

Receipt (pavii)

369/16725

पावती

Original/Duplicate

Sunday, August 20, 2023

नोंदणी क्रं. :39म

1:28 PM

Regn.:39म

पावती क्रं.: 18738 दिनांक: 20/08/2023

गावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल1-16725-2023

दस्तऐवजाचा प्रकार : पर्यायी जागेचा करार

सादर करणाऱ्याचे नाव: आशुतोष आनंदकुमार समर्थ

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1340.00

पृष्ठांची संख्या: 67

DELIVERED

एकूण:

रु. 1440.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
1:48 PM ह्या वेळेस मिळेल.

सह. दुय्यम कनिष्ठ अधिकारी  
कुर्ला-१ (वर्ग-२)

बाजार मुल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1340/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823201901666 दिनांक: 20/08/2023

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006868640202324P दिनांक: 20/08/2023

वॅकेचे नाव व पत्ता:

*(Handwritten Signature)*



## मुल्यांकन अहवाल

- संदर्भ - 1) मा. उच्च न्यायालय, मुंबई यांचे रिट याचिका 4575/2022 व इतर याचिकांमधील आदेश दि. 17/02/2023  
 2) शासनपत्र क्र. याचिका-2023/प्र.क्र.138/म-1(धोरण), दि. 25/07/2023  
 3) मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे परिपत्रक क्र.का.5/मुद्रांक-23/प्र.क्र.10/542/2023 दि. 26/07/2023

### पर्यायी जागेचा करारनामा

1	विकसन करारनामा नोंदणी क्रमांक	करल -
2	सोसायटीचे नाव	नेहरु नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड
3	विकासकाचे नाव	मेसर्स हिराणीमंथन बिल्डर्स अँड डेव्हलपर्स
4	सभासदाचे नाव	
5	नविन मालमतेचा क्रमांक/मजला/पत्ता	सदनिका नं. 301, 3 मजला, नेहरु नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड, बिल्डिंग नं. 67, नेहरु नगर, म्हाडा कॉलनी, कुर्ला पूर्व, मुंबई - 400024
6	जुने क्षेत्रफळ	20.23 चौ. फूट मीटर्स
7	विकसन करारनाम्यातील अटी व शर्तीनुसार मिळणारे क्षेत्रफळ	520 चौ. फूट कार्पेट
8	जास्तीचे क्षेत्रफळ	0
9	एकुण क्षेत्रफळ	520 चौ. फूट कार्पेट

- 10) जास्तीच्या क्षेत्राचे मुल्यांकन झोन क्रमांक - 12 (भाग)

- 11) मुल्यांकन -

करल - 9		
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2023		

बाजारमुल्य	अनुसूचित	मुद्रांक शुल्क
-		500



- सहपत्र - 1) विकसन करारनामा - Index 2  
 2) शेअर्स सर्टीफीकेट  
 3) विकसन करारनाम्याच्या दस्तातील सभासदाची यादी

सह दुय्यम निबंधक कुर्ला क्र.1  
 सह दुय्यम निबंधक  
 मुंबई उपनगर जिल्हा.  
 कुर्ला-1 (वर्ग-9)





**CHALLAN**  
MTR Form Number-6



GRN	MH006868640202324P	BARCODE		Date	20/08/2023-12:48:00	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	ASHUTOSH ANANDKUMAR SAMARTH
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No.	FLAT NO. 301, 3RD FLOOR, NEHRU NAGAR
		Premises/Building	SAGAR CHS LTD

Account Head Details	Amount In Rs.		
0030045501 Stamp Duty	500.00	Road/Street	BUILDING NO. 67, NEHRU NAGAR, KURLA EAST
0030063301 Registration Fee	100.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 2 4
		Remarks (if Any)	SecondPartyName=HIRANIMANTHAN BUILDERS AND DEVELOPER-
			करल - 9 १९७२५ २ ए७ २०२३
Total	600.00	Amount In Words	Six Hundred Rupees Only



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.
Cheque/DD No.		Bank Date	RBI Date
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		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 दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्ताव्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्ताव्यासाठी कर्नाट चलन लागू नाही.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-369-16725	0003563005202324	20/08/2023-13:28:27	IGR197	100.00





GRN : MH006868640202324P Amount : 600.00

Bank : STATE BANK OF INDIA

Date : 20/08/2023-12:48:00

2	(IS)-369-16725	0003563005202324	20/08/2023-13:28:27	IGR197	500.00
<b>Total Defacement Amount</b>					<b>600.00</b>



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2023		





CHALLAN  
MTR Form Number-6



GRN	MH006868640202324P	BARCODE			Date	20/08/2023-12:48:00	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	ASHUTOSH ANANDKUMAR SAMARTH			
Location	MUMBAI			Flat/Block No.	FLAT NO. 301, 3RD FLOOR, NEHRU NAGAR			
Year	2023-2024 One Time			Premises/Building	SAGAR CHS LTD			
Account Head Details		Amount In Rs.		Road/Street	BUILDING NO. 67, NEHRU NAGAR, KURLA EAST			
0030045501 Stamp Duty		500.00		Area/Locality	MUMBAI			
0030063301 Registration Fee		100.00		Town/City/District				
				PIN	4 0 0 0 2 4			
				Remarks (If Any)	SecondPartyName=HIRANIMANTHAN BUILDERS AND DEVELOPER-			
Total	600.00		Amount In Words	Six Hundred Rupees Only				
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	10000502023082000698	394			
Cheque/DD No.		Bank Date	RBI Date	20/08/2023-12:48:12	Verified with RBI			
Name of Bank		Bank-Branch	STATE BANK OF INDIA			Not Verified with RBI		
Name of Branch		Scroll No. , Date	Not Verified with Scroll			000000		

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तांसाठी लागू आहे. नोंदणी न करवयाच्या दस्तांसाठी चालन लागू नाही.







**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	0823201901666	Receipt Date	20/08/2023
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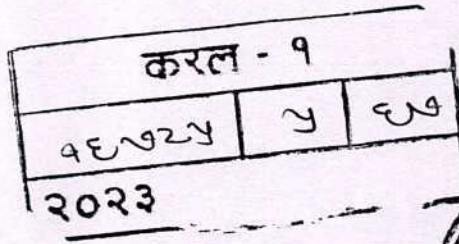
Received from SELF, Mobile number 0000000000, an amount of Rs.1340/-, towards Document Handling Charges for the Document to be registered on Document No. 16725 dated 20/08/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name	HDFS	Payment Date	20/08/2023
Bank CIN	10004152023082001524	REF No.	232329671579
Deface No	0823201901666D	Deface Date	20/08/2023

This is computer generated receipt, hence no signature is required.





Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0823201901666	Date 20/08/2023
Received from SELF, Mobile number 0000000000, an amount of Rs.1340/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HDFC	Date 20/08/2023
Bank CIN 10004152023082001524	REF No. 232329671579
This is computer generated receipt, hence no signature is required.	

करल - १		
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२०२३		







करल - १		
१६५२५	७	६७
२०२३		

**PERMANENT ALTERNATE ACCOMMODATION**  
**AGREEMENT**

THE ARTICLES OF AGREEMENT made and entered into Mumbai on this 20 day of AUG of Two Thousand Twenty Three BETWEEN M/S. **HIRANIMANTHAN BUILDERS AND DEVELOPER**, of Mumbai, Indian Inhabitant through the hands of its Partners (1) **MR. DINESH B. SAVANT** and (2) **MR. HASMUKH R. HIRANI**, of Mumbai, Occupation: Business, having their address at B-110, Sweta Park, Daulat Nagar, Road No. 2, Borivli (E), Mumbai-400 066 (hereinafter referred and called to as "**THE DEVELOPER**") (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors in interest and assigns).

And



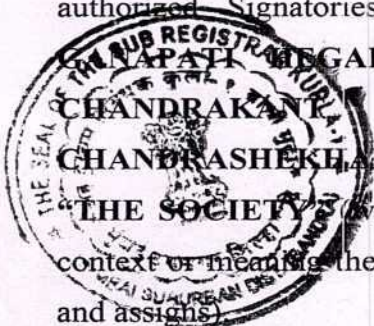
*Handwritten signature and initials*

**MR. ASHUTOSH ANANDKUMAR SAMARTH** Age 54 years (Pan No. ANPDSK13AA) residing at Flat No. 301, on Third Floor of **NEHRU NAGAR SAGAR CO. OP. HOUSING SOCIETY LTD.**, Building No. 67, situated at Survey No. 229 & 267 and C.T.S No. 12 (Part), Nehru Nagar, Kurla (E), Mumbai – 400 024 (hereinafter referred to as the **“SAID MEMBER”**) (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her legal heirs, executors, administrators and assigns);

करल = 9		
१६७२५	८	६७
२०२३		

And

**NEHRU NAGAR SAGAR CO. OP. HOUSING SOCIETY LTD.** Co-operative Housing Society Limited, a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM(W-L) S.H.G (OH) 3533/88-89 and having its registered office at Building No. 67, situated at Survey No. 229 & 267 and C.T.S No. 12 (pt), Nehru Nagar, Kurla (E), Mumbai – 400 024 through authorized Signatories, 1) **CHAIRMAN SHRI. SHANTAKUMAR CHANDRAKANT KASBE**, 2) **SECRETARY SHRI. SHARAD CHANDRASHEKHAR D. PUJARI** (hereinafter referred and called to as **THE SOCIETY**) (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns)



WHEREAS; the Maharashtra Housing And Area Development Authority, a Statutory Corporation constituted under the Maharashtra Housing & Area Development Act 1976 having its office at Gruh Nirman Bhavan, Kala Nagar, Bandra (E), Mumbai, (for the sake of brevity hereinafter referred to as MHADA) had a scheme of Construction, Allotment & Sale of tenements generally known as Low Income Group Housing scheme of Maharashtra Housing Board;

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AND WHEREAS; said Board had constructed a Building No. 67, comprising of 40 nos. of tenements on Ground plus Four upper floors in the Land bearing C.T.S. No. 12 (pt), S.N. 229 to 267 at Nehru Nagar, Kurla(E), Mumbai – 400 024 more particularly described in the Schedule hereunder written for housing persons belonging to the lower income group as provided in its scheme and allotted the said 40 tenements in that premises to 40 nos. of individual allottees;

करल - १		
१६५२५	६	६७
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AND WHEREAS; the said allottees have formed themselves into a Co-operative Housing Society called as **NEHRU NAGAR SAGAR CO-OPERATIVE HOUSING SOCIETY LTD.**, i.e. the Party of the First Part herein.

AND WHEREAS the said building is now in dilapidated condition and has been declared as dangerous by MHADA;



AND WHEREAS; members of the Society are not in sound financial position to shell out the huge burden of re-construction expenses and hence it was decided in the Special General Body Meeting dated 19-04-2008 to invite offers from reputed builders and Developers to develop the society's building by utilizing existing FSI on the said plot including tit-bit or NTBNIB/R.G. plot as well as max. permissible additional FSI on the same to be granted by the MHADA Authorities as per new policy and shall give unto the existing members of the Society new tenements free of cost. And it was decided in the Special General Body Meeting dated 19-04-2008 that the Developer should demolish existing structure after providing temporary accommodation or compensation and construct, sell and appropriate consideration to be received from sale of additional Flats to be constructed on and in turn shall give one flat free of cost to each member of the society.

