10.50
5	Bedroom	10.50
6	Bedroom	10.50
7	Bedroom	10.50
8	Bedroom	10.50
9	Living Room	15.00
10	Kitchen	8.00
11	Bathroom	4.00
12	W.C.	2.00
13	Staircase	10.00
14	Corridor	5.00
15	Room	10.00
16	Room	10.00
17	Room	10.00
18	Room	10.00
19	Room	10.00
20	Room	10.00
21	Room	10.00
22	Room	10.00
23	Room	10.00
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93	Room	10.00
94	Room	10.00
95	Room	10.00
96	Room	10.00
97	Room	10.00
98	Room	10.00
99	Room	10.00
100	Room	10.00

LINE DIAGRAM OF STAIRS

Stair No.	Direction	Area (sq. m)
1	Up	10.00
2	Down	10.00

V. S. VAIDYA & ASSOCIATES

Architects

Project: *[Project Name]*

Client: *[Client Name]*

Date: *[Date]*

[Signature]

STAMP OF APPROVAL OF PLAN

Approved: *[Signature]*

Date: *[Date]*

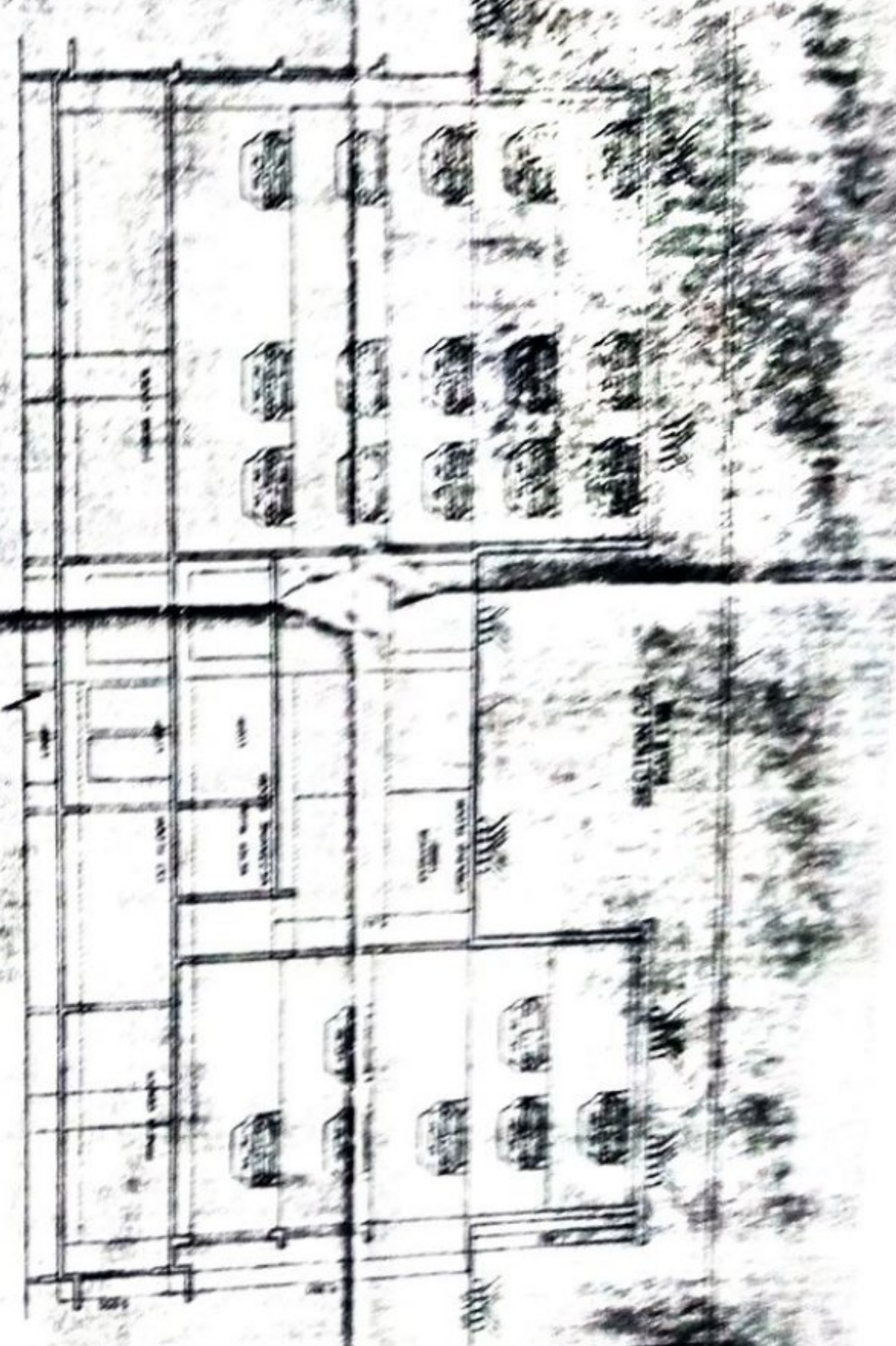
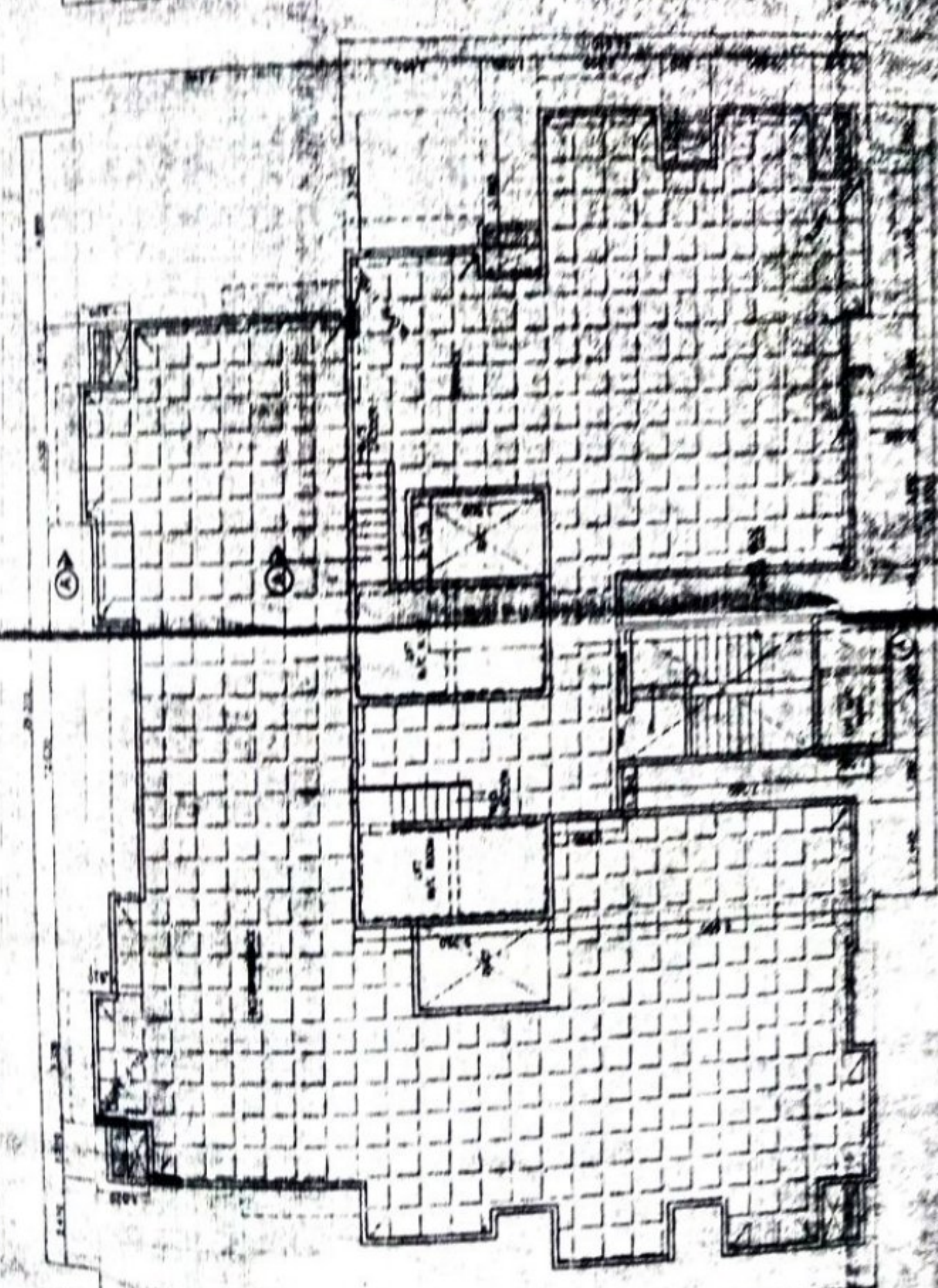
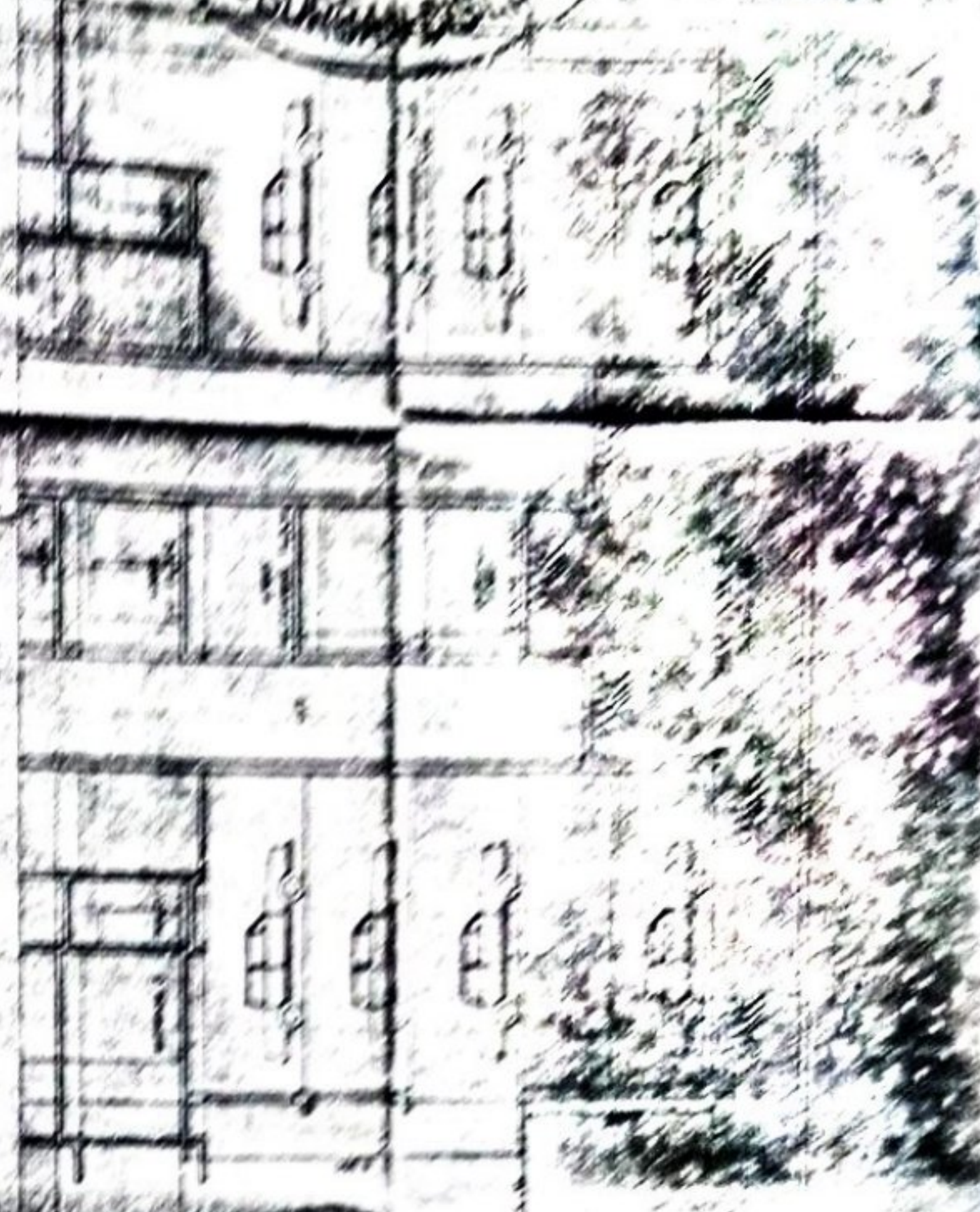
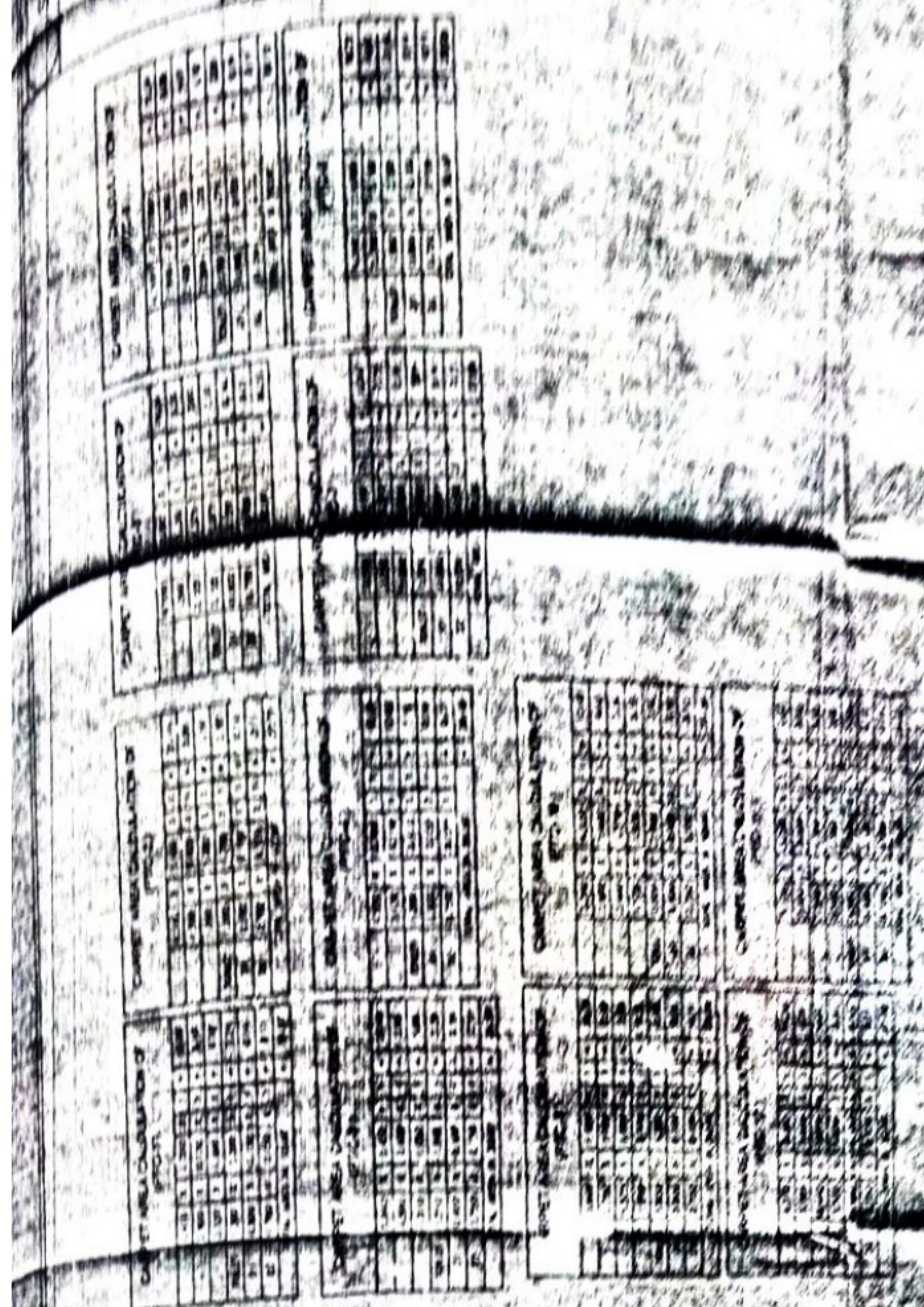
CONTENTS OF SHEET

