



Tuesday, June 30, 2015  
6:07 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 6061 दिनांक: 30/06/2015

गावाचे नाव: चकाला

दस्तऐवजाचा अनुक्रमांक: वदर15-5518-2015

दस्तऐवजाचा प्रकार : पर्यायी जागेचा करार

सादर करणाऱ्याचे नाव: मे. जे. व्ही. कंस्ट्रक्शन्स तर्फे भागिदार श्री. ईशान जयंत वैद्य

नोंदणी फी रु. 1000.00  
दस्त हाताळणी फी रु. 1120.00  
पृष्ठांची संख्या: 56

एकूण: रु. 2120.00

आपणास मूळ दस्त थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे  
6:19 PM ह्या वेळेस मिळेल.

सह. दु.नि.अंधेरी 4

बाजार मूल्य: रु.68500/-

मोबदला: रु.0/-

भरलेले मुद्रांक शुल्क: रु. 3500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001936430201516E दिनांक: 30/06/2015

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1120/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees



महाराष्ट्र शासन-नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन 2014

१. दस्ताचा प्रकार : पगोटी जागेचा कबाबनामा अनुच्छेद क्रमांक : \_\_\_\_\_
२. सादरकर्त्याचे नाव : \_\_\_\_\_
३. तालुका : इंदूरमिती म्यंक्रकांत शालि जदर - १५
४. गावाचे नाव : सांथोरी १११८ १ ११
५. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिमभुखंड क्रमांक : १४६/६० २०१५
६. मुल्य दरविभाग (झोन) : \_\_\_\_\_ उपविभाग : \_\_\_\_\_
७. मिळकतीचा प्रकार : खुली जमिन निवासी कार्यालय दुकान औद्योगिक
- प्रति चौ. मी. दर : \_\_\_\_\_
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : ६२.०४ चौ. मि.
९. कारपार्किंग : \_\_\_\_\_ पोटमाळा : भाडे !, ६१०१,
१०. मजला क्रमांक : \_\_\_\_\_ उद्देशाने विधा : आहे / नाही
११. बांधकाम वर्ष : \_\_\_\_\_ कामाचा प्रकार : आरसीसी/इतर पक्के / अर्धे पक्के / कच्चे
१२. बाजारमुल्य तक्त्यातील मार्गदर्शक सूचनेनुसार \_\_\_\_\_ ज्या अन्वये दिलेली घट/वाढ  
६१० x ११२ = ६८३२०१,  
६८५००१,
१३. निर्धारित केलेले बाजारमुल्य : रु. ६८५००१/-
१४. दस्तामध्ये दर्शविलेला मोबदला : रु. \_\_\_\_\_/-
१५. देय मुद्रांक शुल्क : रु. ३२२५/- १- भरलेले मुद्रांक शुल्क रु. ३३००/-
१६. देय नोंदणी फी : रु. १०००/- १-

लिपीक:

सह दुय्यम निबंधक



CHALLAN  
MTR Form Number-6

**DEFACED FOR RS:4500.00**

USER


GRN	MH001939130291518	BARCODE	[Barcode]		Date	29/06/2015 19:27:52	IGR189(BDR15)	25.2
Department	Inspector	Number of Registration	1000.00	30/06/2015	(SI)-401-5518	Payer Details		
Type of Payment	Sr No.	Deface No	0001244391201516	3500.00	Payer Details			
(Amt.in words)			Four Thousand Five Hundred Rupees Only					
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4			TAX ID (If Any)				
Location	MUMBAI			PAN No. (If Applicable)	[Handwritten]			
Year	2015-2016 One Time			Full Name	[Handwritten]			
Account Head Details		Amount In Rs.	Premises/Building		[Handwritten]			
0030045501	Stamp Duty	3500.00	Road/Street		VILLAGE CHAKALA TALUKA ANDHERI			
0030063301	Registration Fee	1000.00	Area/Locality		MUMBAI			
			Town/City/District					
			PIN		4 0 0 0 9 9			
			Remarks		[Handwritten]			
			Second Party Name		SMT INDUMATI C SHAH			
			Amount In		Four Thousand Five Hundred Rupees Only			
Total	4500.00		Words					
Payment Details			FOR USE IN RECEIVING BANK					
Cheque/DD Details			Bank CIN	REF No.	69103332015062914869		66328981	
Cheque/DD No			Date		29/06/2015-19:27:52			
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		100 , 30/06/2015			



Mobile No. : Not Available  
 Digitally signed by  
 VIRTUAL TREASURY  
 Date: 2015.06.30  
 18:08:01 IST  
 Reason: Secure  
 Document  
 Location: India



**CHALLAN**  
MTR Form Number-6

GRN	MH001936430201516E	BARCODE			Date	29/06/2015-19:27:23	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID (If Any)				
	Registration Fee			PAN No. (If Applicable)				
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4			Full Name		<div style="border: 1px solid black; padding: 5px;">           JV CONSTRUCTIONS            बंदर - १५            GSTS NO 146/69            २०१५         </div>		
Location	MUMBAI			Flat/Block No.				
Year	2015-2016 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street		VILLAGE CHAKALA TALUKA ANDHERI		
0030045501	Stamp Duty		3500.00	Area/Locality		MUMBAI		
0030063301	Registration Fee		1000.00	Town/City/District				
				PIN		0	0	0 9 9
				Remark (If Any)		 Second Party Name - SMT INDUMATI C SHAH		
				Amount In		Four Thousand Five Hundred Rupees Only		
Total		4500.00		Words				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	REF No.	69103332015062914869	66328981	
Cheque/DD No				Date		29/06/2015-19:27:52		
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Mobile No. : Not Available

**ARTICLES OF AGREEMENT** made and entered into at Mumbai this 30<sup>th</sup> day of June in the year Two Thousand Fifteen by and between:

**M/S. J. V. CONSTRUCTIONS**, a partnership firm registered under the provision of Indian Partnership Act, 1932 and having its registered office at 501, Casa Maria, Gokhale Road (North), Dadar (West), Mumbai-400 028, for the brevity's sake hereinafter referred to as "**the Developers**", which expression shall unless repugnant to the context or the meaning thereof shall mean and include all persons as are and will be its partners from time to time and the heirs, executors and administrators of the deceased partner/s along with the surviving partners, of the **ONE PART**

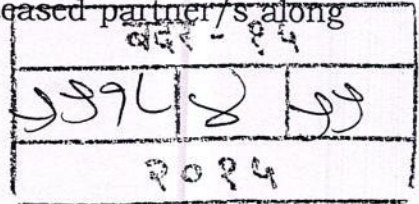
**AND**

**SMT. INDUMATI CHANDRAKANT SHAH**, an Indian Inhabitant of **Mumbai**, the widow of Chandrakant Jamnadas Shah, residing in the premises in the building Chinar, on the Plot No.4, Tarun Bharat Cooperative Society Limited, Chakala Mumbai 400099 for the brevity's sake hereinafter jointly referred to as "**the Allottee**" which expression shall unless repugnant to the context or the meaning thereof shall mean and include their respective heirs, executors and administrators, of the **OTHER PART**.

**W H E R E A S :**

- A. Tarun Bharat Cooperative Society Limited, (for short, "**the Society**") has been the owner of the plot of land or ground bearing Survey No.1A and 104, Hissa No. 20 (Part) CTS No.146/69 (for short, "**the said Land**") of Chakala situate lying and being at Chakala Village, Taluka Andheri, Mumbai Suburban District, Mumbai;
- B. By and pursuant to the Indenture of Lease dated 28<sup>th</sup> March 1974 executed by and between the Society of the One Part and Vasant Ramachandra Konkar ("**the said Konkar**"), then a member holding 5 shares of Rs.250/- each in the Society and registered with the Sub-Registrar of Assurances at Mumbai (Bandra), under Sr. No. P-160 dated 28<sup>th</sup> March 1974, the Society duly demised to and unto the said Konkar a layout plot No.4 admeasuring 525.27 sq. yards that is, 439.13 sq. mtrs. or thereabout, forming part of the said Land for a period of 999 years reserving thereby the yearly rent and on the terms, conditions and covenants set out therein.
- C. The said Konkar constructed in November 1978 a ground plus one storeyed structure "Chinar" on the said Plot No. 4 and gave to one Mr. Chandrakant Jamnadas Shah (for short, "Chandrakant") the residential

Indumati S. Shah.  
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*[Handwritten signature]*

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Chandrakant S. Shah.

premises being on the 1<sup>st</sup> floor of the said building as permissive use and occupation with no rent/compensation therefor which he continued to use all his life, upon whose demise on or about 30.09.2003 whatever his rights and privileges for the use of these premises admeasuring 1130 sq. feet equivalent to 105.00 sq. mtrs. of the carpet up area devolved upon his sole heirs and legal representatives, namely, his widow Smt. Indumati Shah who continue to use and occupy the same hitherto and pertaining to which claim a tenancy not created formally though, xerox of certain documents, namely, the ration card in which the name of Indumati Chandrakant Shah, the Allottee herein is mentioned which is issued by the Collector, Food & Supplies Department, Government of Maharashtra, the Election Commission Card standing in the Allottee's name issued by the Election Commission of India, the Aadhar Card No. 792826783205 standing in the Allottee name and the relevant extract from the Passport issued by the Regional Passport Office, Mumbai, mentioning the tenement herein as her residential address evidencing the user of the said Tenement by the Allottee are **Annxs. A, B, C and D** respectively hereto;

D. The said, Konkarni died intestate on 26<sup>th</sup> March 1989 survived by his widow viz. Nivedita and three daughters, all married, viz. Mrs. Nilima Shashikant Mainkar, Mrs. Ranjana Suhas Konkarni and Mrs. Chitra Vijay Bhat as his sole heirs and legal representatives, whereupon, the names of all these heirs, they duly complying with all the legal requirements including the bye-laws of the Society, were entered in the said Share Certificate No. 108 consequent to which all these four heirs became in their own right solely and absolutely entitled to the said leasehold right in the said plot and the structure Chinar standing thereon.

E. Under the Development Agreement dated 31.12.2014 executed by and between the said four heirs as the Owners of the One Part and the Developers as the developers of the Other Part registered with the Sub-Registrar of Assurances, Mumbai Suburban District, at Bandra bearing no. BDR-17/3564/13/136/2015 dated 30.04.2015 pertaining to the said property as also the Power of Attorney dated 19.12.2014 which also is registered with the Sub-Registrar of Assurances, Mumbai Suburban District, Mumbai at Bandra under serial no. BDR-17-IV/3565/5/45/2015 the Owners have duly given to and conferred upon, the Developers the whole of the development rights and privileges of and in respect of the said property in its entirety at the price and on the terms and conditions set out therein as also the powers and authorities

Indumati S. Shah.



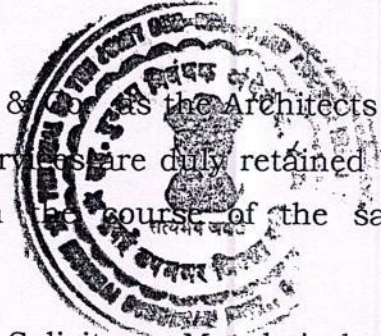
upon Shri Eeshan Jayant Vaidya and Smt. Anuja Sameer Upponi pertaining to the said development.

F. The Developers who under the Development Agreement are obliged to deal with all the aforesaid heir of the said Chandrakant who are in the exclusive use and occupation of the aforesaid residential premises viz. Room No.4 and claiming tenancy thereof, so as to enable the Developers to get the said tenement duly vacated from the Allottee, pursuant to which the Developers negotiated with the said heir under which the Developers have, in consideration of the said heir vacating the said tenement and extending all cooperation to the Developers in the matter of the redevelopment of the property herein, agreed to duly construct and allot to the said heir the new premises comprising three separate and independent residential premises in the new construction proposed by the Developers to be carried out on the said Plot No. 4, the said three units to be allotted to Allottee herein;

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G. Developers duly prepared and submitted to the planning and the other concerned authorities the development plans, designs and the other material pertaining to the development of the said plot which have been duly sanctioned in terms of the IOD bearing No. CHE/WS/1395/K/337(NEW) dated 20.04.2015 issued by the Municipal Corporation of Greater Mumbai ("BMC").