AND WHEREAS the society by virtue of Lease Deed dated 24/10/2011 executed by and between MHADA and the society herein and registered on 16/11/2011 has acquired the lease hold rights of the said land underneath and appurtenant to the building No. 67 and also the society by virtue of

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Developer is issued by the society to M/s. Hiranimanthan Builders and Developers.

करल - १		
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The General Body, therefore, decided to entrust unto the developer the development rights of the said land and by and under Agreement for Development dated 03/01/2013 registered before Sub-Registrar of Assurances, Kurla under Serial No. KRL-3-78-2013 of Kurla - 3 executed between the said Society and the Developer, the said Society has granted in favour of the Builder the rights to redevelop the said Land by demolishing the said existing Building and constructing a new building in place thereof. The said Society also executed Power of Attorney dated 03/01/2013 duly registered before Sub Registrar of Assurance Kurla at Serial No. KRL3-78-2013. The copy of Index-II of Agreement for Development dated 03/01/2013 is annexed herewith as **Annexure -[D]**.



- (a) The said member is the owner of Flat No. 2231 on First Floor measuring 20.23 sq. mtrs. equivalent to approx. 218 sq. ft. Carpet Area in the Building owned and possessed by the said society (hereinafter referred to as "the said existing Flat") holding 5 (Five) Fully Paid-up Shares bearing Distinctive No. 51 to 55 under Share Certificate No. 011 of the said Society. The copy of Share Certificate is annexed herewith as **Annexure -[F]**.
- (b) Pursuant to the aforesaid Agreement for Development dated 03/01/2013, the Developer herein has agreed to provide area 445 Sq. Ft. Carpet area as well as 125 Sq. Ft. ( $\pm$  25 Sq. Ft.) of area in the form of niches/flower bed/cupboard/dry balcony etc. to each existing society members in lieu of surrendering their old tenement and In view of the change in Development policies of Municipal Corporation of Greater Mumbai, the Developer is required to pay the premium in respect of the FSI which was then available free of cost. In addition thereto, the Developer is required to incur additional expenses for construction of the said area in the form of niches/flower bed/cupboard/dry balcony etc. hence, the Developer herein has agreed to provide area 520 Sq. Ft. Carpet instead of 445

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area as well as 125 Sq. Ft. ( $\pm$  25 Sq. Ft.) of area in the form of niches/flower bed/cupboard/dry balcony etc to each existing society

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members in lieu of surrendering their old tenement. and the developer has not paid any addition consideration to the member for difference area.

As per Agreement for Development dated 03/01/2013 executed between the said Society and the Developer, the Developer has agreed to construct a multi storey Building of RCC structure and further agreed to provide a self-contained Flat on Ownership Basis and Free of Cost to the said member in lieu of his/her said Existing Flat. Accordingly, developer has applied for I.O.D. based on then prevailing FSI policy and got the I.O.D. wide no. CE/4424/BPES/AL dated 14/12/2015 for proportionate area of 1BHK flat to commence the construction and developer has further applied for amendments to get the 2 BHK flat approvals to be constructed for existing tenants. And with proper discussion & knowledge of the society members as per the then DCPR norms got the amended plan sanction for 2BHK flat area of 520 Sq. ft. equivalent to 445 Sq. Ft.

Carpet area as well as 125 Sq. Ft. ( $\pm$  25 Sq. Ft.) of area in the form of niches/flower bed/cupboard/dry balcony etc wide amended IOD No. MH/EE/(B.P.)/GM/MHADA-22/043/2018 dated 13/08/2018 for existing society members in lieu of his/her old flats and further based on the Development agreement terms developer has further applied

for amendments in the plan to consume the maximum potential FSI area as per the changes in the policy / DCPR norms and subsequent discussion and information with the society, developer has got the amended IOD wide no MH/EE/(B.P.)/GM/MHADA-22/043/2021 on 14/06/2021 & constructed 2 BHK flat for existing society members in lieu of his / her old flat. Accordingly the Developer has agreed to allot new Flat No. 301 admeasuring 48.32 sq. mtrs. equivalent to approx. 520 Sq. ft. Carpet Area on Third Floor in the new Building to be known as "Nehru Nagar Sagar Co. Op. Hsg. Soc. Ltd.", to be constructed or constructed as per approved plan, & amended IOD No. MH/EE/(B.P.)/GM/MHADA-22/043/2021 on 14/06/2021 on Plot bearing Survey No. 229 to 267 and C. T. S. No. 12 (pt), of Village Kurla (E), Mumbai - 400 024, (hereinafter

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referred to as "the said new Flat"). The floor plan of the said new flat is annexed herewith as Annexure -[G].

करल - १		
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२०२३		

- (d) The Developers have entered into standard agreement with an Architect registered with the *Council of Architects* and such Agreement is as per the Agreement prescribed by the *Council of Architects*.
- (e) The Developer have appointed Structural Engineer for the preparation of the structural design and drawings of the Building and the Development shall be under the professional supervision of the Architect and the Structural Engineer till the completion of the Building;
- (f) The Developer have now registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 (short "the said Act") and the Rules framed thereunder with the Real Estate Regulatory Authority at Mumbai under Registration No. P51800003741.
- (g) In accordance with the Plans sanctioned and/or to be Re-sanctioned by the Municipal Corporation of Greater Mumbai/MHADA, the Developer is developing the said Property described in the First Schedule hereunder written and is constructing thereon building to be known as "Nehru Nagar Sagar Co. Op. Hsg. Soc. Ltd.".
- (h) While sanctioning the said Plans, in respect of construction on the said Property, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer while developing the said Property and the said Building thereon and upon due observance and performance of which, the completion and Occupation Certificate in respect of the said Building shall be granted by the concerned Authority.



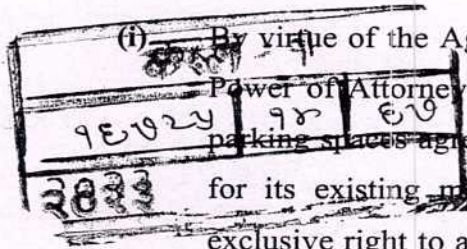
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(f) By virtue of the Agreement for Development dated 03/01/2013 and Power of Attorney dated 03/01/2013, other than the premises and parking spaces agreed to be retained and allotted to the said Society for its existing members, the Developer alone has the sole and exclusive right to allot/Sell / Mortgage all other flats along with car parking spaces in the said New Building to be constructed by the Developer on the said Property and to enter into Allotment Letter / Agreement for Sale / Deed of Mortgage with the Purchaser/s / Mortgagee of such flats on Ownership Basis and receive the consideration in respect thereof.

**NOW IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES AS FOLLOWS:**



1. The Society doth hereby entrusted the entire development rights from the said plot of conveyance Land admeasuring 837 M<sup>2</sup> as per conveyance plan and additional land as tit-bit / NTBNIB / RG etc. such the total plot of land 837 M<sup>2</sup> (more-particularly described in the Schedule written hereunder) or more as per the actual demarcation on site by MHADA Authorities. The society also empowered the developer to get the plot demarcated again to know the tit-bit / NTBNIB land or tit-bit / NTBNIB and R.G. land of society and subsequently for the purpose of getting the NOC from MHADA to utilize the maximum F.S.I. available on the entire plot including the Tit-bit / NTBNIB or Tit-bit / NTBNIB & R.G. plot area as well as maximum pro-rata FSI of layout on the terms and conditions written in the D.A.
2. It is agreed by the said member and the society, that the new building shall be constructed as ground stilt and upper residential floors by utilizing the additional FSI on the total plot area as per the prevailing policy of MHADA as well as by utilizing the balance potential of FSI to be generated from Nehru Nagar layout of

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MHADA, to the coefficient of 3.5 or more on 837 M<sup>2</sup> of Plot area of society.

करला - १		
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3. The society hereby assured the developer that the total plot area of the society is 837M<sup>2</sup> including the conveyance plot area and the adjacent tit-bit / NTBNIB or Tit-bit / NTBNIB and R.G. plot area of building within the compound of society premises. The developer is empowered to apply for revised demarcation to confirm the tit-bit / NTBNIB or Tit-bit / NTBNIB and R.G. plot area of society. The Developer is also authorized to purchase the FSI from the MHADA as per the prevailing policy of MHADA on total plot area of society as well to purchase the balance potential of F.S.I. to be generated from Nehru Nagar layout of MHADA, to the coefficient of 3.5 or more F.S.I. As such the developer is authorized to purchase the F.S.I. or more as FSI on 837M<sup>2</sup> of plot area of society. It is further agreed by the said members & the society that the redevelopment of society shall be done as per present development control regulation option 2C(ii) of MHADA, for MHADA colonies.



4. As such based on all above terms & considering that the developer shall get full potential additional FSI for sale, the Developer agrees to provide to the said Member the Premises by way of Agreement for Permanent Alternate Accommodation on Ownership Basis and free of cost, namely **Flat No. 301 of Carpet Area admeasuring 48.32 sq. mtrs. equivalent to 520 sq. ft. on Third Floor** in the new Building henceforth to be known as "Nehru Nagar Sagar Co. Op. Hsg. Soc. Ltd." (of which several signage/s will be displayed throughout the property) and society shall continue to be known as "Nehru Nagar Sagar Co – operative Housing Society Limited" as shown in the tentative Floor Plan annexed hereto as **Annexure – "H"** and which is also more particularly described in the **Second Schedule** hereunder written and hereinafter referred to as "the said new Flat".

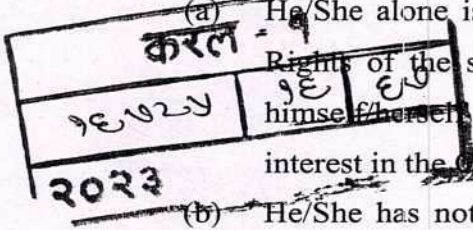
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5. THE MEMBER HEREBY AGREES, DECLARES AND COVENANTS THAT:

(a) He/She alone is fully and effectually entitled to the Ownership Rights of the said existing Premises and that save and except himself/herself nobody has got any claim or right, title and interest in the Ownership Rights of the said existing Flat;



(b) He/She has not created any third party rights in respect of the said existing Flat or part thereof and that he/she and the Members of his/her family alone are in actual use, Occupation and Possession of the same;

(c) He/She had confirmed that on intimation from the developer he/she shall immediately hand over quiet, vacant and peaceful possession of the said existing premises to the Developer for demolition and re-development of the said Property; and

(d) He/She shall upon receipt of the notice from the Developer that the said new Flat is ready for Occupation /possession, within Fourteen days thereof Vacate the Temporary Alternate Accommodation and shift to and take possession of the Permanent Alternate Accommodation.



Till the time the said member is provided with the Permanent Alternate Accommodation as mentioned herein, the Ownership Rights of the said Member to the existing / Old Premises shall continue. On the said Member being provided with the Permanent Alternate Accommodation the Ownership Rights of the said Member to the existing / Old Premises will ipso facto come to an end.