1. *[Description]*

2. *[Description]*

3. *[Description]*

9676 EC 933





(1) विलेखाचा प्रकार

(2) मोबदला

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

(4) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास)

(5) क्षेत्रफळ

(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.

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

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेरा

करारनामा

27303000

26061096.6

गावाचे नाव : नाहूर

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 17669/2023

नोंदणी :

Regn.63m

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॉट नं. 1001, माळा नं: 10 वा मजला, इमारतीचे नाव: नमी को ऑप हौ सोसा लि., ब्लॉक नं: डी-12, सर्वोदय पार्श्वनाथ नगर, नाहूर रोड, रोड : मुलुंड पश्चिम, मुंबई 400080, इतर माहिती: एकूण क्षेत्रफळ 1435.92 चौ फुट रेरा कारपेट (म्हणजेच क्षेत्रफळ 1335.06 चौ. फुट कारपेट आणि सर्विस बाल्कनी एरिया 100.86 चौ फुट कारपेट), सी टी एस नं 658/1 (पार्ट), 658/4 (पार्ट) आणि 658/8 (पार्ट), व्हिलेज - नाहूर ((C.T.S. Number : 658/1 (PT), 658/4 (PT) AND 658/8A (PT) ;))

1) 1435.92 चौ.फुट

1): नाव:- मेसर्स मेवरिक रिअल्टर्स तर्फे पार्टनर हर्ष परेश शाह तर्फे मुखत्यार म्हणुन पूर्वील हर्षद शाह वय:-42; पत्ता:- प्लॉट नं: ऑफिस, माळा नं: 14 वा मजला, इमारतीचे नाव: ए विंग, ओ2 बिझनेस पार्क, ब्लॉक नं: दालमिया इस्टेट, आशा नगर, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AAUFM3988R

1): नाव:- श्रेयसी ललित झवेरी वय:-65; पत्ता:- प्लॉट नं: फ्लॉट नं. डी-6, 208, माळा नं: -, इमारतीचे नाव: मल्लीनाथ अपार्टमेंट, ब्लॉक नं: जैन मंदिर रोड, सर्वोदय नगर, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AAAPZ1581H

2): नाव:- श्रेणील ललित झवेरी वय:-35; पत्ता:- प्लॉट नं: फ्लॉट नं. डी-6, 208, माळा नं: -, इमारतीचे नाव: मल्लीनाथ अपार्टमेंट, ब्लॉक नं: जैन मंदिर रोड, सर्वोदय नगर, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AAEPZ9134C

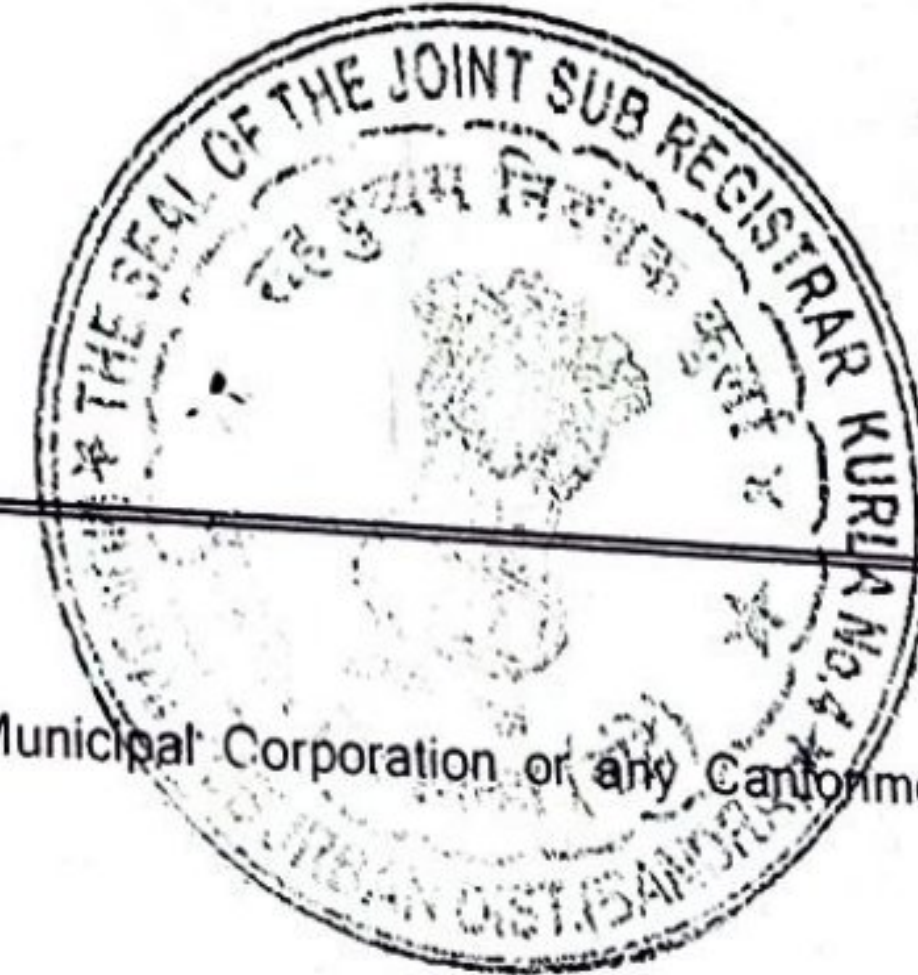
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मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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