H. Developers have appointed M/s. D. R. Vaidya & Co. as the Architects of the development project herein and whose services are duly retained by the Developers for the purpose of and in the course of the said development.



I. M/s. Ghanekar & Company, Advocates & Solicitors, Mumbai, have issued their title certificate dated 19.09.2014 pertaining to said property, a copy whereof is Annexure **E** hereto.

J. Pursuant to the negotiations between the parties hereto, the Developers agreed to allot to the Allottee and the Allottee has agreed to take from the Developers, in lieu of the Allottee' all and whatsoever the rights of the user and occupation of the said tenement, which rights shall and will be deemed to be surrendered as and when the Developers duly hand over to the Allottee the possession of the new premises hereby being allotted to the Allottee, which new premises are, the unit bearing No. **301** admeasuring 377 sq. feet equivalent to 35.00 sq. mtrs. of the carpet up area on the **3rd** floor in the construction to be carried out on the said Plot No. 4 which allotment to the Allottee will be totally free of and from all the costs, charges and expenses in every respect.

Dr. Yamati C. Shah

K. Developers have given to the Allottee and the Allottee has duly taken from the Developers the inspection of all the documents including the said Lease Deed dt:28.03.1974, the Share Certificate standing in the name of the Owners, the Development Agreement dated 31.12.2014, the Power of Attorney dt:30.04.2015 and the duly sanctioned plans, designs and the other documents pertaining to the said development and satisfied themselves that the Developers have all the rights and privileges of the development of the said property and that they have a clear and marketable title in respect thereof.

in the circumstances aforesaid, in consideration of the Allottee having agreed to ~~duly vacate the said premises~~ and also having agreed to unconditionally ~~surrender its possession~~ to the Developers and so also extending to the Developers every cooperation in that behalf, the parties hereto have now agreed to execute the Allotment Agreement as stated hereinabove.

**NOW THIS PERMANENT ALTERNATE ACCOMMODATION AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-**

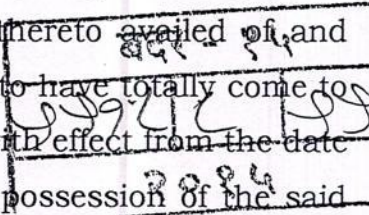


The recitals referred above shall form the integral part of this Agreement.

2. Developers hereby agree and undertake to duly carry out and complete the development of the said Plot No.4, admeasuring 439.20 sq. mtrs. or thereabout bearing Survey No.1A and 104, Hissa No. 20 (Part), CTS No.146/69, situate lying and being at Village Chakala, Taluka Andheri, Mumbai Suburban District, Mumbai, by demolishing the existing building Chinar standing thereon and carrying out a new construction thereon comprising ground plus seven storey's in accordance with the duly sanctioned plans, designs and specifications as set out in the sanctioned plans. The said Plot No. 4 is described in the **First Schedule** hereunder written and is indicated by red colored boundary line on the plan which is annexed hereto.
3. Developers hereby in lieu of the Allottee's rights to the said premises and as and by way of the permanent alternate accommodation allot to the Allottee and the Allottee hereby duly accept and take from the Developers a residential flat No. **301** admeasuring 377 sq. feet equivalent to 35.00 sq. mtrs. of the carpet area to be situate on the **third** floor of the structure to be by the Developers constructed thereon in accordance with as stated in the foregoing paragraph 1. Allotment of this residential flat No. **301** (for short "**Flat No.301**") to the Allottee is and will be totally free of and from

D. Dumati<sup>4</sup> S. Shah

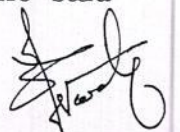


all the costs, charges and expenses in every respect. The said Flat No. **301** is more particularly described in the **Second Schedule** hereunder written. The fixtures, fittings and the amenities to be provided in the said construction and the said Flat No. **301** are more particularly described in the **Third Schedule** hereunder written. Parties hereby agree and record that the allotment of Flat No. **301** to the Allottee (one of the three residential units to be given to the Allottee is in the place and stead of and in lieu of the said heirs' user and occupancy rights in the said tenement No. 4 admeasuring 1130 sq. feet equivalent to 35.00 sq. mtrs. or thereabout of the carpet area. Allottee's these rights pertaining to the said tenement and all the privileges pertaining thereto ~~availed of and enjoyed by the Allottee shall and shall be deemed to have totally come to an end and extinguished in every respect on and with effect from the date on which the Developers deliver to the Allottee a possession of the said~~  duly completed Flat No. **301**. The said Tenement and the said Flat No. **301** are duly indicated by the red colored boundary lines on the respective plans as **Annexures F and G** hereto.

4. Developers will carry out the development of the said property in terms of the procurement of the commencement certificate and the occupation certificate in respect of the said Flat No. **301** within a period of 40 days from the date hereof and Twenty Four months from the commencement certificate, respectively. Parties hereby agree and record that giving due consideration to the various adverse factors including the no objection certificates, sanctions and the clearances etc. as may be required to be obtained of and from the diverse Governmental, Municipal and other planning authorities this time schedule for the development may be affected. That apart, there will be circumstances constituting an Act of God, Vis majeure being, inter alia, the riots, the hurricane and the other disturbances. The time period during which the development may be suspended on account of these circumstances will be excluded from the said time schedule.

5. Allottee by herself hereby agrees and undertake, within a period of 15 days from the date hereof to duly vacate and hand over to the Developers the vacant and peaceful sole and exclusive physical possession of the said tenement No.4 by herself and her household by removing all her belongings there from. If and in the event the Allottee fail and/or neglect to so vacate the same for any reason whatsoever, the Allottee shall and will be bound and liable to pay to the Developers the liquidated damages of Rs.5,000/= for every day of the period during which the Allottee has failed and neglected to so hand over the said

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Indumati C. Shah



possession

6. Allottee shall make sign and execute all necessary letters, declarations, undertakings and other writings as and when required by the Developers to be submitted to the Municipal Corporation of Greater Mumbai and other relevant authorities for the proposed redevelopment of the said Property as permitted under the Development Control Regulations, 1991.

7. Allottee agrees and undertakes to take the possession of the said Flat within 10 days from the date the Developers have intimated to her in writing that the Occupation Certificate pertaining to the said Flat is obtained and that therefore the Allottee should start occupying the said Flat No. **301**. The Allottee will be bound and liable to bear, pay and discharge all the outgoings pertaining to the said Flat for the period commencing from the expiry of these 10 days.

8. Allottee hereby agrees and record that the Developers will in no manner be bound and/or liable and/or responsible to procure and/or secure any temporary/transit accommodation for the period commencing from the vacating of the said tenement by the Allottee to the Allottee commencing the use of the said Flat No. **301**. It will be the Allottees' own responsibility to procure such accommodation for herself. Developers will not be bound and/or liable to pay to the Allottee any other or further amount whether in corpus or at all.

9. The Developers and Allottee hereby confirms as below

1. If within a period of three years from the date of handing over the possession of the said Flat No. **301** to the Allottee, she brings to the notice of the Developers any defect in the said Flat or the Building in which the said Flat is situated or in the material used therein then, wherever possible, such defects shall be rectified by the Developers at their own cost and in case, it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Developers reasonable compensation for such defects.
2. Allottee shall use the Flat No. **301** and every part thereof or permit the same to be used only for the purpose of residence.
3. The Allottee along with other purchasers of flats in the building shall join in forming and registering a Co-operative Housing Society to be known by such name as the Developers may decide and which will be approved by the Registrar of Co-operative Societies, and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the society and for becoming its members,

Inclusion made by S. Shah.



including the bye-laws of the proposed Society and duly fill in, sign and return to the Developers within Ten days of the same being forwarded by the Developers to the Allottee, so as to enable the Developers to register the organization of the Flat Purchasers under section 10 of the Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Rules, 1964.

4. Developers shall, within four months of registration of the Society as aforesaid, cause to be assigned and transferred to the Society all the leasehold rights, title and interest of the Owners together with the construction thereon by the execution of the requisite documentation and its registration with the registering authorities.

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5. Allottee shall simultaneously while taking possession of the said Flat No. **301** or by the expiry of the period in the Developers' intimation to take possession thereof, whichever is earlier, pay and keep deposited with the Developers the following amounts:-

- i. Rs.10,000/- for legal charges.
- ii. Rs.260/- for share money, application entrance fee of the Society.
- iii. Rs.10,000/- for formation and registration of the Society.
- iv. Rs.36,192/- for proportionate share of taxes.
- v. Rs.15,000/- for other charges and various deposits.

TOTAL Rs.71,452/-



6. Allottee for herself and with intention to bind all persons into whosoever hands the said Flat No. **301** may come, do hereby covenant with Developers as follows:-

- a. To maintain the Flat No. **301** at the Allottee' own cost and keep it in good tenantable repairs and condition from the date of taking possession thereof and shall not do or suffer to be done anything in or to the building in which the Flat No.**301** is situated, staircase or any passages which may be contrary to the rule, regulations or bye-laws of the concerned local or any other authority or change/alter or make addition in or to the building in which the Flat No.**301** is situated and in the Flat itself or any part thereof.
- b. Not to store in the Flat No.**301** any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat No.**301** is situated and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircases.

Indumati S. Singh

[Signature]

common passages or any other structure of the building in which the Flat No. **301** is situated, including entrances of the building in which the Flat No. **301** is situated and in case any damage is caused to the building in which the Flat No. **301** is situated or to the Flat No. **301** on account of negligence or default of the Allottee in this behalf, they shall be liable for the consequences thereof.

To carry, at their own cost, all internal repairs to the said Flat No. **301** and maintain the same in good and tenantable repairs, state and order in which it was delivered by the Developers to the Allottee and shall not do or suffer to be done anything in or to the building in which the Flat No. **301** is situated or to the Flat No. **301** which may be in breach of the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Allottee committing any contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d. Not to demolish or cause to be demolished the Flat No. **301** or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat No. **301** or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains, pipes in the Flat No. **301** and appurtenances thereto in good tenantable repairs and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat No. **301** is situated and shall not chisel or in any other manner do damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat No. **301** without the prior written permission of the Developers and the Society.

e. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said building and the building in which the Flat No. **301** is situate or any part thereof or whereby any increased premium shall become payable in respect of insurance.

f. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat No. **301** in the compound or any portion of the said Plot No.4 and the building in which the Flat No. **301** is situated.

g. Pay to the Developers within 10 days of demand by the Developers, the Allottee's share of security deposit demanded by concerned local

authority or Government for giving water, electricity or any other service connection to the building in which the Flat No. **301** is situated.

h. To bear and pay any increase in local taxes, water charges, insurance and such other levy's, 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 Flat No. **301** by the Allottee for any purposes other than for residential purpose.

i. Allottee shall not let, sublet, transfer, assign or part with the Allottee's interest in or benefits of this Agreement or part with the possession of the Flat No. **301** until all the dues payable by the Allottee to the Developers under this agreement are fully paid up and only if the Allottee had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee has intimated in writing to the Developers, of their said intention.

j. Allottee shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for projection and maintenance of the said building and the flats therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local Authority and of Government and other public bodies. Allottee shall also observe and perform all the stipulations and conditions laid down by the Society, regarding the occupation and use of the Flat No. **301** in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

10. Until the deed of assignment/conveyance of the land and the building in which Flat No. **301** is situate is executed Allottee shall permit the Developers and their surveyors and agents, with or without workmen and other, at all reasonable times, to enter into and upon the said land, the building and the said Flat No. **301** or any part thereof to view and examine the state and condition thereof.

11. The Developers shall not put in possession, any prospective purchasers, of the flat/Shops, purchased by the prospective purchasers from the Developers till the Developers have handed over the possession to the existing Tenants and occupants to their respective new flats in the new building.