7. The said Member himself/herself with intention to bind himself/herself and all persons into whomsoever hands the said premises come and his/her/theirs successors-in-title doth hereby covenant with Developer as follows:

(a) To maintain the said new Flat at his/her own cost in good and tenantable repair and condition from the Date of Possession of the said new Flat being taken by him/her and shall not do or allow or suffer to be done anything in and or to the Staircase or

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any Passage or Compound Wall of the new Building or any part of the new Building in which the said new Flat is situated which may be against the rules, regulations, or bye-laws of the Concerned Local Authority or any other Authority or change, alter or make addition in and or to the new Building in which the said new Flat is situated.

- (b) Not to store in the said new Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the Construction or Structure of the new Building in which the said new Flat is situated or storing of which goods is objected by the Concerned Local Authority or other Authority and shall not carry or cause to be carried heavy packages on upper floors which may damage or are likely to damage the Staircase, Common Passage or lift or any other structure of the said new Building in which the said new Flat is situated including entrances of the said new Building and in case of any damage caused to the said new Building on account of negligence or default of the said Member in this behalf, the said Member shall be liable to pay or make good the damage incurred or caused due to the default of the said Member whatsoever.
- (c) To carry out at his/her own cost, all internal repairs to the said Premises & maintain the said new Flat in the same condition, state & order in which they were delivered by the Developer to the said Member & in tenantable repair and shall not do or allow or suffer to be done anything in the said new Flat or to the new Building in which the said new Flat is situate, or carry out the repairs & changes in the said new Flat which may be forbidden by the rules and regulations and byelaws of the Concerned Local Authority or other Public Authority which may endanger the premises above or below the said new Flat. In the event of the said Member committing any act in contravention of the above provision the said Member shall be



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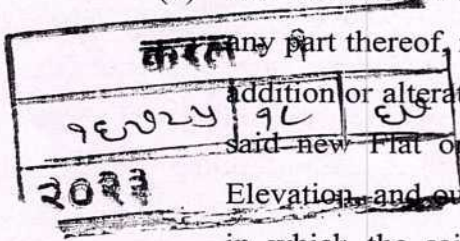
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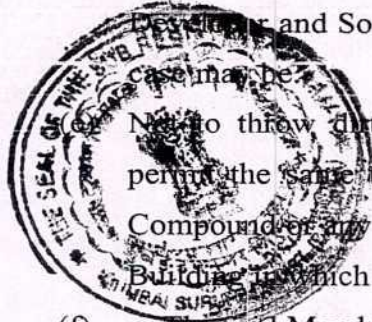


responsible and liable for the consequences thereof to the Concerned Local Authority and/or Public Authority.

- (d) Not to demolish or cause to be demolished the said new Flat or any part thereof, nor at any time make or cause to be made any



addition or alteration / extension of whatever nature in or to the said new Flat or any part thereof nor any alteration in the Elevation and outside Color Scheme of the said new Building in which the said new Flat are situated and shall keep the premises, sewers, drains, pipes in the said new Flat and appurtenances thereto in good and Tenantable repair and conditions so as to support, shelter and protect other parts of the said new Building in which the said new Flat is situated and shall not chisel or in any other manner damage columns, beams, walls, slabs or RCC pardi or other structural repairs in the said new Flat without prior written permission of the Developer and Society and the Concern Local Authority as the



Case may be  
Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said new Flat in the Compound or any portion of the said Property and the said new Building in which the said new Flat is situate.

- (f) The said Member shall not let, sublet, transfer, assign or part with Member's interest or benefit factor of this Agreement or of the said new Flat or part with Possession of the said new Flat or any part thereof until if the said Member has not been guilty of breach or non-observance of any of the Terms and Conditions of this Agreement and until the said Member has obtained specific permission in writing of the Developer and the said Society for the purpose. Such transfer shall be only in favour of the Transferee as may be approved by the Developer and the said Society and not otherwise.
- (g) The said Member shall observe and perform all the rules and regulations which the said Society may adopt and the additions, alterations or amendments thereof that may be made from time

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करल - १

to time for the protection and maintenance of the said new Building and the said new Flat therein and for the observance and performance of the Building rules and regulations and Byelaws for the time being of the Concerned Local Authorities and Government and other Public Bodies. The said Member shall also observe all the stipulations and conditions laid down by the said Society regarding the Occupation and use of the Premises in the Building and shall pay and contribute regularly and punctually towards Taxes, Expenses and Other Outgoings payable by him in accordance with the Terms of the Agreement.

- (h) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the said premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- (i) To bear and pay increase in local tax, water charge, insurance and such other levies, if any which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by the ORIGINAL OCCUPANT/MEMBER viz., user for any purposes other than for residential purposes.
- (j) Till a conveyance of building in which said premises is situated is executed the ORIGINAL OCCUPANT/MEMBER shall permit the Promoters/Developers and their surveyors and agents with or without workmen and other, at all reasonable times, to enter into and upon the said land and buildings, or any part thereof to view and examine the state and conditions thereof.
- (k) The ORIGINAL OCCUPANT/MEMBER shall not alter, amend, modify etc., the elevation of the said Flat whether the side, front or rear nor shall the ORIGINAL OCCUPANT/MEMBER alter, amend, modify the entrance lobby, staircase, lift, passage, terrace etc. of the said Proposed



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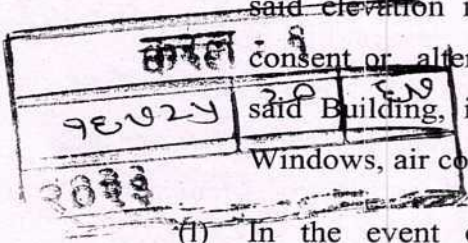
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Buildings and shall keep the above in the same form as the Developer construct the same and shall not at any time alter the said elevation in any manner whatsoever without the prior consent or alter the attachments to the elevation of the said Building, including fixing or changing or altering Grills, Windows, air conditioners, Chajjas etc.,



(1) In the event of the ORIGINAL OCCUPANT/MEMBER committing any act in contravention of the above provisions, the ORIGINAL OCCUPANT/MEMBER shall be responsible and liable for the consequences thereof to the concerned local authority and/or such other public authority.

8. Nothing contained in this Agreement is intended to nor shall be contrived to grant, demise or assign in law of the said new flat or flats referred to as the developers Sale potential tenements. It is made clear that the said member shall have no claim of whatsoever nature in the developers potential tenements and FSI and the claim of the member shall be restricted to the flat/premises allotted to such member and the car parking spaces allotted for the existing society members. The remaining flats/parking spaces other than the flats/parking spaces allotted to the society for its existing members shall be the exclusive property of the developer. Till such time as the entire property remains to be under construction and till such time as the completely constructed building is handed over to the society. The developer shall retain his rights to such balance potential tenements and potential FSI and the consent thereof is expressly given under these presents.

9. The Developers shall be fully entitled to amend, make changes and/or alterations in the building plans, in terms of area / floors etc., as per the requirement of concern authorities in view of consuming the entire available F.S.I. and other benefit more particularly mentioned in the said development agreement dated 03/01/2013 & subsequent meetings or due to planning and/or other constraints faced or required by the Developers, without prejudicially affect the

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right of Members in New premises in respect of Area, height, width and location agreed by Developers to the Members & for that society and its members shall sign and execute all and any declarations, affidavits, NOCs, consents etc., as may be necessary to be submitted with the consents authorities in the course of redevelopment of the said property and/or as may be required by the Developers, without any delay and/or default in that regard.

करला - १		
१६/१२५	२९	६७
३०३३		

10. It is hereby further agreed that in the event of any amount becoming payable now or in the future by way of levy or premium, taxes, cess, fees, charges, sales tax, value-added tax, service tax, goods and services tax (if and when made applicable), or any other tax by whatever name called, at the time of execution of the this Agreement and/or any time thereafter to any authority of the State Government or to the Central Government or in the event of any other payment of a similar nature arising out of a connection with transaction contemplated hereby, the said member shall be solely liable to bear and pay the same and the Developer shall not be liable for the same.
11. That the said Member shall indemnify and keep indemnified the Developer against any one lawfully claiming the Ownership Rights in respect of the said existing Premises and/or said new Flat in lieu thereof when constructed.
12. The said Member hereby declares that they have gone through the Agreement and all the Document/s related to the said Property and has expressly understood the contents, Terms and Conditions of the same and has agreed to the same as Binding.
13. Parties shall Co-operate with each other for implementing the true intents of Terms and Conditions of this Agreement.
14. It is clarified that all the terms and conditions of the Development Agreement dated 03/01/2013 shall be construed to form a part of these presents and all the clauses of the same shall be binding on the parties hereto.



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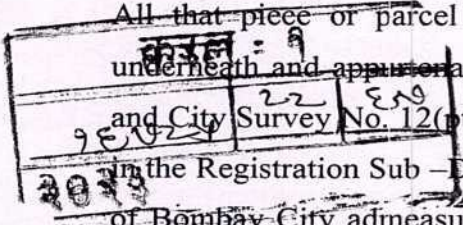
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**THE FIRST SCHEDULE ABOVE REFERRED TO:**

All that piece or parcel of land or ground or plot situated and lying underneath and appurtenant to Building No. 67 at Survey No. 229 & 267 and City Survey No. 12(part), at Nehru Nagar, Kurla (E), Mumbai - 400024, in the Registration Sub - District of formerly Bandra now Kurla and district of Bombay City admeasuring 837.00 square meters and existing building thereon.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

All that piece and parcel Old Flat No. 2231, admeasuring about 20.23 Sq.Mtr. in the reconstructed Building No. 67, Nehru Nagar Sagar Co. Operative Housing Society Ltd., Nehru Nagar, Kurla (E), Mumbai - 400 024, with lift comprising of **Flat No. 301 of 48.32 Sq. Mtr. (520 Sq.ft. Carpet Area)** as and by way of alternate accommodation free of cost on the ~~fourth~~ <sup>thirteenth</sup> Floor in the Nehru Nagar Sagar Co- Operative Housing Society Limited, Proposed Redevelopment of Building No. 67 on S. No. 229 & 267, C.T.S. No. 12(part), Nehru Nagar, MHADA Colony, Kurla (East), Mumbai - 400 024 and as marked in the floor plan hereto Annexed. In the newly constructed RCC structure consisting of the Stilt Parking Plus ~~first~~ <sup>thirteenth</sup> Floors (as per approved plan).