12. The Developers shall in the course of erection and completion of buildings and the development on the said property do all lawful acts

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*Indumati S. Shah.*

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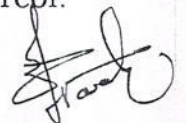
and things required by and execute the works in conformity in all respects with the provisions of law applicable thereto and with the bye laws and Rules and Regulations of the Brihanmumbai Municipal Corporation, Development Control Regulations for Greater Mumbai, 1991 and the Rules and Regulations of any public body or local authority or authorities having jurisdiction to regulate the same and shall throughout save harmless and keep the Allottee indemnified from and against all claims for fees, charges fines and other payments whatsoever which may become payable or be demanded by any authorities in respect of the said works or of anything done or caused to be done permitted to be done relating to the construction on the said property to building thereon and the development thereof, as and when they shall become due and /or payable and the Developers shall keep the Allottee as indemnified of, from and against the payment thereof.

13. The Developers hereby indemnify and keep indemnified the Allottee against all losses, damages, costs, charges and expenses that may be incurred or suffered by the Allottee on account of or arising out of any breach of any of the terms of this agreement or any law, rules and regulations or due to any accident or mishap during construction or due to any claim made by any third party in respect of Development and construction on the said property or otherwise howsoever.

14. The Developers shall be fully and absolutely entitled to construct building/s upon the said property by utilizing the available F.S.I. or future F.S.I. or T.D.R. as per the Rules and Regulations. The entire development of the plot of land shall be carried out by the Developers entirely at their own discretion and cost and without any interference or disturbance by the Allottee or anyone on their behalf in the manner the Developers deems fit and proper. The Developers are exclusively entitled for all the benefits present and future arising from the said property and they are authorized to sell balance F.S.I., T.D.R., premises, shops, garages, parking spaces, hoardings, antenna/cable towers and other benefits present or future arising out of the property, as they may think and deem fit and proper to any person/s without recourse to the Allottee and the Allottee will not claim any right, interest on the same of any nature. However such arrangement shall be subject to the Allottees' rights and other terms and conditions as recorded herein and till the date of execution of conveyance.

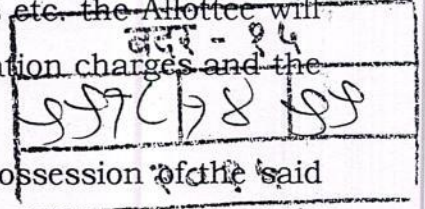
15. The Developers/Allottee shall comply with the terms and conditions of this Agreement and shall not commit any breach thereof.

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16. This Agreement shall not be altered, modified or supplemented except with prior written approval of both the parties hereto.

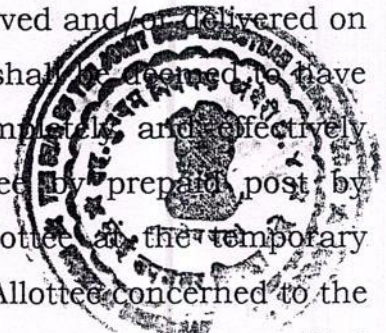
17. While the Developers will bear, pay and discharge all the statutory monetary liabilities pertaining to development of the said property payable to the government and the local authorities etc. the Allottee will bear, pay and discharge the stamp duty, the registration charges and the service tax etc. pertaining to the transaction herein..



18. In case of death of the Allottee herein, the possession of the said Flat No. **301** will be given jointly to the surviving heirs apparent of the deceased Allottee as mentioned in **ANNEXURE "H"** hereto.

19. The Developers shall lodge the document with the office of appropriate Sub-Registrar of Assurances within the statutory time and intimate to the Allottee serial number under which this Agreement is so lodged in order to enable the Developers to attend the said office for the purpose of admitting the execution thereof.

20. All letters, receipts and/or notices to be served and/or delivered on the Allottee as contemplated by this Agreement shall be deemed to have been duly served and delivered and shall completely and effectively discharge the Developers if sent to the Allottee by prepaid post by Registered A.D. Post at the address of the Allottee at the temporary alternate accommodation or as intimated by the Allottee concerned to the Developers from time to time and/or at the address as may be specified by the Allottee.



21. This agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Mah. Act No. XV of 1971) and the rules made thereunder. Any dispute between the Developers of the One Part and the Allottee of the Other Part under or arising under this agreement will, subject to any statutory provisions, be referred to a single Arbitrator/mediator in case the parties agree upon one or if they do not agree, one Arbitrator/Mediator to be appointed by each party, who shall appoint third Arbitrator/Mediator if required to the dispute and their decision shall be binding upon all the parties.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands on the day and date as mentioned hereinabove.

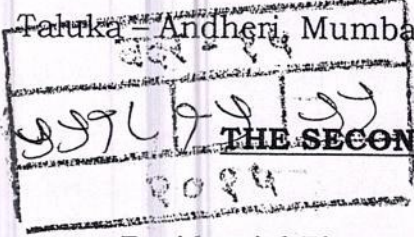
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**THE FIRST SCHEDULE ABOVE REFERRED TO :**

ALL THAT the piece and parcel of plot of land or ground bearing Survey No. 1A and 10A, Hissa No. 20<sup>n</sup>(Part), CTS No. 146/69, (hereinafter referred to as "the said Land") of Chakala Situate lying and being at Chakala Village, Taluka - Andheri, Mumbai suburban District, Mumbai;



**THE SECOND SCHEDULE ABOVE REFERRED TO :**

Residential Flat No. **301** on the **Third floor**, admeasuring about 377.0 sq. ft. carpet area equivalent to 35.0 sq. meteres, in the building known as "Chinar "situate lying and being at 4, Tarun Bharat C.H.S. Cardinal Gracious Road, Andheri east, Mumbai 400099, in the name of Smt. Indumati Chandrakant Shah .



**THE THIRD SCHEDULE ABOVE REFREED TO**

- Earthquake Resistant RCC framed Structure.
- Anti Termite Treatment at foundation and stilt/ plinth level .
- Concrete blocks for external walls with double coat plaster externally.
- Entrance lobby with name boards and letter boxes at entrance hall.
- Fire fighting System as per regulations
- Lifts of Kone or equivalent
- Terrace finished with China Mosaic over brick bat koba laid to slope.
- Terrace waterproofing with 10 years guarantee of manufacturer.
- Terrace to be provided with lighting points and plug points.
- Acrylic external paint.
- M.S. Grills to all windows from outside.

**APARTMENT AENITIES**

- Internal Walls constructed with concrete blocks and finished with POP/ Gypsum
- Acrylic Emulsion paint for internal walls and oil paint on M.S. fabricated work.

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- Main door with laminated finish on both sides with Godrej or equivalent lock, safety latch, bell and brass hardware fittings.
- Internal doors with laminate finish on both sides and fitted with brass. Stainless steel fittings and fixtures.
- Anodized Heavy duty Aluminum windows with clear glass of 5mm thickness.
- Vitrified Flooring 2 ft. x 2 ft. in with skirting of Simpolo or Kajaria equivalent make.
- Brick bat coba with base coat upto 3'-0" level in toilets.
- Antiskid ceramic tiles in toilets with 7'-0" high ceramic tiles wall cladding.
- Anodized Glass Louvers in toilets.
- Concealed Plumbing with hot and cold water supply.
- Wash basin and W.C. pan of Simpolo or equivalent make.
- Geysers
- Concealed copper wiring for electrical work.
- Exhaust Fans in kitchen and toilet.
- Kitchen with granite platform.
- Dado in kitchen upto beam bottom level.
- Stainless steel sink of Nirali or equivalent.
- Anodized Aluminum sliding windows.
- Video Door phone.
- RCCB and MCB for individual circuit.
- All switches of Anchor or Equivalent make.
- Electrical cables of CCI make or equivalent.
- Intercom system for flats.

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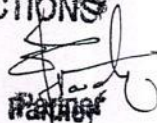
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G. D. Sharma - C. Shakti

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SIGNED SEALED AND DELIVERED )  
 by the within named "DEVELOPERS" )  
**M/S. J. V. COSNTRUCTIONS**  
 Thru it's Partner  
**Mr. Eeshan Jayant Vaidya** )



**For JV CONSTRUCTIONS**  
  
**Partner**



the presence of ..


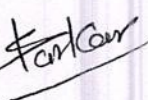
1. Kishan Jangam 
2. Vijay Parkar 

SIGNED SEALED AND DELIVERED )  
 By the within named THE ALLOTTEE )

**Smt. INDUMATI CHANDRAKANT SHAH** )



In the presence of ..

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2. 

Indumati S - Shah

Sr. No.
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**ANNEXURE B**

**LIST OF TENANTS / OCCUPIERS**

Sr. No.	Flat No.	Floor	Name of Tenants	Carpet Area (in Sq Ft.)
1	G-1	Ground	Dr. Kulkarni - Dispensary	330.10
2	1	First	Indumati C. Shah	377
3	2	First	Smt. Konkar	500
4	3	First	Smt. Konkar	625
5	1	Second	Indumati C. Shah	377
6	2	Second	Smt. Konkar	500
7	3	Second	Smt. Konkar	625
8	1	Third	Smt. Konkar	377
9	2	Third	Smt. Konkar	500
10	3	Third	Smt. Konkar	633
11	1	Fourth	Smt. Konkar	397
			<b>Total</b>	<b>5,241.10</b>

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बंदर - १५		
१११८	१८	११
२०१५		

**Note:-**

- 1) Indumati Shah is neither a tenant nor owner, but an occupier of 1200 sq. ft. in the existing structure.
- 2) Dr. Kulkarni is a tenant, occupying premises on the Ground Floor of the existing structure.

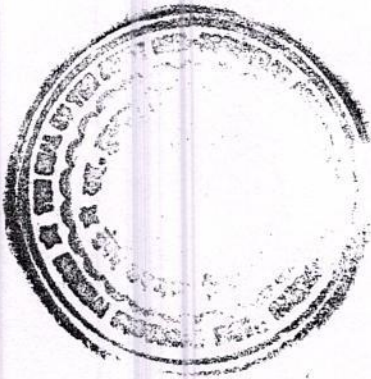
**Details of Area occupied:-**

- 1) Tenants 1,461.10 sq. ft. carpet
- 2) Owners 3,780 sq. ft. carpet



Shah.

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सि. प्र. म. सूचना प्रसारण व जनसंपर्क विभाग, दिल्ली

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Annexure 'A'

अनुक्रमक क्रमांक २६ D1903 - ५  
 W/A No. 305069

अर्ज क्रमांक २६ ४६६ ४६६  
 नगरपालिका ३११२१२

कुटुंब प्रमुखको नाम २१६१ सुदीप शर्मा  
 वय ६४ सम्पूर्ण पत्नी ०१०४३ सुदीप शर्मा

०११२११ ४४६४ ४४३ (कु)

कुटुंब प्रमुखको नामी किरा इत्यादि  
 रकताका आगच्छायाका ठर्रा

कुटुंब प्रमुखको नामी किरा इत्यादि रकताका आगच्छायाका ठर्रा

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पुरवठापरिचय / शिक्षापरिचय  
 दिल्याची तारीख ११/११/२०१०

निरीक्षक / पुरवठा अधिकार्याची मती  
 शिक्षाधिकारी

नियंत्रक, शिक्षावाटप, ११/११/२०१०  
 महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार

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 राज्यपाल / अ. शिक्षा कान क्रमांक २६: १६५ संदर्भ क्रमांक १६/२००६  
 पुरवठापरिचय / शिक्षा कान संशोधन अगलेली नावे

क्रमांक	कुटुंब प्रमुखको नावे	निरीक्षक / शिक्षावाटप अधिकार्याची मती
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०१०१०१०४	सुदीप शर्मा	१३३०००४
०१०१०१०५	सुदीप शर्मा	१३३०००५

शुल्क - मूल पत्रिकेस पाव रुपये, दुय्यम पत्रिकेस दहा रुपये.