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करल - १		
१६/०२/२३	२३	६९
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IN WITNESS WHEREOF THE PARTIES HERETO ~~HAVE PUT~~  
 THEIR RESPECTIVE HANDS AND THE SEAL ON THE DAY AND  
 YEAR FIRST HEREIN ABOVE MENTIONED. THE COMMON  
 SEAL OF THE WITHINNAMED

M/s. HIRANIMANTHAN BUILDERS  
 & DEVELOPERS )

Through its Partner )

- (1) MR. DINESH B. SAVANT )
- (2) MR. HASMUKH R. HIRANI, )
- "THE DEVELOPERS" )

For HIRANIMANTHAN BUILDERS & DEVELOPERS

*(Signature)*  
 Partner



In the presence of :

- 1. *(Signature)*
- 2. *(Signature)*

Signed, sealed and delivered by the  
 Withinnamed member )

Signed, sealed and delivered by the  
 Withinnamed )

NEHRU NAGAR SAGAR CO-OPERATIVE  
 HOUSING SOCIETY LIMITED )

Through )

1) SHRI. SHANTAKUMAR GANAPATI HEGADE )  
 (Chairman)

2) SHRI. SHARAD CHANDRAKANT KASBE )  
 (Secretary)

3) SHRI. CHANDRASHEKHAR D. PUJARI )  
 (Treasurer)

"THE SOCIETY"

*(Signature)*



In the presence of :

- 1. *(Signature)*
- 2. *(Signature)*



SIGNED AND SEALED )

by the withinnamed )

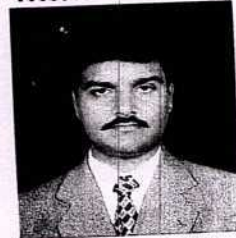
MR. ASHUTOSH ANANDKUMAR SAMARTH )  
 "THE SAID MEMBER" )

In the presence of :

- 1. *(Signature)*
- 2. *(Signature)*



*(Signature)*



*(Signature)*



माकमल्लेच्या रजिस्टर काडतील उतारा.

सिटी सर्व्हे क्र. ३ तालुका कुली जिल्हा



सिटी सर्व्हे नंबर: १२ / १२५५७३-१  
 क्षेत्राफळ चौ. मी.: १११

सरकारला भरलेली किंवा अथवा खंडाचा किंवा केवहा बदलाव्याचा. १६४२५ २७ ६७  
 २०२३

वाहिल्यादीये हक्क

१२६६ मध्ये धारण करणा-यांचे नांव अडावाळू गृहाभिर्माण मंडळ हक्क फता प्राप्त झाला (जोपर्यंत तपास लागला तोपर्यंत)

पददेदार :-

इतर बोजे :-

इतर शोरे :-

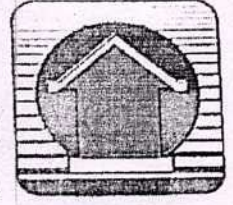
तारीखा [१]	व्यावहार [२]	व्हालुम नं. [३]	नविन धारण करणारा [४] पददेदार [५] अथवा इतर बोजा अतणार [६] [७]	भाक्षी दाखल मही. [८]
	अडावाळू	१२६६	खरी नमकाल बल्हा निवेदन, मुंबई उपनगर मंडळ नगर भू-साफल्य विभागाने म. २ मुंबई उपनगर जिल्हा, मुंबई	





महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY

म्हाडा  
MHADA



**Building Permission Cell, Greater Mumbai / MHADA**

(A designated Planning for MHADA layouts constituted as per Government  
regulation No.TPB4315/167/CR-51/2015/UD-11 DDT-23 May, 2018)

**COMMENCEMENT CERTIFICATE**

No. MH/EE/(B.P.)/GM/MHADA-22 /043/2018

Date : 21 SEP 2018

To

M/s. Hiranimanthan Builders & Developers

C.A. to Nehru Nagar Sagar CHS Ltd.

B 207, Hinal Heritage, S.V.P. Road,

Boriwali (W), Mumbai 400092

**Sub:-**Proposed Re-development of bldg. no.67 known as Nehru Nagar

Sagar CHS Ltd. on property bearing C.T.S. No.12 (pt.) of Village

Kurla-III, at Nehru Nagar MHADA Layout, Kurla (E), Mumbai - 400024

**Ref. :** 1. MCGM file No:- CE/4424/BPES/AL (CHE/ES/1126/L/337(NEW))  
2. Amended plans issued by MHADA dated 13/08/2018.

Sir,

With reference to your application dated 29/08/2018 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to redevelop the building no. 67 on land bearing C.T.S. No. 12(pt) of Village Kurla-III, situated at Nehru Nagar MHADA Colony, Kurla (East), Mumbai - 400 024.

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.D. u/ref. no. CE/4424/BPES/AL dated 14/12/2015 and Amended Plans dated 16/09/2017, 13/08/2018 and following conditions.

1/3

गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई - ४०० ०५१.  
दूरध्वनी ६६४०५०००  
फॅक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.  
Phone : 66405000  
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in



1. The ~~land~~ created in consequence of 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 reason until occupancy permission has been granted.

3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.

4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.

5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided 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 VP & CEO / MHADA 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 condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO / MHADA is contravened or not complied with.

c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant 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 and 45 of the Maharashtra Regional Town Planning Act, 1966.

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करल - १		
१६५२५	२५	६५
२०२३		

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.

VP & CEO / MHADA has appointed Shri. Rajeev Sheth, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This C.C. is issued including re-endorsement of Plinth C.C. No. CE/4424/BPES/AL dated 09/06/2016 & further C.C. dated 26/05/2017 & 11/12/2017 issued by MCGM for work and further extended upto top of 16th upper floors (i.e. Stilt + 1st to 16th upper floors for height 51.30 M OHT & LMR) as per approved amended plans dated 13/08/2018.

This further CC is valid upto 08/06/2019.



*(Signature)*

Executive Engineer/B.P. Cell  
Greater Mumbai / MHADA

Copy Submitted in favour of information please.

1. Chief Officer/ Mumbai Board.
2. Asst. Commissioner 'L' ward MCGM.

Copy to :- For information please.

1. Architect Shri. Kishore R. Lotlikar of M/s. Innovations.
2. EE Kurla Division/MB for information please.
3. Secretary/Nehru Nagar Sagar Co-Op Hsg. Soc. Ltd.

*(Signature)*

Executive Engineer/B.P. Cell  
Greater Mumbai / MHADA







करल - १  
१६७२५ २९ ६७  
२०२३

करल - ३  
UL ७३  
२०११

**नोंदणीचे प्रमाणपत्र**

नोंदणी क्रमांक बीओएस (इण्ड्यू-एड)एसए-डी (ओएन)७५२३/००-०१

हा प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की **नेहरू नगर**  
**र. सार को-ऑपरेटिव्ह सोसिटी साकार्यकी लिमिटेड**  
**इमारत क्रमांक ४५, नेहरू नगर, कुर्ली (महाराष्ट्र)**  
**मूल्या ४०००२४**

तेथेच महाराष्ट्र अध्यापि नियम १९६१ च्या कलम १० (१) अन्वये नोंदवयास आलेले आहे.

अध्यापि नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये नोंदवयास आलेले आहे.



(पहो) **ए. बी. जोशी**

(दुसरे) **सुचव, नेहरू नगर, कुर्ली**

सुचव महानिर्माण संस्था, तेथेच नोंदवयास आलेले आहे.



दिनांक: २२/११/२०२३

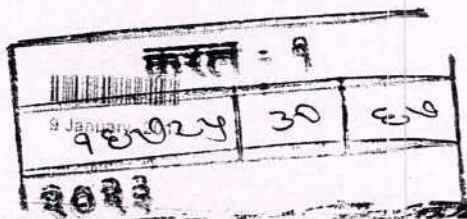
For N. N. SAGAR CO-OP. HOUS. SOC. LTD.

Secretary



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सूची क्र.2

दुय्यम निबंधक : महेशू.नि. कुर्ला 3  
 वस्त क्रमांक : 78/2013  
 भावणी 63  
 Regn 63m

- (1) विवाहाचा प्रकार
- (2) याचदला
- (3) बाजारभाव(बाजारदरवाल्या वाचवितपट्ट्याकार भावकारणी दरो की पट्ट्याकार व नमुद कराये)
- (4) पुनःमात,पीटद्विन्ना व परक्याकर(अमल्याग)
- (5) वसणकर
- (6) आकारणी किवा बुडी देण्यात अमेज नेव्हा
- (7) दस्तावेज करत घणा-मा/विन्ना उजवा-या पक्षकाराचे नाव किवा दिवाणी साददात माफा हुनुमनामा किवा साददात अम-वास, प्रतिवादिचे नाव व पत्ता

मावाचे नाव : कुर्ला  
 डेव्हनपमेट अँडीमेट  
 रु.63,431,000/-  
 रु 23,827,000/-

229-267,12(part), पालिकेचे नाव, मुंबई मनपा इतर वर्णन : इमारतीचे नाव: विल्डिंग नं. 67,, ब्लॉक नं: नेहरू नगर,कुर्ला(पुर्व), मुंबई-24,, इतर माहिती: विकसन कारनामा-मीज कुर्ला भाग-3,मर्चे नं 229-267-सॉटोएस नं-12(पार्ट ),बेचकळ 837 चौ. मी.पी ट 67,नेहरू नगर सागर सीएनएस लिमिटेड, नेहरू नगर,कुर्ला(पुर्व), मुंबई-24,एसीनं/1100901/9559/12)के अन्वये बाजाराचा व 23827000/-म मोबदला रु 63431000/- पावर नं. 3171550/- दि 20/12/2012 रोजी भरलेले आहेत 837.00 चौ मीटर

- (8) दस्तावेज करत घणा-या विवाही ल्यायानयाचा हुनुमनामा किवा आदत अमल्याम,प्रतिवादिचे नाव व पत्ता



- 1) नाव:- इतर माफा-या विकसन लिमिटेड चे अजरमत श्रावकाभार मणपनी देवके ,पता: 60; पत्ता-प्लॉट नं- 2230, माळा नं:- इमारतीचे नाव: विल्डिंग नं. 67,, ब्लॉक नं: नेहरू नगर,कुर्ला(पुर्व), रोड नं: मुंबई, महाराष्ट्र, मुंबई; पिन कोड:- 400024; पंत नंबर:- AAAPH2866E
- 2) नाव:- नेहरूनगर सागर सीएनएस लिमिटेड चे सेक्टरा विष्णु गोविंद टेंके ,पय: 65; पत्ता-प्लॉट नं- 2230, माळा नं:- इमारतीचे नाव: विल्डिंग नं. 67,, ब्लॉक नं: नेहरू नगर,कुर्ला(पुर्व), रोड नं: मुंबई, महाराष्ट्र, मुंबई; पिन कोड:- 400024; पंत नंबर:- ADQPT5886;
- 3) नाव:- नेहरू नगर सागर सीएनएस लिमिटेड चे देवदर शाम अंतत खवणेकर ,पय: 73; पत्ता-प्लॉट नं- 2230, माळा नं:- इमारतीचे नाव: विल्डिंग नं. 67,, ब्लॉक नं: नेहरू नगर,कुर्ला(पुर्व), रोड नं: मुंबई पिन कोड:- 400024; पंत नंबर:- BHOPK2573C