**MAHANAGAR TELEPHONE NIGAM LIMITED,  
BOMBAY TELEPHONES.**

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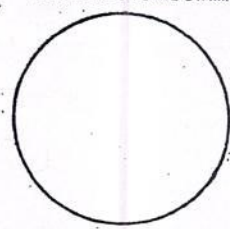
आदेश से दिया गया  
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BOOK-POST P.O. DESPATCH DATE STAMP  
TO AVOID DISCONNECTION PAY BY DUE DATE

MR B D SHARMA  
PO NO 4 751 PL RATUN BHARAT L  
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BY 400093



TELEPHONE No. 6340736 4 BILL DATE 21/12/86  
PAYABLE AT OUR CASH COUNTERS / APPROVED BRANCHES OF THE BANKS BY DUE DATE FOR MORE DETAILS REG. PAYMENT PLEASE SEE PARA 4 ON THE REVERSE DUE DATE 10/10/87

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01/10/86	01/12/86					
PREVIOUS METER READING & DATE	CURRENT METER READING & DATE	METERED CALLS	DEBIT CALLS	CREDIT CALLS	FREE CALLS	NET CHARGEABLE CALLS

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ITEM	AMOUNT RS. P.	TOTAL AMOUNT RS. P.
CALL CHARGES LOCAL & STD (IF ANY)		
RENTAL CHARGES 301 CALLS	120040	
TRUNK CALL CHARGES		
DATE SYNCHRO TELNO CODE DUR		
24/08 AM 461 29029 U S 03	20000	
03/09 PM 224 3384 O S 03	30000	50000

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MAHANAGAR TELEPHONE NIGAM LTD  
BOMBAY TELEPHONES.  
(REGD OFFICE: KHURSHIDLAL BHAWAN, JANPATH, NEW DELHI)

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FOR CODES INSTRUCTIONS & TARIFF  
PLEASE SEE REVERSE

J. Lakshmanadas  
ACCOUNTS OFFICER, TELEPHONE REVENUE

MAHANAGAR TELEPHONE NIGAM LTD.,  
BOMBAY TELEPHONES.  
CASHIER'S COUNTERFOIL

TELEPHONE No. 6340736 4 BILL DATE 21/12/86

6340736-4- 21/12/86  
NET AMOUNT PAYABLE 570040

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बृहन्मुंबई महानगरपालिका  
MUNICIPAL CORPORATION OF GREATER MUMBAI  
सार्वजनिक आरोग्यखाते  
Public Health Department  
नमुना क्र. १० FORM NO.10

PH - 52

(महाराष्ट्र जन्म-मृत्यु नोंदणी नियमावली, १९७९, नियम ९ कृपया पहावा)  
(See Rule 9 of the Maharashtra Registration of Births & Deaths Rules, 1976)

मृत्यु नोंदणी प्रमाणपत्र  
CERTIFICATE OF DEATH

जन्म-मृत्यु नोंदणी अधिनियम १९६९, कलम १२/१७ च्या अनुरोधाने  
Issued under section 12/17 of the Registration of Births and Deaths Acts, 1969.

असा दाखला देण्यात येता की, खालील नमूद केलेली माहिती बृहन्मुंबई महानगर पालिकेच्या विभागाच्या मूळ पुस्तकातून घेतलेली आहे.  
This is to certify that the following information has been taken from the original record of Death which is in register for ward of Municipal Corporation of Greater Mumbai.

नाव: CHANDRAKANT JAMNADAS SHAH  
Name

राष्ट्रीयत्व NOT APPLICABLE  
Nationality

लिंग MALE  
Sex

कायमच्या वास्तव्याचा पत्ता  
Permanent Address  
TARUN BHARAT SOC PLOT NO 4  
CHAKALA ANDHERI E  
MUMBAI 400099

मृत्यु दिनांक 28.08.2003  
Date of Death

नोंदणीपुस्तक अ.क्र. 3667  
Registration No.

नोंदणी दिनांक 30.09.2003  
Registration Date

जेथे मृत्यु झाला ते ठिकाण  
Place of Death  
POOJA MAT HOME

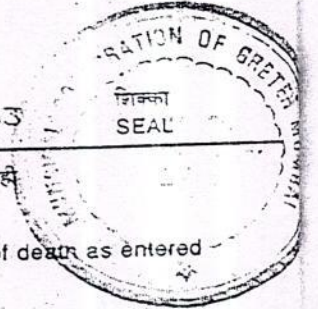
वडिल/आई/नवरा यांचे नांव  
Name of Father/Mother/Husband

दाखला देणा-याची सही R. S. K. KHARE  
Signature of the issuing Authority (MUM)

दिनांक 27.11.2003  
Date

मुचना - मृत्युसंबंधी घटियोजनांच्या दाखल्यात संबंधीत पुस्तकात नोंदलेल्या मृत्युविषयक कारणांची माहिती नोंद घाव्याची नाही  
उपकलम १७ (१) ची तरतुद पहावी.

Note - In the case of death, no disclosure shall be made of particulars regarding the cause of death as entered in the register. See provision to Sub-section 17 (1).





Annexure 'B'



भारत निवडणूक आयोग  
ओळखपत्र  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

AMD1075720

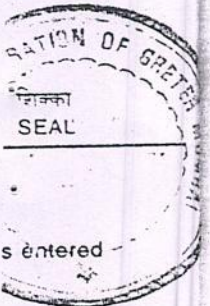


मकतदरचे नांव : इंदिरा चंद्रकांत शाह  
Elector's Name : INDIRA CHANDRAKANT SHAH  
पतिचे नांव : चंद्रकांत शाह  
Husband's Name : CHANDRAKANT SHAH  
लिंग / Sex : स्त्री / FEMALE  
जन्म तारीख / Date of Birth : XX/XX/1941

वदर - १५  
१९९०/२४/९९  
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Annexure 'c'

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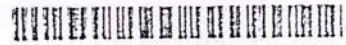
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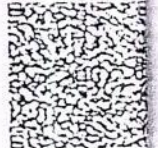
नोंदविण्याचा क्रमांक / Enrollment No 1216/01079/2307

To,  
इंदुमती चंद्रकांत शहा  
Indumati Chandrakant Shah  
W/O Chandrakant Shah  
OPP. CIGARETTE FACTORY TARUN BHARAT  
SOCIETY, PLOT NO 4 1st FLOOR SAHAR ROAD  
Sahar  
Sahar F & T Colony, Mumbai  
Maharashtra 400099

Ref 148 / 29F - 208031, 208263, P



UE637732708IN



आपला आधार क्रमांक / Your Aadhaar No. :

7928 2678 3205

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



इंदुमती चंद्रकांत शहा  
Indumati Chandrakant Shah  
जन्म वर्ष / Year of Birth 1943  
स्त्री / Female



7928 2678 3205

आधार - सामान्य माणसाचा अधिकार

## Annexure E

**GHANEKAR & CO.**

Advocates & Solicitors

**SHREEKANT GHANEKAR** B.A. LL.M.

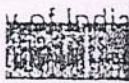
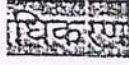
Advocate & Solicitor

Unit No.203, 2nd Flr, Swami Krupa, Opp. Akkalkot Swami Samartha Math, D.L. Vaidya Rd, Dadar (W), Mumbai 400 028, Telephone/Fax:24325580, (Resi): 26181387, E-mail:ghanekarcolegal@gmail.com, Mob: 9820283708

### TITLE CERTIFICATE

SMT. NIVEDITA VASANT KONKAR, MRS. NILIMA SHASHIKANT MAINKAR, MRS. RANJANA SUHAS KONKAR and MRS. CHITRA VIJAY BHATE all of Mumbai have asked us to certify their leasehold title to the Plot No. 4 admeasuring 525.27 sq. yards i.e. 439.13 sq. mtrs. being part of the larger layout of the land belonging to Tarun Bharat Co-operative Housing Society Ltd. This Plot No. 4 and the structure, namely, Chinar standing thereon situated at Village Chakala, Andheri (East), Mumbai, for short "the said Property" is described in the Schedule hereunder written.

1. Tarun Bharat Co-Operative Housing Society Limited, a cooperative housing society duly registered under the Bombay Co-operative Societies Act, 1925 and deemed to be registered under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. B-3013 of 1960, having its Registered Office at Plot No. 37, Vaishnavi Heights, Tarun Bharat Layout, Chakala, Andheri (E), Mumbai 400099, which has been the Owner of the larger plot of land situate at Chakala, Andheri (E), Mumbai created in favour of Shri Vasant Ramchandra Konkhar ("Vasant Konkhar") a 999 years' lease of the Plot No. 4 mentioned in the schedule hereunder written. This was by and pursuant to the Lease Deed dt:28.03.1974 executed by and between the Society therein referred to as the Lessor of the One Part and Vasant Konkhar being then shareholder and a member of the Lessor holding 3 shares of Rs.50/- each bearing distinctive nos.286 to 290 as per the Share Certificate No.108 dt:28.09.1963, therein referred to as the Lessee of the Other Part and duly registered with the Sub Registrar of Assurances, Bandra, under Serial No. P-160 dt:28.03.1974, in consideration of the premium therein mentioned and the rent thereby reserved and the covenants to be observed and performed by the Deceased. Vasant Konkhar died intestate on 26.03.1989 survived by his widow Nivedita and three daughters, all married, as his sole heirs and legal representatives under the Hindu Succession Act, 1956 by which the Deceased was governed, consequent to which and upon the said heirs duly complying with the legal formalities including under the bye-laws of the Lessor, the Society duly carried out the requisite mutation entries in the Society's records pertaining to the aforesaid Plot No. 4 entering the names of all the said four heirs who are the same as the Lessees, in the said Share Certificate No. 108 of the Lessor originally standing in the name of the Deceased, with the result the Lessees are in their own right beneficially entitled in all respect to the leasehold rights in the said Plot No. 4 and the construction including the building Chinar standing thereon.
2. For the purpose of examining the title of the four co-owners to the property herein, apart from verifying the title in the manner set out in the foregoing paragraph, we also caused search of the records pertaining to this property maintained in the government offices to be taken. Shri Chandrakant More, a search clerk, gave to us his search report dt:12.09.2014. This search is for 30 years past. Subject to certain records pertaining to the transactions, if any, pertaining to this property, not being capable of being verified for certain years, the search report does not indicate any charges or encumbrances or third party rights created on this property by the owners. We also invited through the public notices in the two local newspapers the claims and objections of anybody in respect of this property. We gave these public notices in the newspapers dt:14.09.2014. No claims and/or objections were lodged with us at all. The owners have also made their joint declaration dt:09.09.2014 declaring as to the devolution of the title to the said property on these owners and that they have not



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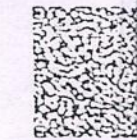
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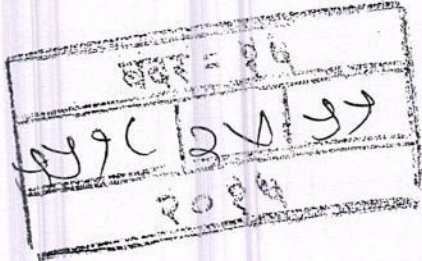
created any charges and/or encumbrances save and except the pre-existing certain tenancies of certain tenements comprised in the said property.

3. In the premises we hereby state and certify that the aforesaid owners' title to the said property is clear and marketable in all respect.

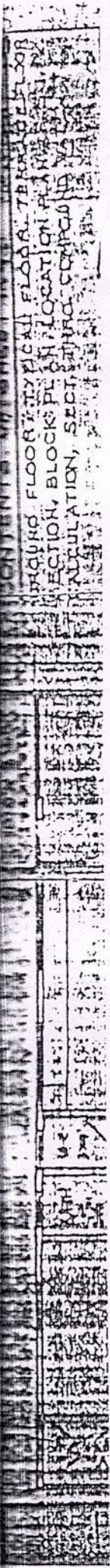
### SCHEDULE OF THE PROPERTY

ALL THAT the Plot No. 4 admeasuring 525.27 sq. yards i.e. 439.13 sq. mtrs or thereabout bearing Survey No.1A and 104, Hissa No. 20, CTS No.146/69, being a part of the larger layout of Village Chakala, Taluka Andheri, opposite Cigarette Factory, B. R. Karanjiya Marg, Chakala, Andheri (East), Mumbai 400 099.

Dated this 19<sup>th</sup> day of September, 2014.



M/s. Ghanekar & Co.  
Advocates & Solicitors, Mumbai



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REAR FLOOR PLAN LOCAL FLOOR PLAN...  
 SECTION, BLOCK PLAN LOCATION...  
 REGULATION, SECTION...

TAMP OF DATE OF RECEIPT...  
 This Cancels Approved...  
 the previous Plans...  
 Sanctioned under No...  
 16195 B - 11/A R...  
 15.5.26

TAMP OF APPROVAL...  
 30 SEP 1983  
 APPROVED Subject to conditions mentioned...  
 in this Office No. CE/617 S/US/11/16/01  
 Executive Engineer Building Prop. W. S. THAK...  
 Bombay Municipal Corp.

KEY	DESCRIPTION	DATE	SIGNATURE
	As in set plans	21.11.77	

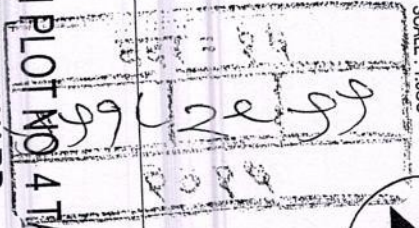
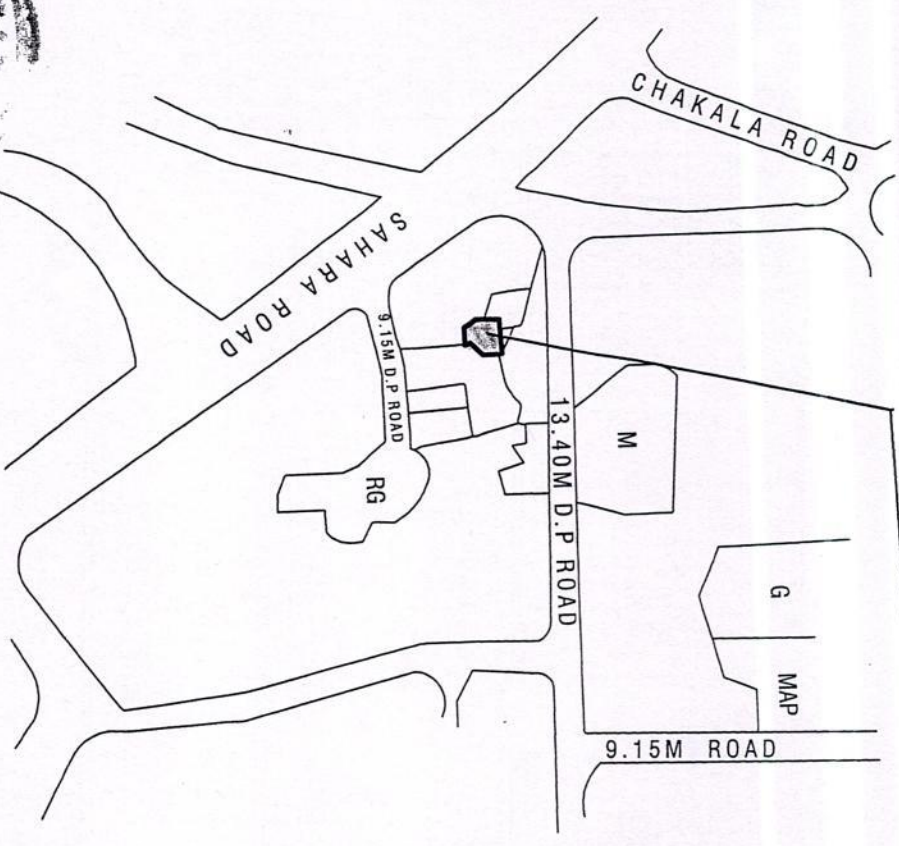
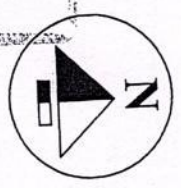
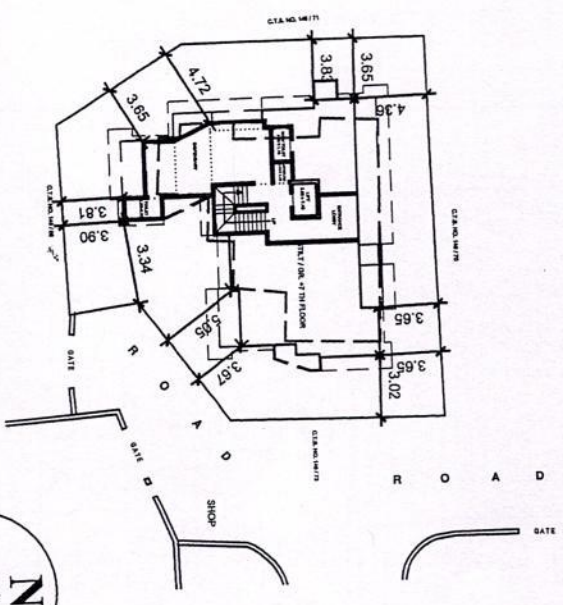
DESCRIPTION OF PROPOSAL AND PROPERTY...  
 PROPOSED 3 STORES BUILDING ON "GIRIN"...  
 ARUN BHARAT CO-OP HOUSING SOCIETY...  
 CHAKALA ROAD ANDHERI (EAST) 400 075

NAME OF OWNER...  
 MRS. KONKAR.

TERRACE...  
 FOR PROPOSED TREATMENT...

FIRST FLOOR PLAN  
 SCALE: 1/8" TO 1'-0"

DATE	BUILDERS SIGNATURE	ALLOTTEE'S SIGNATURE	PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING ON REDEVELOPMENT AREA NO. 146/69 OF VILLAGE CHAKAL, ANDHERI IN KIE WARD	N	M/S. D. R. VAIDYA & Co. ARCHITECTS & TOWN PLANNERS
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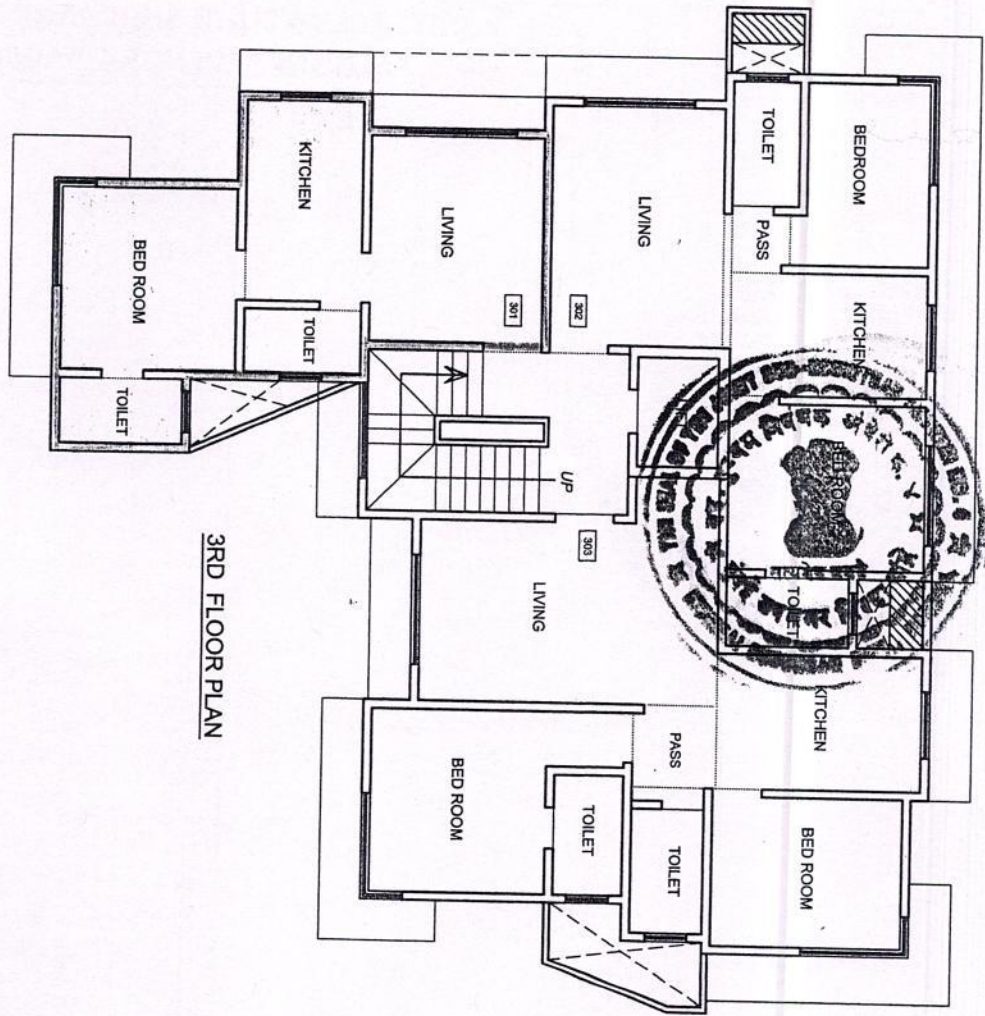


PLAN SHOWING ON PLOT NO. 4 TARUN BHARAT CHS BEARING ON 146/69 OF VILLAGE CHAKAL, ANDHERI IN KIE WARD

**M/S. D. R. VAIDYA & Co.**  
ARCHITECTS & TOWN PLANNERS  
501, CASA MARIA, NEAR PORTUGUESE CHURCH, GOKHALE ROAD (NORTH),  
DADAR (W), MUMBAI - 400028.

ANNEXTURE - G

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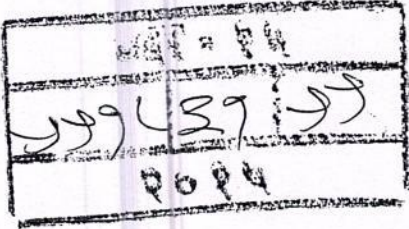
3RD FLOOR PLAN

DATE	BUILDERS SIGNATURE	ALLOTTEE'S SIGNATURE	PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING IN PLOT NO. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	N	M/S. D. R. VAIDYA & Co.
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Indumati C. Shah.

ROAD

G MAP



**ANNEXURE H**

In case of death of any Smt. Indumati Shah, the possession , ownership , member ship and shares of the society alongwith all the benefits including Rent/ Compensation of the said Flat No. 301 will be given to the following

FLAT 301	SMT. LEENA SUNIL SHRIMANKAR SMT. FALGUNI DEVENDRA GAGLANI
----------	--





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

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

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

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

20 APR 2015  
2015

No. : CHE/WS/1395/K/337 (NEW)

Municipal Office  
Mumbai  
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MEMORANDUM

Smt. Nivedita Konkar and Others.

With reference to your Notice, letter No. 442 dated 11/09/2012 and delivered on 2000 and the plans, Sections, Specifications and Description and further particulars details of redevelopment of your existing building on plot bearing CTS No. 146/69 of Village Chakala Tarun Bharat Society, Andheri (E), Mumbai, furnished to me under your letter dated 20. I have to inform you that I cannot approve the building proposed to be erected or executed, and I therefore hereby formally intimate to you under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by there

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

That the commencement certificate under section 44/69 (1)(a) of the Act will not be obtained before starting the proposed work.