- 1)नाव:- म.हिरानीमधन विल्डर्स आणि डेवल्पर चे पार्टनर हसमख आर्. विरानी : पय:49; पत्ता-प्लॉट नं: बी-110, माळा नं: - इमारतीचे नाव: स्वैता पार्क,, ब्लॉक नं: बांद्रवली (पुर्व), मुंबई , रोड नं: वीक रोड नं 2, महाराष्ट्र, मुंबई; पिन कोड:- 400066; पंत नं:- AAVPM6243B;
- 2)नाव:- म.हिरानीमधन विल्डर्स आणि डेवल्पर चे पार्टनर दिनेश बी साबत ; पय:36; पत्ता-प्लॉट नं: बी-110, माळा नं: - इमारतीचे नाव: स्वैता पार्क,, ब्लॉक नं: बांद्रवली (पुर्व), मुंबई , रोड नं: वीक रोड नं 2, महाराष्ट्र, मुंबई; पिन कोड:- 400066; पंत नं:- BAQPS9554N;

- 3)नाव:- म.हिरानीमधन विल्डर्स आणि डेवल्पर चे पार्टनर मनोप क. मारुजकर , पय:42; पत्ता-प्लॉट नं: बी-110, माळा नं: - इमारतीचे नाव: स्वैता पार्क,, ब्लॉक नं: बांद्रवली (पुर्व), मुंबई , रोड नं: वीक रोड नं 2, महाराष्ट्र, मुंबई; पिन कोड:- 400066; पंत नं:- AQIPM2556X;

- (9) दस्तावेज करत दिल्याचा दिनांक
- (10) वस्त मोबणी केव्हाचा दिनांक
- (11) प्रलुक्रमांक,घड व पृष्ठ
- (12) बाजारभावाप्रमाणे मुद्रांक मूल्य
- (13) बाजारभावाप्रमाणे नसण्या शुल्क
- (14) वेग



दुय्यम निबंधक कुर्ला-3  
 मुंबई उपनगर



करल - १		
१६७७	३९	६३
२०२३		

6

करल - ३	
५८	१५०
२०१३	

ii) The developer hereby agrees to construct and hand over one new flats of 445 Sq.ft. of Carpet area to all 40 existing members of society free of cost as well 125 Sq.ft. (± 25 Sq.ft.) of area in the form of niches / flower bed / cupboard / dry balcony etc., which developer get. free of F.S.I. under present D.C. regulation.

iii) The developer hereby agrees to pay Rs. 32,000/- towards transportation charges to each existing member of society.



9. The Developer shall not start the work of development on the said property unless the MCGM sanctions the building plan and issue the Certificate of Completion of the Owner.

10. The Developer shall be entitled to demolish the existing structure and construct a multi-storeyed residential building for existing 40 members as permanent alternate accommodation. The Developer shall be entitled to construct and sell for themselves additional residential flats.



That the Developer is hereby fully empowered to assign / sell / transfer / alienate / dispose off/ or give on lease/leave and license basis such tenements to the transferees / assignees/ allottees / purchasers of their choice and for such considerations and price as may be decided by them, to sign and execute booking agreement/s and or other necessary documents and to receive / usufruct considerations receivable from the same and appropriate the same for their absolute use and benefit.



12. It is expressly agreed that the Developer is free to mortgage and / or to offer as collateral security, the flats coming to the share of the Developer, to be constructed, to raise finance for the work of construction with any financial institution, for which no separate consent or signature of the party of the First Part is required. But in such case the Developer only shall be liable for paying off such loan and under no circumstances the Society and / or property of the society shall be held liable for repayment of the loan of the Developer and the Developer undertakes to execute a required indemnity

*[Handwritten signatures]*





# नेहरु नगर सागर को. ऑप. हौ. सोसायटी लि. ६७

नोंदणी क्र. बी. ओ. एम. (डब्लू-एल) एस. एच. जी. (ओ. एच.) ३२४२६९

ड. क्र. ६७, नेहरु नगर, कुर्ला (पूर्व), मुंबई - ४०० ०२४

करल - १

करल - ३

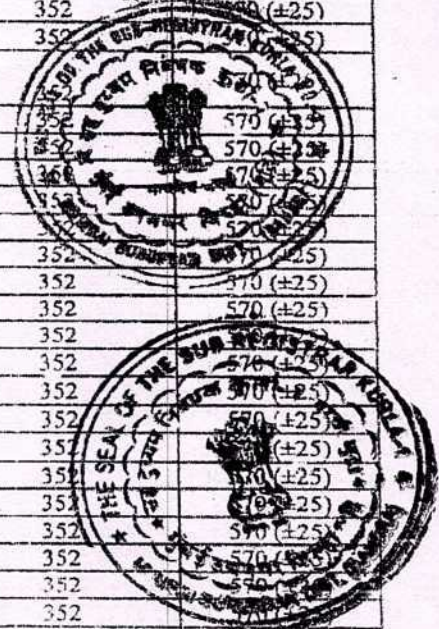
७८ ३९  
दिनांक

२०१३

संदर्भ

## AREA LIST FOR BONAFIED MEMBERS

Sr. No	T. No.	Name of Tenant	Old Fiat Carpet Area in Sq.ft.	New Additional Carpet Area in Sq.ft.	Free of Total Carpet Area in Sq.ft.	Usable
1	2221	Geeta Rakesh Sahu	218	352	570 (+25)	
2	2222	Shailesh Dattaram Tawde	218	352	570 (+25)	
3	2223	Ashok Digambar Kadu	218	352	570 (+25)	
4	2224	Ashwin Anat Khavnekar	218	352	570 (+25)	
5	2225	Shantakumar Ganapati Hegde	218	352	570 (+25)	
6	2226	Meenakshi Yashwant Gadkari	218	352	570 (+25)	
7	2227	Satish subnyam Mudaliar	218	352	570 (+25)	
8	2228	Kamal Kashinath Shetye	218	352	570 (+25)	
9	2229	Rajesh Ramchandra Dabekar & Pratibha Rajesh Dabekar	218	352	570 (+25)	
10	2230	Vishnu Govind Takke	218	352	570 (+25)	
11	2231	Anandkumar Shantaram Samarth	218	352	570 (+25)	
12	2232	Mohd. Imran Iqbal Ansari	218	352	570 (+25)	
13	2233	Sharad Shantaram Sarang	218	352	570 (+25)	
14	2234	Prakash Yashwant Rane	218	352	570 (+25)	
15	2235	Deepak Gangadhar Naik	218	352	570 (+25)	
16	2236	Vishwas Rajaram Sawant	218	352	570 (+25)	
17	2237	Ramashankar B. Mishra	218	352	570 (+25)	
18	2238	Jenise Linda Fernandes	218	352	570 (+25)	
19	2239	Sham Anant Khavnekar	218	352	570 (+25)	
20	2240	Vimal Shankar Kamble	218	352	570 (+25)	
21	2241	Mohd. Iqbal Abdul Laif Ansari	218	352	570 (+25)	
22	2242	Ashokkumar Bhuralai Surana	218	352	570 (+25)	
23	2243	Gopamma Buggaya Jilla	218	352	570 (+25)	
24	2244	Kamala G. Salian	218	352	570 (+25)	
25	2245	Rajkumar Bhanaji Digrawal	218	352	570 (+25)	
26	2246	Pratibha Pralhad Dixit	218	352	570 (+25)	
27	2247	Balkrishana Narayan Shenoy	218	352	570 (+25)	
28	2248	Chandrashekar D. Poojri	218	352	570 (+25)	
29	2249	Indubai chandar Kasbe	218	352	570 (+25)	
30	2250	Baddu Giriya Poojari	218	352	570 (+25)	
31	2251	Vilasini Sayavan Dalvi	218	352	570 (+25)	
32	2252	Julesh Sudama Chauhan	218	352	570 (+25)	
33	2253	Tulasiram Pandharinath Tote	218	352	570 (+25)	
34	2254	Vimal Baourao Sanap	218	352	570 (+25)	
35	2255	Namrata Pramod Parab	218	352	570 (+25)	
36	2256	Kamlakar Dhondu Kadam	218	352	570 (+25)	
37	2257	Ishwar Annaji Khaire	218	352	570 (+25)	
38	2258	Sarabai Hasan Shah	218	352	570 (+25)	
39	2259	Pradep Bhaskar Choudhari & Surekha Pradep Choudhari	218	352	570 (+25)	
40	2260	Alaka Raghunath Salve	218	352	570 (+25)	



*[Handwritten signature]*

For N.N. Sagar Co. Op. Hsg. Soc. Ltd.

Chairman / Secretary



Share Certificate No. 011 Member's Regn. No. \_\_\_\_\_ No. of Shares Five

### SHARE CERTIFICATE

(AUTHORISED SHARE CAPITAL OF RS. 50000 DIVIDED INTO 1000 SHARES OF RS. 50 EACH)

**NEHRU NAGAR SAGAR CO-OPERATIVE HOUSING SOCIETY LTD.** Bldg No. 67,

Nehru Nagar, Kurla (E), Mumbai - 400 024.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Registration No. B.O.M. (W-L) S. H. G. (O. H.) 3533/88-89 date : 29/09/1988

This is to certify that Shri / *Smt. Mrs. Anandlaxmi Shantaram Sane*

is the Registered Holder of Five fully paid up share of Rs. FIFTY  
each numbered from 51 to 55 both inclusive, in

NEHRU NAGAR SAGAR CO-OPERATIVE HSG. SOCIETY LTD., Bldg No. 67, Nehru Nagar,  
Kurla (E), Subject to the Byu-laws of the said Society.

Given under the Common Seal of the said Society on \_\_\_\_\_

this 15th days of August 2009.



*S. N. Sane*  
Authorised  
M. C. Member

Chairman

P. T. O.

करल - १		
१६९२५	३३	६६



980226 38 EV

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES				
Date of Transfer	Transfer No.	Regn. No. of Transferor	Regn. No. of Transferee	To Whom Transferred
12/1/2017	1			Secretary
				Chairman
				Secretary
				Chairman
				Secretary
				Chairman
				Secretary
				Chairman
				Secretary





9583390

20-08-2023

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 9583/2016

नोदणी :

Regn:63m

गावाचे नाव : 1) कुर्ला

करता - 9

१६/१२/२०२३

२०२३

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2637448
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 2231, माळा नं: 1ला, इमारतीचे नाव: बि. नं.67,नेहरू नगर सागर सी एच एस लिमिटेड, ब्लॉक नं: नेहरू नगर,कुर्ला-ईस्ट, रोड नं: मुंबई-400024., इतर माहिती: बक्षीसपत्र-मौजे -कुर्ला-3-वडील -मुलाला 100% भाग विना मोबदला बक्षीसपत्र देत आहे.(( Survey Number : 229&267 ; C.T.S. Number : 12(Part) ; ) )
(5) क्षेत्रफळ	1) 27.88 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आनंदकुमार शांताराम समर्थ वय:-82; पत्ता:-प्लॉट नं: 2231, माळा नं: 1ला, इमारतीचे नाव: बि. नं.67,नेहरू नगर सागर सी एच एस लिमिटेड, ब्लॉक नं: नेहरू नगर,कुर्ला-ईस्ट, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400024 पॅन नं:-BHBPS9163H
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशुतोष आनंदकुमार समर्थ वय:-48; पत्ता:-प्लॉट नं.6-सी, 6वा, 1ला, ओम निवास सी एच एस लिमिटेड, नेहरू नगर,कुर्ला-ईस्ट, मुंबई, नेहरू नगर (कुर्ला) MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400024 पॅन नं:- AWPPS4134A
(9) दस्तऐवज करुन दिल्याचा दिनांक	03/12/2016
(10) दस्त नोंदणी केल्याचा दिनांक	03/12/2016
(11) अनुक्रमांक, खंड व पृष्ठ	9583/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:	If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.









CONTENTS OF SHEETS

STILT FLOOR, 1ST TO 7TH & 9TH TO 10TH, 8TH FLOOR PLAN WITH BUA CAL., BLOCK & LOCATION PLAN  
NET PLOT AREA CALCULATION, PARKING STATEMENT, TOTAL BUA STATEMENT, PROFARMA - A

Approved subject to conditions mentioned in this  
Office Letter No. Mhada 27/043/2018  
Date 4 JUN 2021  
Ex. Eng Bldg. Permission Cell Greater Mumbai  
Maharashtra Housing & Area Development Authority

करा - 9  
9E22Y 30 E29  
2023

This cancels Approval  
to the previous Plans  
Sanctioned under no.  
MHADA-27/043/2018  
dated 13/02/2018

NOTE

1. ALL DIMENSIONS ARE IN METRES.
2. SCALE USE
  - a) FLOOR PLAN 1:100
  - b) BLOCK PLAN 1:500
  - c) LOCATION PLAN 1:4000

PROPOSED AS PER PROVISION OF COPE 2011 AND AS PER THE  
REGULATION AND CIRCULAR ISSUED BY MCGM AND MHADA TIME TO TIME  
REGDB FOLLOWED.  
DIMENSIONS CHECKED BY ME AND ARE FOUND CORRECT.



CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON \_\_\_\_\_ AND THAT THE DIMENSIONS  
OF THE SIDES ETC. OF THE PLOT AS SHOWN ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED  
OUT IS 837.00 SQ. MT. (THIRTY SEVEN POINT ZERO ONLY), AND TALLIES WITH  
THE AREA STATED IN THE RECORDS OF OWNERSHIP/M.H.A.D.A. RECORDS.

*Lotlikar*  
K. R. LOTLIKAR  
ARCHITECT, CA/86/9626

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF BLDG. NO. 67 ON PLOT BEARING C.T.S. NO 12(p1) OF VILLAGE KURLA,  
AT NEHRU NAGAR MHADA COLONY, NEHRU NAGAR, KURLA (EAST) MUMBAI.

SIGN. & NAME OF OWNER

M/S HIRANIMANTHAN BUILDERS & DEVELOPERS C.A. TO SAGAR CO-OP. HSG. SOCIETY LTD

*Hiranimanth*

JOB NO.	DRG NO.	SCALE	CHK. BY	DRN. BY	REV	DESCRIPTION	DATE	SIGN
		AS SHOWN	SACHIN	ATUL				

SIGNATURE

NAME AND ADDRESS OF ARCHITECT

*Lotlikar*

INNOVATIONS

ARCHITECTS & ENGINEERS

K. R. LOTLIKAR  
ARCHITECT  
CA/86/9626

209, VEENA INDUSTRIAL ESTATE,  
L.B.S. ROAD, VIKHROLI (W), MUMBAI - 83







Receipt (pavni)

390/15433

पावती

Original/Duplicate

Monday, August 29, 2022

नोंदणी क्र. 39म

3:28 PM

Regn. 39M

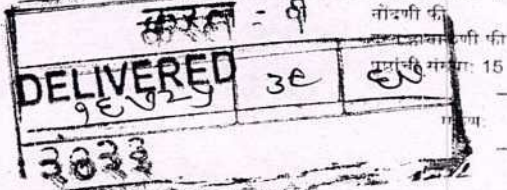
पावती क्र.: 16458 दिनांक: 29/08/2022

ग्राहक नाव कुला

दस्तावेजाचा अनुक्रमांक: करल3-15433-2022

दस्तावेजाचा प्रकार: पॉवर ऑफ अॅटनी

मादर करणाऱ्याचे नाव: के. हिरोवीमथेन विल्डम अंड इच्छलपर्म चे पार्टनर त्रिनेथ वावा सावंत-वय 45 वर्षे



₹. 100.00

₹. 300.00

₹. 400.00

आपणामागेचे देयक, वेबिनलॉजिस्टिक्स-2 अंदाजे  
3:44 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुला - 3

बाजार मूल्य: ₹. 1/-

मोबिलना ₹. 0/-

मरलेले मद्रोक शिक्का: ₹. 500/-

सह दुय्यम निबंधक (वर्ग-२)  
कुला-३

1) देयकाचा प्रकार: DHC रकम: ₹. 300/-

सीडी/धनादेश/प अॅटनी क्रमांक: 2908202205082 दिनांक: 29/08/2022

विकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम:

सीडी/धनादेश/प अॅटनी क्रमांक: 2908202205082 दिनांक: 29/08/2022

विकचे नाव व पत्ता:



DELIVERED







करल - १		
१६/०२/२२	१९	६५
३०३३		

करल - ३		
५७३३	२	०५
२०२२		

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2908202205082	Date 29/08/2022
Received from MS HIRANIMANTHAN BUILDERS AND DEVELOPERS CHE PARTNER DINESH BABA SAWANT Mobile number 9004675937, an amount of Rs.300/- towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S R Kurfa 2 of the District Mumbai Sub-urban District	
Payment Details	
Bank Name SBIN	Date 29/08/2022
Bank CIN 10004152022082904707	REF No. 224154170763
This is computer generated receipt, hence no signature is required.	









GHN:

00070255102022

करल - १

Bank: INDIAN OVERSEAS BANK

Date: 29-08-2022 13:01:35

2	000-390-15433	29-08-2022-15.28.44	IGR199	500.00
Total Defacement Amount				500.00

9E92Y R3 9J  
2023

करल - ३  
94032 7 94  
2022





करल - ३		
१५१३३	५	१५
२०२२		

करल - १		
१६७२५	४४	६७
२०२३		



**POWER OF ATTORNEY**

TO ALL to whom this presents shall come, We, (1) MR. DASMUKH R. HIRANI and (2) MR. DINESH B. SAVANT are Partners of M/S. HIRANIMANTHAN BUILDERS & DEVELOPERS, a Partnership Firm, registered under the provisions of Indian Partnership Act, 1932 and having their office at Skyview CHSL, Building No 146,147,149, CTS 6(pt), Nehru Nagar, Kurla East, Mumbai 400024.

SEND GREETINGS:

**WHEREAS:**

*(Signature)*

*(Signature)*



करल - 3  
 4133 For registration of Development Agreements, Conveyances, Agreement for Sale  
 2022

Sale Deed, Lease Deed, Transfer Deed, Deed of Confirmation, Leave and License Agreement, Undertaking, Deed of Cancellation, Deed of Rectification, Declarations, Indemnity Bonds, Affidavits, Applications and all other deeds and documents in respect

of the above said firm, do hereby us and in our individual capacity (hereinafter referred to as the said documents)

करल - 3  
 4133  
 2022

the said documents required to be lodged for registration in the office of the Registrar/Sub-Registrar, which are executed by us. We are unable to appear before the sub Registrar of Assurances in respect of the said documents of the aforesaid firm as well as personal capacity.

We are of appointing MR. MITESH G. GAWATHE having address 77, Hiral Heights, V.P. Road, Borivali (West), Mumbai - 400 092, as our attorney to attend any of the Registrar / Sub Registrar Mumbai, Mumbai suburban and District Maharashtra for registering the documents on our behalf and for which the said attorney has agreed to do. The said Power would be valid only for a period of One Year from date of this execution.



**NOW KNOW YOU ALL AND THESE PRESENTS WITNESS:**

That we are unable to appear before the Sub-Registrar for registration in respect of the Attorney of said firm as well as in our personal capacity so we hereby nominate,

Handwritten mark



Handwritten signature



करल - ३		
३१०३३	७	९५
२०२२		

constitute and appoint MR. MITESH G. GAWATHE to be our true and lawful attorney for the purpose expressed that is to say:

करल - १		
१६९२७	१६	६९
२०२३		

1. To present and lodge in the any office of the Registrar / Sub Registrar Assurances at Mumbai and other District in Maharashtra, and to register the said Documents i.e. Development Agreements, Conveyances, Agreement for Sale, Sale Deed, Lease Deed, Transfer Deed, Deed of Confirmation, Leave and License Agreement, Undertaking, Deed of Cancellation, Deed of Rectification, Declarations, Indemnity Bonds, Affidavits, Applications and all other deeds and documents in respect of the above said firm., on behalf of us as well as partner of the aforesaid firm and to do all acts and things necessary for effectively registering the said documents, which will be executed by us.



2. AND THAT the said Power will be valid for a period of One Year from the date of execution.
3. AND WE DO HEREBY agree to rectify and confirm all and whatever my said attorney shall or purpose to do or cause to be done by virtue of these presents.

*(Handwritten mark)*

*(Handwritten signature)*





२९/०८/२०२२  
 २०२२

IN WITNESS we have put our hand on this 29<sup>th</sup> day of AUGUST 2022.

SIGNED, SEALED AND DELIVERED )

By the within named "EXECUTANT" )

Hiranmahan Builders & Developers  
 Through hands of SHRI DINESH B. SAVANI  
 २०२२ SHRI HASMUKHJI SHIRANI



*(Signature)*

Signature and Thumb Impression

In the presence of



SPECIMEN SIGNATURE OF DULY )

CONSTITUTED ATTORNEY i.e. )



*(Signature)*

Signature and Thumb Impression

MR. MITESH G. GAWATHE )

In the presence of

1. *(Signature)*
2. *(Signature)*







Down of service

स्वच्छाग्रह

स्वच्छाग्रह



www.adani.com

adani Electricity

BILL OF SUPPLY

RESIDENTIAL

HIRANI MANTHAN BUILDERS & DEVELOPERS

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Mobile No. 9876543210

Email ID. hiranimant@adani.com

Connected Load in kW. 10

PAF. 1234567890

GSTIN. 271234567890

To update your email id and mobile no. call 19122



19122



JUL 22



01.09.2022

Electric Smiles

3620

DUE AMOUNT ₹ 76060.00\*

THIS AMOUNT IS DUE

For the month of July 2022. The amount is due on 01.09.2022. If you do not pay this amount by the due date, you will be liable to pay a penalty of 18% per annum.

DISCOUNTED BILL AMOUNT

₹ 76060.00

LATE PAYMENT BILL AMOUNT

₹ 76060.00

19122

19122

19122

We're listening.