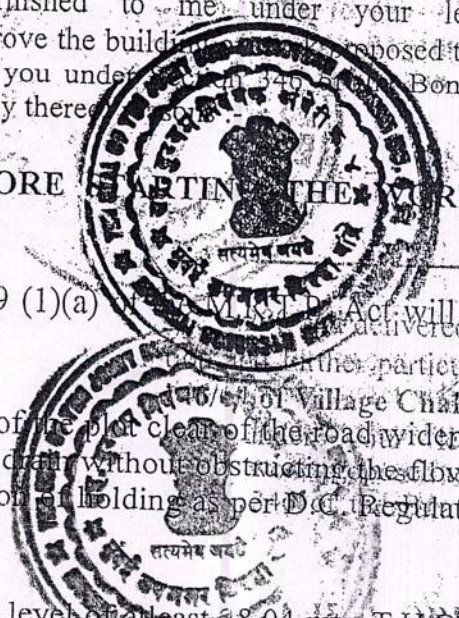
That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of drain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.

That the low lying plot will not be filled upto a reduced level of at least 28.04 mtr. T.H.D. of 0.15 mtr. above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.

That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix)) will not be submitted by him.

That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.

That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.



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

Subject to your so modifying your intention as to obviate the before mentioned objections and by requirements, but not otherwise you will be at liberty to proceed with the said building or work anytime before the 19 APR 2016 day of ..... 200 , but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time and force.

Disapproval  
2014

*P.V. Sheth*  
20-4-2015  
Executive Engineer, Building Department  
Zone K

**SPECIAL INSTRUCTIONS.**

- (1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
- (3) Under Section 8 of the Act the Commissioner has fixed the following levels :-  
 "Every building which as new domestic building shall cause the same to be built so that part of the building shall be :-  
 (a) The level of the sewer shall be the centre of the adjoining street at the nearest point at which the sewer from such building can be connected with the sewer than existing or thereafter to be laid.  
 (b) The level shall be not more than 60 cms. above every portion of the ground within 160 cms. of such building.  
 (c) No level shall be more than 30 cms. above Town Hall Datum."
- (4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable for property taxes is required to give notice of erection of a new building or occupation of building which has been vacant to the Commissioner, within fifteen days of the completion or occupation whichever first occurs. Thus, compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which completion or occupation is detected by the Assessor and Collector's department.
- (5) Your attention is further drawn to the provision of Service 353-A about the necessity of submitting an occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471, if necessary.
- (6) Proposed date of commencement of work should be communicated as per requirements of Section 347(1) (aaa) of the Bombay Municipal Corporation Act.
- (7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.
- (8) Necessary permission for non-agricultural use of the land shall be obtained from the Collector, Mumbai Suburban District before the work is started. The non-agricultural assessment shall be paid at the site that may be fixed by the Collector under the Land Revenue Code and thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.

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20 APR 2014

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

CHE/WS/1395/K/337 (NEW)

That the Registered Agreement with the existing tenant alongwith the list will not be submitted before C.C.

That the consent letter from the existing tenants for the proposed development will not be submitted before C.C.

That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.

That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and go approved before C.C.

That the requirements of N.O.C. of (i) Reliance Energy /Tata Power, [ii] P.S. G. P. C. O. [iv] A.A. & C. K/East, [v] S.P. [vi] S.W.D., [vii] M.T.N.L., [viii] H.D. will not be obtained and the requisitions if any will not be complied with before occupation certificate/B.C.C.

That the basement will not comply with basement rules and registered undertaking. for not misusing the basement will not be submitted before C.C.

That the Registered Agreement with the prospective Doctor's agreement for the Dispensary portion will not be submitted before C.C.

That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.

That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/East Ward] shall not be submitted before applying for C.C.

That the true copy of the sanctioned layout/sub-division/amalgamation approved under the terms and conditions thereof will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C

That the NOC from Tarun Bharat Society for proposed development will not be submitted before C.C.

That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.

That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.

That the requisite premium as intimated will not be paid before applying for C.C. thereof will

That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.

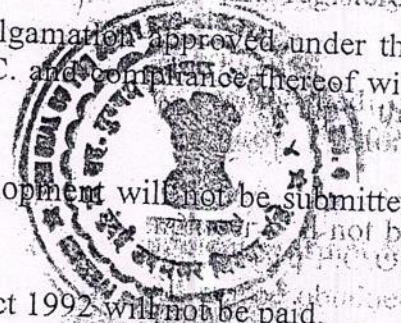
That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide

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25) Officer of the concerned Ward Office and provision shall be made as and when required the Insecticide Officer for inspection of water tanks by providing safe but stable ladder and requirements as communicated by the Insecticide Office shall not be complied with.

23) That the Phase programme will not be got approved before asking for C.C.

24) That the Janata Insurance Policy in the name of site or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before start of the work and also will not be renewed during the construction work.

25) That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.

26) That the soil investigation will not be done and report thereof will not be submitted with structural design.

27) That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate. Structural Engineer to that effect will be insisted.

28) That the main beam in R.C.C. framed structure shall not be less than 230 mm. wide. The columns shall also not be governed as per the applicable I.S. Codes.

29) That all the cantilevers [projections] shall not be designed for five times the load as per IS code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

30) For the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick or 150 mm autoclaved cellular concrete block excluding plaster thickness as stipulated in No.CE/5591 of 15.4.1974.

31) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.

32) That the phasewise programme for removal of the debris shall not be submitted and approved.

33) That the registered undertaking for not misusing the part terraces and area claimed free F.S.I. will not be submitted.

34) That the registered undertaking for water proofing of terrace and Nahani traps shall not be submitted.

35) That the N.O.C. from E.E.[T&C] for parking layout in the stilt shall not be submitted.

36) That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.

20 APR 2015

CHE/WS/1395/K/337 (NEW)

Ex. Engineer Etdg. Proposa  
H And K Wards  
Municipal Office, R. K. Patkar Marg  
Bandra (West), Mumbai-400 050.

That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., Area of the plot, permissible built up area, built up area approved, number of floors etc.

Handwritten notes in a box:   
Area of the plot  
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That the authorized Pvt .Pest Control Agency to give anti malaria treatment shall not be appointed in consultation with P.C.O.[K/East].

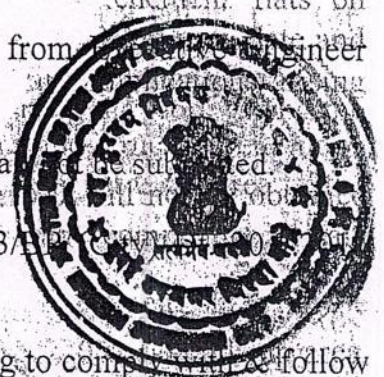
That the RUT shall not be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, will be submitted.

Handwritten notes in a box:   
The work of giving the  
and structural engineer  
2084

That the necessary remarks for training of nalla/construction of SWD will not be obtained from Dy. Ch.Eng. (SWD) City and Central Cell before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.

That the debris removal deposit of Rs. 45,000/- or Rs. 22/- per sq.mtr. of the built up area, whichever is less will not be paid before further C.C.

That the 'Debris Management Plan' shall not be got approved from Dy. Ch.Eng. (Env.) and the conditions therein shall not be complied with.



That the N.O.C. from Collector - M.S.D. for excavation of land shall be submitted.

That the labour welfare tax as per circular No. Dy.Ch.Eng/3663/B.E. shall not be paid before asking for C.C.

The developer shall not submit the registered undertaking agreeing to comply with & follow all the rules, regulations, circulars, directives related to the safety of construction labors/workers, issued time to time by the department of building & other construction labours, Government of Maharashtra.



That the developer will not intimate the prospective buyer and existing tenants regarding concessions availed for deficiency in open space, deficient parking space etc. as well as not objecting neighbourhood development with deficient open spaces etc. and the clause shall not be incorporated in sale agreement so as to make aware prospective buyers/members about deficient open space/maneuvering spaces.

That the R.U.T. shall not be submitted by the developer stating that they will not take any objection in future for the development on adjoining plot with deficient open spaces and also condition will be incorporated about deficient open spaces of proposed bldg. in the sale agreement of flats.

That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall not be complied with and to that effect the mechanized parking equipped with safety measures will be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCGM and its officers against any litigation, costs, damages, etc. arising out

- 50) That the R.U.T. shall not be submitted for payment of difference for fungible compensat  
 49) FSI for rehabilitation component shall not be used for sale component.

50) That the registered undertaking shall not be submitted for payment of difference for fungible  
 open space deficiency or any type of premium retrospectively as & when demanded

51) That the R.U.T. shall not be submitted stating that the difference of payment for additio  
 33% FSI shall be paid and calculated as per the revision of rates by the Government fr  
 time to time as per the condition No.5 mentioned in Notification and circular be  
 requesting for C.C.

52) That the R.U.T. shall not be submitted regarding any adverse clarification received fr  
 Government of Maharashtra in respect of condition No.7 of Govt. notification No.TPB-4  
 776/CR-127/2008/UD-11 dtd. 10.4.2008 and new Govt. notification dtd. 24.10.2011  
 regarding consent of society / occupants regarding utilization of 0.33 FSI on prorata basis  
 concerned A. Unit.

53) That the letter from owner stating that they will accept the refund of additional 33%  
 premium without claiming any interest thereon, if the development proposal is  
 approved by M.C.G.M. shall not be submitted.

54) That the demarcation of plot boundary carried out by C.S.L.R. and M.R. Plan to that eff  
 shall not be submitted.

55) That the work shall not be carried out between sunrise and sunset.

56) That the Indemnity Bond shall not be submitted stating that owner/developer  
 concerned Architect/Lic. Surveyor shall compile and preserve the following documents.

- a) Ownership documents.
- b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plan.
- c) Copies of Soil Investigation Report.
- d) C.C details and canvas mounted structural drawings.
- e) Structural Stability Certificate from Lic. Structural Engineer.
- f) Structural audit reports.
- g) All details of repairs carried out in the buildings.
- h) Supervision certificate issued by Lic. Site Supervisor.
- i) Building Completion Certificate issued by Lic. Surveyor / Architect.
- j) NOC and Completion Certificate issued by C.F.O.
- k) Fire safety audit carried out as per the requirement of C.F.O.

The above documents shall be handed over to the end user/prospective society within  
 period of 30 days in case of redevelopment of properties and in other cases, within 90 days  
 after granting occupation certificate by the developer. The end user/prospective society shall  
 preserve and maintain the abovesaid documents/plans and subsequent periodical structural  
 audit reports and repair history. Further, the end user/ prospective society shall carry out  
 necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirem

of C.F.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.

That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same shall not be taken and certificate to that effect shall not be submitted from the Licensed Structural Engineer.

That the R.U.T. shall not be submitted by the owner/developer for maintaining the noise levels as per the norms of Pollution Control Board.

That the R.U.T. shall not be submitted for not misusing the additional parking proposed for full potential of F.S.I. and will count the same in FSI or will be handed over to M.C.G.M. free of cost, if the building is not constructed for full potential.

That the R.U.T. from the developer stating that they will incorporate a condition in the sale agreement of prospective buyers as well as existing tenants about deficiency in provision of aisle space of 3.60 mt. for two way maneouvering of vehicles instead of 6.00 mt. shall not be submitted.

### CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

That the notice in the form of appendix XVI of D.C.R. shall not be submitted for completion of plinth.

That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.

That the debris shall not be transported to the respective Municipal dump site and challan to that effect shall not be submitted to this office for record.

That the N.O.C. from A.A. & C. [K/East] shall not be submitted.

That the plinth stability certificate from R.C.C. consultant shall not be submitted.

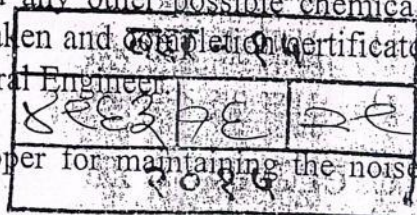
That the work-start notice shall not be submitted.

That C.C. shall not be granted beyond plinth level unless the concerned owner / builder satisfies the competent authority that he has moved the concerned authorities / utilities for providing connection in this regard & advance connection [not commissioned] is taken as per the specifications.

That the testing of building material to be used on the subject work shall not be done and results of the same will not be submitted periodically.

That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in proforma.

That the monthly status report shall not be submitted regularly.