19122

19122

19122

YOUR CURRENT CONSUMPTION

19122

Energy consumption

Reading	करल
94733	94
2022	

TRACK YOUR CONSUMPTION (UNITS)



IMPORTANT MESSAGE

1. Temporary meter reading due to your bill by meter...



1. Paying by debit card please remember...

2. Make cheque payable to Adani Electricity Mumbai Ltd...

3. Make cheque payable to Adani Electricity Mumbai Ltd...

4. Make cheque payable to Adani Electricity Mumbai Ltd...

5. Make cheque payable to Adani Electricity Mumbai Ltd...



27310001

2500


₹ 76060.00







**आयकर विभाग**  
**INCOME TAX DEPARTMENT**


**भारत सरकार**  
**GOVT. OF INDIA**

**HIRANI MANTHAN BUILDERS AND DEVELOPERS**

14/04/2005  
 Permanent Account Number  
**AAEFH2784A**

**करल - १**

१६९२७	७०	६४
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2023

**करल - ३**

९५१३१	७९	९५
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२०२२


**आयकर विभाग**  
**INCOME TAX DEPARTMENT**


**भारत सरकार**  
**GOVT. OF INDIA**

**DINESH BABA SAVANT**  
**BABA JAGANNATH S**

03/11/1976  
 Permanent Account Number  
**BAQPS9554N**

  
 Signature




**आयकर विभाग**  
**INCOME TAX DEPARTMENT**


**भारत**  
**GOVT.**


**स्थायी लेखा संख्या कार्ड**  
 Permanent Account Number Card  
**AIZPG5258R**



नाम / Name  
**MITESH GANPAT GAWATHE**

पिता का नाम / Father's Name  
**GANPAT VIHOBA GAWATHE**

जन्म की तारीख /  
 Date of Birth  
**29/03/1980**

  
 हस्ताक्षर / Signature





W-1

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
 ANIL SADASHIV RANE  
 SADASHIV RAMCHANDR RANE  
 22/05/1983  
 Permanent Account Number  
**AWBPR6470J**  
 Signature



करल - 3			
24733	97	करल - 9	
98924	39	EN	



**राज्य बाणक**  
**GOVERNMENT OF GUJARAT**  
 41 0 9 124  
 मंत्री का अधिकार



24



करल - ३  
 १५४३३ ७३ ९५  
 २०२२



**D**ocument **H**andling **C**harges  
 Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2908202205082 Receipt Date 29/08/2022

Received from MS HIRANIMANTHAN BUILDERS AND DEVELOPERS CHIEF PARTNER DINESH BABA SAWANT, Mobile number 9004675937, an amount of Rs 300/-, towards Document Handling Charges for the Document to be registered on Document No. 15433 dated 29/08/2022 at the Sub Registrar office, Joint S.R. Kurla of the District Mumbai Sub-urban District.

DEFACED

₹ 300

DEFACED

Payment Details

Bank Name SBIN	Payment Date 29/08/2022
Bank CIN 10004152022082904707	REF No. 224154179763
Deface No 2908202205082D	Deface Date 29/08/2022

This is computer generated receipt, hence no signature is required.

करल - १  
 १६१२५ ७२ ६७  
 २०२३





390.15433

मासिक 29 अगस्त 2022 3 29 म न

दस्ता गोपवाग भाग-1

परत 3

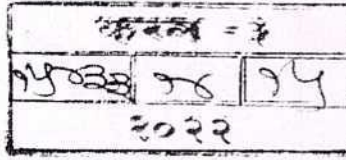
दस्ता क्रमांक 15433/2022

दस्ता क्रमांक परत 3 (15433/2022)

वाक्य मूल्य ₹ 01/-

माघदस्ता ₹. 00/-

असलत मासिक शुल्क ₹ 500/-



द. नि. मद्र. द. नि. परत 3 पांच कार्यालयान

क. नं. 15433 कर ति. 29-08-2022

पार्सी 3-23 म न वा इतर कला

पावती 16458

पावती दिनांक. 29/08/2022

मासिक परतगाव नाव मे. हिरानीमधन बिन्दुम बंड देवळपार्ग मे पाटेल  
विनेश दाबा मावत-वय 45 वने

सादगी फी

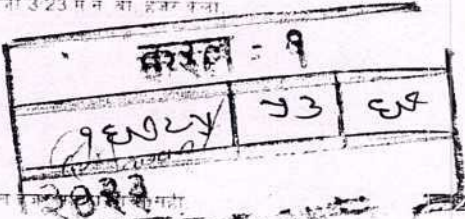
₹ 100.00

दस्ता शाखादानी फी

₹ 300.00

पुण्याची संख्या. 15

मासिक 400.00



दस्ता क्रमांक परत 3 (15433/2022)

*[Handwritten signature]*

सह. दुय्यम निबंधक

कुर्ला-3 (वर्ग-2)

दस्तावा पकड, पांच अ. अदली



सह. दुय्यम निबंधक

कुर्ला-3 (वर्ग-2)

*[Handwritten signature]*

मद्रा अल्प. 8 वेळा सांगणे

आलेला अगुन@... मालमत्ता विकण्याचा पाहिजेकर मिळून अगुन वेळा

दिनांक 1-29

वेळा (मावणीकरण)

दिनांक 2

(फी)



सह. पत्र

दस्ता  
पकी.  
दस्ता  
दस्ता  
दस्ता  
दस्ता

2)

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# नेहरु नगर सागर को. ऑप. हौ. सोसायटी लि.

नोंदणी क्र. बी. ओ. एम्. (डब्लू-एल) एस. एच. जी. (ओ. एच.) ३५३३/८८-८९

इ. क्र. ६७, नेहरु नगर, कुर्ला (पूर्व), मुंबई - ४०० ०२४.

संदर्भ

दिनांक : 10/06/2023

करल - १		
१६७२५	५५	६५
२०२३		

## WHOM SO EVER MAY IT CONCERN


It is resolved that the 1) MR. SHANTAKUMAR GANAPATI HEGADE (Chairman), 2) MR. SHARAD CHANDRAKANT KASBE (Secretary) and MR. CHANDRASHEKHAR D. PUJARI (Treasurer) (Jointly or Severally) of the Society be hereby authorize and empower on behalf of the Society to execute and registered "Agreement for Permanent Alternate Accommodation" to be executed between Developers, Society and Members of the Society and appear before concerned Registrar of Assurance for registration of the said "Agreement for Permanent Alternate Accommodation".



For Nehru Nagar Sagar CHS Ltd.,

  
Chairman

  
Secretary

  
Treasurer



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HIRANI MANTHAN BUILDERS AND  
DEVELOPERS

14/04/2005  
Permanent Account Number

AAEFH2784A

08042005	करल - 9	
१६७२५	५६	६७
२०२३		







201

भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

करल - १		
१६७२७	५४	६७
२०२३		

नोंदणी क्रमांक/Enrolment No.: 2018/00001/01385

To: Ashutosh Anandkumar Samarth  
(आशुतोष आनंदकुमार समर्थ)  
BLDG NO. 29, FLAT NO. 6 C, OM NIVAS  
NEHRU NAGAR  
NEAR SBI BANK  
KURLA EAST  
KURLA EAST  
Mumbai (Sub Urban)  
Maharashtra - 400024

Date: 10/08/2011

Ref. No : 00002081-00059946-00063107-



UB 03396076 5 IN



आपला आधार क्रमांक / Your Aadhaar No. :

**8022 1765 7619**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



आशुतोष आनंदकुमार समर्थ  
Ashutosh Anandkumar Samarth  
जन्म वर्ष / Year of Birth : 1968  
पुरुष / Male

8022 1765 7619



आधार - सामान्य माणसाचा अधिकार



करल - १		
५६२५	५८	६८
२०२३		





करल - १  
१५२५ | ५१ | ८  
२०२३

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ASHUTOSH A SAMARTH  
A S SAMARTH  
04/11/1968  
Permanent Account Number  
AWPPS4134A

*Asamath*  
ature



*Asamath*



THE SEAL OF THE SUB REGISTRAR KURLA  
आयकर विभाग कर्ला - १  
मुंबई उपनगर जिल्हा  
MUMBAI SUBURBAN DIST. (MUMBAI)



करल - १		
१५५५	६०	५५
२०२३		





## घोषणापत्र

करल - १		
१६/०८/२०२३	९	६
२०२३		

मी, मितेश जी. गावडे याद्वारे घोषित करतो की, दुय्यम निबंधक कुर्ला - / यांचे कार्यालयात पर्यायी जागेचा करार या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मेसर्स हिराणीमंथन बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार दिनेश डी. सावंत व इ. यांनी दि. 29/08/2022 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबुलीजबाब दिला आहे.

सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही. किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कुलमुखत्यार रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र कर्बापणे वैध असून उपरोक्तकृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन कोणीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे नियम ८२ मी पाहिले नाहीत अशी जाणीव आहे.



दिनांक: १६/०८/२०२३

कुलमुखत्यारपत्र धारकाचे

नाव व सही



करल - १		
१६५२५	६२	६०
२०२३		





**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
 SHARAD C KASBE  
 CHANDRAKANT CHOKA KASBE  
 17/11/1971  
 APLPK9522K

**भारत सरकार**  
**GOVT. OF INDIA**




करल - १		
१६२१	६३	६८
२०२३		

स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AAAPH2656K**


**नाम / NAME**  
 SHANTKUMAR GANAPATI HEGDE

**पिता का नाम / FATHER'S NAME**  
 GANAPATI SHIVARAM HEGDE

**जन्म तिथि / DATE OF BIRTH**  
 26-02-1952

**हस्ताक्षर / SIGNATURE**  


**आयकर निदेशक (प्रणाली)**  
 DIRECTOR OF INCOME TAX (SYSTEMS)



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
 NEHRU NAGAR SAGAR CO-OPERATIVE  
 HOUSING SOCIETY LIMITED

**भारत सरकार**  
**GOVT. OF INDIA**

29/09/1988  
 Permanent Account Number  
**AABAN2683E**




**भारत सरकार**  
**GOVERNMENT OF INDIA**

**नारायण शशिकान्त पाल**  
 Narayan Shashikant Pal  
 जन्म वर्ष / Year of Birth : 1986  
 पुरुष / Male

**3571 3914 8936**

**आधार - सामान्य माणसाचा अधिकार**




**भारत सरकार**  
**GOVERNMENT OF INDIA**

**रितेश देवजी मेरिया**  
 Ritesh Devji Meriya  
 आई : जसु देवजी मेरिया  
 Mother : JASU DEVJI  
 MERIYA  
 जन्म वर्ष / Year of Birth : 1994  
 पुरुष / Male

**7850 3531 2665**

**आधार - सामान्य माणसाचा अधिकार**






369/16725

रविवार, 20 ऑगस्ट 2023 1:28 म.नं.

दस्त गोषवारा भाग-1

करल1

दस्त क्रमांक: 16725/2023

दस्त क्रमांक: करल1 /16725/2023

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. करल1 यांचे कार्यालयात

अ. क्रं. 16725 वर दि.20-08-2023

रोजी 1:27 म.नं. वा. हजर केला.

पावती:18738

पावती दिनांक: 20/08/2023

सादरकरणाराचे नाव: आशुतोष आनंदकुमार समर्थ

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1340.00

पृष्ठांची संख्या: 67

एकुण: 1440.00

दस्त हजर करणाऱ्याची सही:

दु. निबंधक कुर्ला 1  
कुर्ला-9 (वर्ग-2)

सह. दु. निबंधक कुर्ला-9 (वर्ग-2)

दस्ताचा प्रकार: पर्यायी जागेचा करार

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 20 / 08 / 2023 01 : 27 : 09 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 20 / 08 / 2023 01 : 28 : 46 PM ची वेळ: (फी)

करल - 9  
2023







20/08/2023 1 47:07 PM

दस्त गोषवारा भाग-2

करल1

दस्त क्रमांक:16725/2023

दस्त क्रमांक :करल1/16725/2023

दस्ताचा प्रकार :-पर्यायी जागेचा करार

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:(मान्यता देणार) - नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड तर्फे चेअरमन शांताकुमार गणपती हेगडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 67, रोड नं: नेहरू नगर, म्हाडा कॉलनी, कुर्ला (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AABAN2683E	मान्यता देणार वय :-72 स्वाक्षरी:- 		
2	नाव:(मान्यता देणार) - नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड तर्फे सेक्रेटरी शरद चंद्रकांत कसबे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 67, रोड नं: नेहरू नगर, म्हाडा कॉलनी, कुर्ला (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AABAN2683E	मान्यता देणार वय :-51 स्वाक्षरी:- 		
3	नाव:आशुतोष आनंदकुमार समर्थ पत्ता:प्लॉट नं: 301, माळा नं: 3 रा मजला, इमारतीचे नाव: नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 67, रोड नं: नेहरू नगर, म्हाडा कॉलनी, कुर्ला (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AWPPS4134A	लिहून घेणार वय :-54 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कबुल करतात.

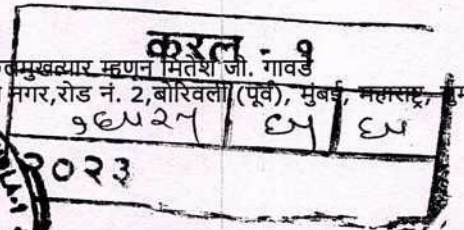
ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:रितेश मेरिया वय:27 पत्ता:1403-1404, 14 वा मजला, सिग्रेचर बिझनेस पार्क, पोस्टल कॉलनी रोड, फाईन-आर्टस् च्या जबळ, गोल्डन लॉन हॉटेलच्या समोर, चेंबूर पूर्व, मुंबई पिन कोड:400071		
2	नाव:नारायण पाल वय:37 पत्ता:1403-1404, 14 वा मजला, सिग्रेचर बिझनेस पार्क, पोस्टल कॉलनी रोड, फाईन-आर्टस् च्या जबळ, गोल्डन लॉन हॉटेलच्या समोर, चेंबूर पूर्व, मुंबई पिन कोड:400071		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	मेसर्स हिराणीमंथन बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार :दिनेश बी. सावंत यांच्या तर्फे कुतुम्बखार म्हणून मितेश जी. गावडे प्लॉट नं: बी-110, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: - AAEFH2784A



निबंधक

कुर्ला 9 (वर्ग-2)  
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/License	Amount	Used At	Deface Number	Deface Date
1	ASHUTOSH ANANDKUMAR SAMARTH	eChallan	10000502023082000698	MH006868640202324P	500.00	SD	0003563005202324	20/08/2023
2		DHC		0823201901666	1340	RF	0823201901666D	20/08/2023
3	ASHUTOSH ANANDKUMAR SAMARTH	eChallan		MH006868640202324P	100	RF	0003563005202324	20/08/2023

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

16725 /2023

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दस्त गोषवारा भाग-2

करल1

दस्त क्रमांक:16725/2023





दस्त क्रमांक :करल1/16725/2023  
दस्ताचा प्रकार :-पर्यायी जागेचा करार

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स हिराणीमंथन बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार दिनेश बी. सावंत ह्यांच्या तर्फे कुलमुखत्यार म्हणून मितेश जी. गावडे पत्ता:प्लॉट नं: बी-110, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: स्वेता पार्क, रोड नं: दीलत नगर,रोड नं. 2,बोरिवली (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAEFH2784A	लिहून देणार वय :-44 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:27 / 08 / 2023 12 : 47 : 19 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

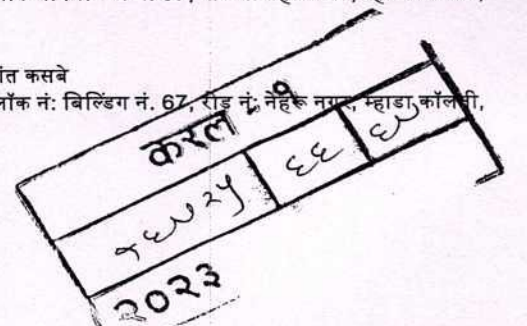
अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:रितेश मेरिया वय:27 पत्ता:1403-1404, 14 वा मजला, सिग्नेचर बिझनेस पार्क, पोस्टल कॉलनी रोड, फाईन-आर्टस् च्या जवळ, गोल्डन लॉन हॉटेलच्या समोर, चेंबूर पूर्व, मुंबई पिन कोड:400071		
2	नाव:नारायण पाल वय:37 पत्ता:1403-1404, 14 वा मजला, सिग्नेचर बिझनेस पार्क, पोस्टल कॉलनी रोड, फाईन-आर्टस् च्या जवळ, गोल्डन लॉन हॉटेलच्या समोर, चेंबूर पूर्व, मुंबई पिन कोड:400071		

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	आशुतोष आनंदकुमार :समर्थ प्लॉट नं: 301, माळा नं: 3 रा मजला, इमारतीचे नाव: नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 67, रोड नं: नेहरू नगर, म्हाडा कॉलनी, कुर्ला (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. AWPPS4134A (मान्यता देणार) - नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड तर्फे चेअरमन :शांताकुमार गणपती हेगडे
2	प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 67, रोड नं: नेहरू नगर, म्हाडा कॉलनी, कुर्ला (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. AABAN2683E (मान्यता देणार) - नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड तर्फे सेक्रेटरी :शरद चंद्रकांत कसबे
3	प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 67, रोड नं: नेहरू नगर, म्हाडा कॉलनी, कुर्ला (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. AABAN2683E

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	आशुतोष आनंदकुमार :समर्थ प्लॉट नं: 301, माळा नं: 3 रा मजला, इमारतीचे नाव: नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 67, रोड नं: नेहरू नगर, म्हाडा कॉलनी, कुर्ला (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. AWPPS4134A (मान्यता देणार) - नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड तर्फे चेअरमन :शांताकुमार गणपती हेगडे
2	प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 67, रोड नं: नेहरू नगर, म्हाडा कॉलनी, कुर्ला (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. AABAN2683E (मान्यता देणार) - नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड तर्फे सेक्रेटरी :शरद चंद्रकांत कसबे
3	प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 67, रोड नं: नेहरू नगर, म्हाडा कॉलनी, कुर्ला (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. AABAN2683E



शिक्का क्र.4 ची वेळ:27 / 08 / 2023 12 : 47 : 44 PM

शिक्का क्र.5 ची वेळ:27 / 08 / 2023 12 : 47 : 56 PM नोंदणी पुस्तक

सुब्रह्मण्य कुर्ला-१ (वर्ग-२)



## Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHUTOSH ANANDKUMAR SAMARTH	eChallan	10000502023082000698	MH006868640202324P	500.00	SD	0003563005202324	20/08/2023
2		DHC		0823201901666	1340	RF	0823201901666D	20/08/2023
3	ASHUTOSH ANANDKUMAR SAMARTH	eChallan		MH006868640202324P	100	RF	0003563005202324	20/08/2023

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

16725 /2023

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2. Get print immediately after registration.

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करल - १		
१६७२५	६७	६७
२०२३		



प्रमाणित करण्यात येते कि या दस्तामध  
एकूण ... २१६२५ ... पाने आहेत  
करल-१/ १६७२५ /२०२३  
पुस्तक क्रमांक १ क्रमांकावर नोंदला  
दिनांक : २७/०८ /२०२३

सु.भा. म्हैसने  
सह. दुय्यम निबंधक, कर्ला-१  
मुंबई उपनगर जिल्हा





सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. कुर्ला 1

दस्त क्रमांक : 16725/2023

नोंदणी :

Regn:63m

27/08/2023

गावाचे नाव : कुर्ला

(1) विलेखाचा प्रकार	पर्यायी जागेचा करार
(2) मोबदला	0
(3) वाजारभाव(भाडेपट्टयाच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 301, माळा नं: 3 ग मजला, इमारतीचे नाव: नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: विल्डिंग नं. 67, नेहरू नगर, रोड : म्हाडा कॉलनी, कुर्ला(पूर्व), मुंबई - 400024, इतर माहिती: जुनी रूम नं. 2231, नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड, विल्डिंग नं. 67, नेहरू नगर, म्हाडा कॉलनी, कुर्ला पूर्व, मुंबई - 400024. जुन्या रूमचे क्षेत्रफळ 20.23 चौ. मीटर्म कार्पेटच्या ऐवजी नवीन सदनिकेचे क्षेत्रफळ 48.32 चौ. मीटर्म कार्पेट म्हणजेच 520 चौ. फूट कार्पेट मिळत आहे व इतर माहिती दस्तानात नमूद केल्याप्रमाणे.(मौजे कुर्ला -3)( ( C.T.S. Number : 12(Part) ; ))
(5) क्षेत्रफळ	1) 57.99 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तगंज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स दिवाणीमंथन विल्डर्स अँड डेव्हलपर्स तर्फे भागीदार दिनेश व्ही. सावंत ह्यांच्या तर्फे कुलमुख्या गणपती हेगडे वय:-44; पत्ता:-प्लॉट नं: व्ही-110, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: स्वना पार्क, रोड नं: दौलत नगर, रोड नं. 2, वोरिवली (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AAEFH2784A 2): नाव:- (मान्यता देणार) - नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड तर्फे चेअरमन शांताकुमार गणपती हेगडे वय:-72; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: विल्डिंग नं. 67, रोड नं: नेहरू नगर, म्हाडा कॉलनी, कुर्ला (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400024 पॅन नं:-AABAN2683E 3): नाव:- (मान्यता देणार) - नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड तर्फे मेन्जरी शरद चंद्रकांत कसवे वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: विल्डिंग नं. 67, रोड नं: नेहरू नगर, म्हाडा कॉलनी, कुर्ला (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400024 पॅन नं:-AABAN2683E
(8) दस्तगंज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-आशुतोष आनंदकुमार समर्थ वय:-54; पत्ता:-प्लॉट नं: 301, माळा नं: 3 ग मजला, इमारतीचे नाव: नेहरू नगर सागर को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: विल्डिंग नं. 67, रोड नं: नेहरू नगर, म्हाडा कॉलनी, कुर्ला (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400024 पॅन नं:-AWPPS4134A
(9) दस्तगंज करून दिल्याचा दिनांक	20/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	27/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	16725/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) श्रेण	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाना तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारनात निवडलेला अनुच्छेद :-

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





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



खरी प्रत

*(Handwritten signature)*

सह. दुय्यम निबंधक, कुर्ला-१  
मुंबई उपनगर जिल्हा.