- 11) That the A.M.S.L. of the completed work upto plinth/stilt/podium level, as applicable, shall not be verified and submitted

**C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C. :-**

- 1) That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O tank etc. for nursing home, user will not be provided and that the drainage system or residential part of the building will not be affected.
- 2) That some of drains will not be laid internally with C.I. pipes.
- 3) That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1977
- 4) That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 5) That the 10' wide paved pathway upto staircase will not be provided.
- 6) That the surrounding open spaces, parking spaces and terrace will not be kept open and will not be levelled and developed before requesting to grant permission for submitting the B.C.C. whichever is earlier.
- 7) That the name plate showing plot no., name of the bldg. etc. shall not be displayed in permanent place before O.C.C./B.C.C.
- 8) That the drainage entrance will not be provided before starting the work.
- 9) That the parking spaces will not be provided as per D.C.R. No.36.
- 10) That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed refund within a period of six years from the date of occupation.
- 11) That every part of the building constructed and more particularly overhead water tank, shall not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 12) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.
- 13) That the letter box of appropriate size shall not be provided for all the tenements at ground floor.
- 14) That the infrastructural works such as construction of hand-holes/manholes, ducts/underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.
- 15) That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.



20 APR 2015

CHE/WS/1395/K/337 (NEW)

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

- 6) That the necessary arrangement of borewell shall not be made/provided and necessary certificate to that effect from the competent authority shall not be obtained before C.C.
- 7) That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 Sq.Mts. as per Govt. notification under Sec.37[2] of M.R.T.P. Act, 1966.
- 8) That the requisition from fire safety point of view as per D.C.R.91 shall not be complied with.
- 9) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 10) That the Drainage Completion Certificate shall not be submitted.
- 11) That the Lift Inspector's completion certificate shall not be submitted.
- 12) That the structural stability certificate shall not be submitted.
- 13) That the Site Supervisor's completion certificate shall not be submitted.
- 14) That the smoke test certificate shall not be submitted.
- 15) That the water proofing certificate shall not be submitted.
- 16) That the N.O.C. from A.A. & C. [K/East] shall not be submitted.
- 17) That the final completion certificate from C.F.O. shall not be submitted.
- 18) That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted.
- 19) That the Energy Conservation Systems as stipulated vide circular under No. CHE/M&E/1063 dt.16/06/2008 shall not be complied with.
- 20) That the list of documents required to be scanned and legible scanned image shall not be submitted.
- 21) That the A.M.S.L. of completed work (top of building) shall not be verified and submitted.

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**CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C. :-**

That the certificate under Sec.270-A of the B.M.C. Act will not be obtained from H.E.'s department regarding adequacy of water supply.

*P.V. Senth*  
20-4-2015  
Ex. Engr. Bldg. Prop. (W.S.) K Ward  
Brihan Mumbai Mahanagar Palika

ब.सं. = १५  
४८३९९२९  
२०१५

ब.सं. = १५  
४४९८४९४४  
२०१५



20 APR 2015

CHE/WS/1395/K/337 (NEW)

NOTES 3

The work should not be started unless objections from A1 to A69 are complied with.

A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.

Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.

Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.

Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance over and road side drain.

The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes.

Failing this, it will be presume the Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.

The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand preps debris etc. should not be deposited over footpaths or public street by the owner/architect/their contractors etc. without obtaining prior permission from the Ward Officer of the area.

The work should not be started unless the manner in obviating all the objections is approved by this department.

No work should be started unless the structural design is approved.

The work above plinth should not be started before the same is shown to the Municipal Engineer concerned and acknowledgement obtained from him regarding correctness of the dimensions and bills.

The application for sewer street connections, if necessary, shall be made simultaneously with commencement of the work as the Municipal Corporation will require the site to be excavated to avoid the excavation of the road an footpath.

All the terms and conditions of the approved layout / sub-division under the Municipal Corporation should be adhered to and complied with.

No Building / Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.

Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.

The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including gaspaving lighting and drainage before submission of the Building Completion Certificate.

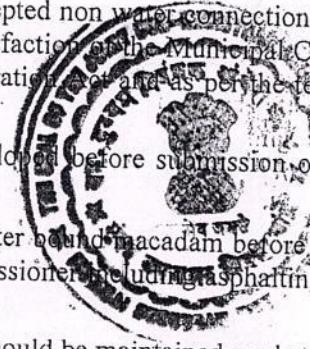
Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.

The surrounding open spaces around the building should be consolidated in Concrete having broken glass pieces at the rate of 125 cubic meters per 10 sq.mts. below payment.

The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.

No work should be started unless the existing structure proposed to be demolished are demolished.

8022020  
8022020



(20) This intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 130 of the Rent Act and in the event of your proceeding with the work either without an intimation commencing the work under Section 347(1)(aa) for your starting the work without removing the structure proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (12 of the Town Planning Act), will be null and void.

(21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:

- (i) Specific plans in respect of evicting or rehousing the existing tenants on hour starting their number and the area in occupation of each.
- (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of Alternative accommodation in the proposed structure at standard rent.
- (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Regulations regarding open spaces, light and ventilation of existing structure.

(22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.

(23) In case of additional floor no work should be start or during monsoon which will same arise water leakage consequent to the tenants staying on the floor below.

(24) The height of the chimney and storage work above the finished level of the terrace shall not be more than 1.5 m.

(25) The height of the chimney should not be more than 1.5 m above first floor level unless the No Objection Certificate from Civil Authorities, where necessary, is obtained.

(26) In case of foundation work, the foundations must be excavated down to hard soil.

(27) For the manholes, door and other appurtenances in the building should be so arranged as not to necessitate laying down the road.

(28) The work of foundation must be carried out in strict accordance with the Municipal requirements.

(29) No new well, tank, pound, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.

(30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers in wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screw highly serving the purpose of a lock and the warning pipes of the ribbert pressed with screw or dome pieces (like a garden man rose) with copper pipes with perfection each not exceeding 1.5 mm. in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder. The upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed and its lower ends in cement concrete block.

(31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles and the use of plane glass for coping over compound wall.

- (32) (a) Louvers should be provided as required Bye-law No.5(b).
- (b) Lintels of Arches should be provided over Door and Window opening.
- (c) The drains should be laid as require under section 234-1(a).
- (d) The inspection chamber should be plastered inside and outside.

(33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

**COPY TO ARCHITECT OWNED**

DAENB\Files\1395\1395-1\337\DOC

*P.V. Sheth*  
20-4-2015  
Executive Engineer, Building Proposals  
Zones Ward.



itkar  
4000

# मालमत्ता पत्रक



मौजे -- चकाला तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले जिल्हा -- मुंबई उपनगर जिल्हा

शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार

१४६/६९ १४६/६९ चौ.मिटर. ४३९.२ C/

बिनशेती सारा रूपये १३१.८० ता.१-८-७९ ते ३१-७-८३ पर्यंत.

व्यवहार --

मुळ धारक --

जबर - १५

व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
न.भू.क्र.१४६ प्रमाणे.	--	(H) तरुण भारत को.ऑ.हो.सोसायटी.	सही - न.भू.अ. क्र.९मुंबई Cm
मा.उपविभागीय अधिकारी मुंबई उपनगर यांचेकडील आदेश क्र.DLN/LND/B ४१८२ दिनांक १९-४-८३ प्रमाणे बिनशेती सारा नोंद.		भाडेपट्टेदार श्री.वसंत रामचंद्र कोनकर	सही - १९८३-०८-१७ न.भू.अ. क्र.९मुंबई Cm फेरफार क्र.१९५ प्रमाणे सही - ०३/०१/२००८ न.भू.अ., विलेपार्ले
सह.दुय्यम निबंधक ४ मुंबई यांचेकडील नोंदणीकृत भाडेपट्टा पी १६०/७४ दि. १/६/७४ अन्वये श्री.वसंत रामचंद्र कोनकर यांचे नांव २८ मार्च १९७४ पासून वर्षास भाडे रु. १/- प्रमाणे ९९९ वर्षाकरीता भाडेपट्टेदार सदरी दाखल केले.		भाडेपट्टेदार श्रीमती निवेदिता वसंत कोनकर श्रीमती निलीमा शशिकांत माईणकर श्रीमती रंजना सुहास कोनकर श्रीमती चित्रा विजय भाटे	फेरफार क्र.१९६ प्रमाणे सही - ०३/०१/२००८ न.भू.अ., विलेपार्ले
श्री.वसंत रामचंद्र कोनकर हे दि. २६/०३/८९ रोजी मयत अर्ज,जबाब, घोषणापत्र व मृत्यूदाखल्याचे आधारे मयतांचे नांव कमी करून वारसांची नांवे दाखल केली.			

क्रमांक - ३४०३

खरी नक्कल

दखल तारीख २५/३/१५ नकलेचा प्रकार. १५/५/१५

स्त तयार तारीख ३०/३/१५ नकल शुल्क ... १००

स्त दिस्वाची तारीख २०/४/१५ कागद शुल्क ..... २

स्त तयार करणार..... एकुण शुल्क ..... १०२

न.भू.अ.विलेपार्ले  
मुंबई उपनगर जिल्हा

**सत्य-प्रतिलिपि**

जिल्हा अधीक्षक वकील, विलेपार्ले

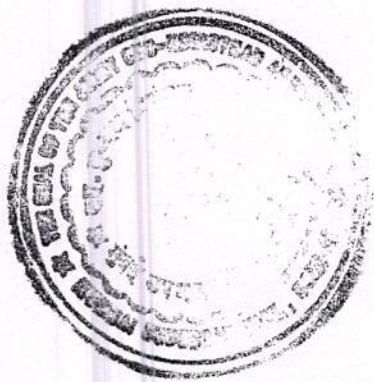
परिक्षण प्रमाणक  
न. भू. अ. विलेपार्ले

**प्रमाणपत्र**

मिळकत पत्रिकेच्या प्रमाणित प्रतीवर दाखल क्षेत्र... ४३९.२... चौ.मी. अक्षरी... १५.३... चौ.मी. हे मुळ मिळकत पत्रिकेवर नमुद केलेल्या क्षेत्रांच्या नेळात असल्याची खात्री केली आहे.

जिल्हा अधीक्षक भूमि अभिलेख  
मुंबई उपनगर जिल्हा.

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

दस्त क्रमांक : 3564/2015

नोदंणी 63

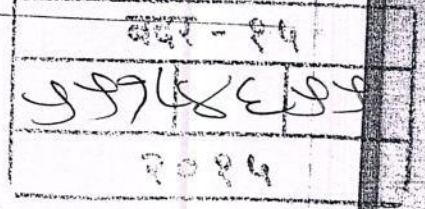
Regn. 63m

गावाचे नाव : चकाला

विकसनकरारनामा

रु.6,000,000/-

रु.15,438,648/-



146/69, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: संपुर्ण जमिन व वांधकाम एकुण क्षेत्रफळ 439.13 चौ. मि., चिनार बिल्डिंग, प्लॉट क्र. 4, सि. टी. एम. क्र. 146/69, सर्व्हे क्र. 1ए आणि 104, हिस्सा क्र. 20(भाग) चकाला गांव, तालुका अंधेरी, मुंबई - 400099 व इतर माहिती दस्तात नमुद केल्याप्रमाणे. 439.13 चौ.मीटर

1) नाव:- श्रीमती. निवेदिता वसंत कोनकर तर्फे कबुली जबाबदाारी मुखत्यार सी. नीलिमा शशिकांत माईणकर ; वय: 60  
पत्ता :- प्लॉट नं: १, माळा नं: १, इमारतीचे नाव: चिनार, तरुण भारत को-ऑ. हौसिंग सोसायटी, ब्लॉक नं: प्लॉट क्र. ४ सिगरेट कारखान्याच्या समोर, डॉ. बी. आर. कारजिया मार्ग, चकाला, अंधेरी पूर्व, महाराष्ट्र, मुंबई.  
पिन कोड:- 400099  
पॅन नंबर: ASEP7554P

2) नाव:- सी. नीलिमा शशिकांत माईणकर ; वय: 60;  
पत्ता :- प्लॉट नं: रूम क्र. १, माळा नं: १, इमारतीचे नाव: , ब्लॉक नं: ब्लॉक क्र. २, रोड नं: शिवडी, महाराष्ट्र, मुंबई.  
पिन कोड:- 400015  
पॅन नंबर: ADCPM8277G

3) नाव:- सी. रंजना सुहास कोनकर ; वय: 56;  
पत्ता :- प्लॉट नं: ५ ए, माळा नं: १, इमारतीचे नाव: साईधाम, ब्लॉक नं: १, रोड नं: मंगलेश्वर रोड, मंगलेश्वर, महाराष्ट्र, मुंबई.  
पिन कोड:- 400080  
पॅन नंबर: ACFPK4959H

4) नाव:- सी. चिन्ना विजय भाटे ; वय: 52;  
पत्ता :- प्लॉट नं: ३/६०, माळा नं: १, इमारतीचे नाव: विद्याविहार पाल्म व्ह्यू कॉम्प्लेक्स, रोड नं: विद्याविहार पूर्व, महाराष्ट्र, मुंबई.  
पिन कोड:- 400077  
पॅन नंबर: ACCPB7951R

1) नाव:- मे. जे. व्ही. कॅम्ब्रिजशन्स तर्फे भागिदार श्री. ईशान जयंत वैद्य ; वय: 36;  
पत्ता:- ५०१, कासा मारिया, गोखले रोड नॉर्थ, दादर वेस्ट, भवानी शंकर रोड, MAHARASHTRA, MUMBAI  
Non-Government ;  
पिन कोड:- 400028;  
पॅन नं:- AAIFJ2933R;

2) नाव:- मे. जे. व्ही. कॅम्ब्रिजशन्स तर्फे भागिदार अनुजा ममीर उप्पोनी ; वय: 34;  
पत्ता:- प्लॉट नं: ५०१, माळा नं: १, इमारतीचे नाव: कासा मारिया, ब्लॉक नं: १, रोड नं: गोखले रोड नॉर्थ, दादर वेस्ट महाराष्ट्र, मुंबई ;  
पिन कोड:- 400028;  
पॅन नं:- AAIFJ2933R;

31/12/2014

30/04/2015

3564/2015

रु.1,826,475/-

रु.30,000/-



89948495  
2080

आयकर विभाग  
INCOME TAX DEPARTMENT  
JV CONSTRUCTIONS

भारत सरकार  
GOVT. OF INDIA

08/09/2011  
Permanent Account Number  
AAIFJ2933R



आयकर विभाग  
INCOME TAX DEPARTMENT  
EESHAN JAYANT VAIDYA  
JAYANT MANOHAR VAIDYA

भारत सरकार  
GOVT. OF INDIA

23/10/1978  
Permanent Account Number  
ABTPV8917F

Signature

CS072014

For JV CONSTRUCTION

आयकर विभाग  
INCOME TAX DEPARTMENT  
INDUMATI CHANDRAKANT SHAH  
AMRUTLAL KALYANJI VASANI

भारत सरकार  
GOVT. OF INDIA

15/01/1943  
Permanent Account Number  
CJFPS8677F

Signature

Indumati C. Shah.




आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

VIJAY SURESH PARKAR  
 SURESH SAHDEV PARKAR

19/10/1980  
 Permanent Account Number  
 BLAPP4255L

*Parkar*  
 Signature



वर्ष - १५
५५९५८९९
२०१५

TION  
 ५/५/१५

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

KIRAN ASHOK JANGAM  
 ASHOK RAMCHANDRA JANGAM

13/09/1990  
 Permanent Account Number  
 AMKPJ7028B

*Kirangam*  
 Signature




NET = 84  
54948259  
2024





30/06/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 4

दस्त क्रमांक : 5515/2015

नोदंणी :

Regn:63m

गावाचे नाव : 1) चकाला

(1)विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1

बदर - १५
५५५५५०५५
२०१५

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

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: दस्त क्र. बदर17-3564-2015 दिनांक 31.12.2014 या दस्तामध्ये चुकून परिशिष्ट बी(ANNEXURE B)मधील आठव्या क्रमांकावरी नाव चुकून श्रीमती. इंदुमती शाह च्या ऐवजी श्रीमती. निवेदिता कोनकर असे लिहिण्यात आले होते ती चुक या दस्ताद्वारे दुरुस्त करीत आहोत ते नाव आता श्रीमती. इंदुमती शाह असे वाचण्यात यावे. तसेच विक्रेता क्र. 3 म्हणजेच मालक क्र.3 ह्यांचे नाव MRS. RANJANA SUHAS KONKAR च्या ऐवजी MRS. RANJANA SUHAS KONAR असे लिहिण्यात आले होते ते नाव आता MRS. RANJANA SUHAS KONKAR असे वाचण्यात यावे. सि.टी.एस. क्र. 146/69,सर्व्हे क्र. 1ए आणि 104,हिस्सा क्र. 20(भाग)चकाला गांव,तालुका अंधेरी,मुंबई - 400099 व इतर माहिती दस्तात नमुद केल्याप्रमाणे. (( Survey Number : 1 A AND 104, HISSA NO. 20 (PART) T.S. Number : 146/69 ; )) इतर हक्क :

(5) क्षेत्रफळ

1) 439.13 चौ.मीटर पोटखराब क्षेत्र : 0 NA

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-श्रीमती. निवेदिता वसंत कोनकर तर्फे कबुली जबाबसाठी मुखत्यारपत्र धारक सौ. नीलिमा शशिकांत माईणकर तर्फे कबुली जबाबसाठी मुखत्यारपत्रधारक मे. जे. व्ही. कंस्ट्रक्शन्स तर्फे भागिदार ईशान जयंत वैद्य वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: चिनार, तरुण भारत को-ऑ. हौसिंग सोसायटी, ब्लॉक नं:-, रोड नं: सिगरेट कारखान्याच्या समोर, डॉ. बी. आर. कारंजिया मार्ग, चकाला, अंधेरी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400099 पॅन नं:-ASEPK7554P

2): नाव:-सौ. नीलिमा शशिकांत माईणकर तर्फे कबुली जबाबसाठी मुखत्यारपत्रधारक मे. जे. व्ही. कंस्ट्रक्शन्स तर्फे भागिदार ईशान जयंत वैद्य वय:-36; पत्ता:-प्लॉट नं: रूम क्र. १, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शिवडी, महाराष्ट्र, मुंबई. पिन कोड:-400015 पॅन नं:-ADCPM8277G

3): नाव:-सौ. रंजना सुहास कोनकर तर्फे कबुली जबाबसाठी मुखत्यारपत्रधारक मे. जे. व्ही. कंस्ट्रक्शन्स तर्फे भागिदार ईशान जयंत वैद्य वय:-36; पत्ता:-प्लॉट नं: ५ ए, माळा नं:-, इमारतीचे नाव: साईधाम, ब्लॉक नं:-, रोड नं: म्युनिसिपल हॉस्पिटलच्या समोर, डॉ. राजेंद्र प्रसाद रोड, मुलुंड पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-ACFPK4959H

4): नाव:-सौ. चित्रा विजय भाटे तर्फे कबुली जबाबसाठी मुखत्यारपत्रधारक मे. जे. व्ही. कंस्ट्रक्शन्स तर्फे भागिदार ईशान जयंत वैद्य वय:-36; पत्ता:-प्लॉट नं: ३/६०, माळा नं:-, इमारतीचे नाव: विद्याविहार पाल्म व्ह्यु को-ऑ. हौ. सो., ब्लॉक नं:-, रोड नं: विद्याविहार पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-ACCPB7951R

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

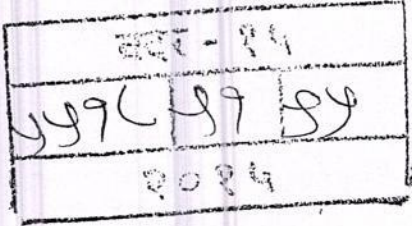
1): नाव:-मे. जे. व्ही. कंस्ट्रक्शन्स तर्फे भागिदार ईशान जयंत वैद्य वय:-36; पत्ता:-५०१, -, कासा मारिया, -, गोखले रोड नॉर्थ, दादर पश्चिम, भवानी शंकर रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400028 पॅन नं:-AAIFJ2933R

Index-2( सूची - २ )

(9) दस्तऐवज करुन दिल्याचा दिनांक	30/06/2015
(10)दस्त नोंदणी केल्याचा दिनांक	30/06/2015
(11)अनुक्रमांक,खंड व पृष्ठ	5515/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला  
तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला Correction Deed  
अनुच्छेद :- :



एए - १५  
५५१५१२४५  
२०१५

ANNEXURE B

PROPOSED ALLOTTMENT OF FLATS TO OWNERS , TENANTS /OCCUPANTS

SR. NO.	FLAT NO.	FLOOR	NEME OF TENANT	CARPET AREA IN SQ. FT. °
1	G-1	GROUND	DR. KULKARNI DISPENSARY	330.10
2	1	FIRST	SMT. INDUMATI SHAH	377
3	2	FIRST	SMT. NIVEDITA KONKAR	500
4	3	FIRST	SMT. NIVEDITA KONKAR	625
5	1	SECOND	SMT. INDUMATI SHAH	377
6	2	SECOND	SMT. NIVEDITA KONKAR	500
7	3	SECOND	SMT. NIVEDITA KONKAR	625
8	1	THIRD	SMT. INDUMATI SHAH	377
9	2	THIRD	SMT. NIVEDITA KONKAR	500
10	3	THIRD	SMT. NIVEDITA KONKAR	625
11	1	FOURTH	SMT. NIVEDITA KONKAR	397
TOTAL				5233.10

Note-

- 1) Smt. Indumati Shah is neither a tenant nor a owner, but an occupier of about 1200 sq. ft. in the existing structure .
- 2) Dr. Kulkarni is a tenant, occupying premises admeasuring about 300 sq. ft. on the Ground Floor of the existing structure.

Details of area

- 1) Tenants/occupiers – 1461.10 sq. ft. carpet
- 2) Owners 3,772 sq. ft. carpet

एए - १५  
५५१५ १३ ८०  
२०१५

Summary1 (GoshwaraBhag-1)



मंगळवार, 30 जून 2015 6:07 म.नं.

दस्त गोश्वारा भाग-1

वदर15

दस्त क्रमांक: 5518/2015

दस्त क्रमांक: वदर15 /5518/2015

बाजार मूल्य: रु. 68,500/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.3,500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. वदर15 यांचे कार्यालयात

पावती:6061

पावती दिनांक: 30/06/2015

अ. क्र. 5518 वर दि.30-06-2015

सादरकरणाराचे नाव: मे. जे. व्ही. कंस्ट्रक्शन्स तर्फे भागिदार श्री. ईशान जयंत वैद्य

रोजी 6:06 म.नं. वा. हजर केला.

नोंदणी फी रु. 1000.00  
दस्त हाताळणी फी रु. 1120.00  
पृष्ठांची संख्या: 56

दस्त हजर करणाऱ्याची सही:

एकुण: 2120.00

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

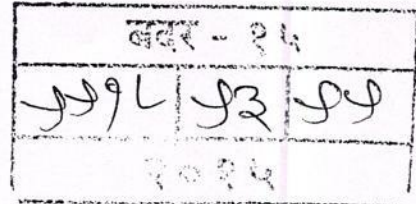
शिक्षा क्रं. 1 30 / 06 / 2015 05 : 58 : 02 PM ची वेळ: (सादरीकरण)

प्रमाणित करण्यात येते की, या दस्तामध्ये दस्त... पावे आहेत.

शिक्षा क्रं. 2 30 / 06 / 2015 05 : 59 : 02 PM ची वेळ: (फी)



मुंबई-उपनगर जिल्हा



Summary-2( दस्त गोषवारा भाग - २ )



30/06/2015 6 09:51 PM

दस्त गोषवारा भाग-2

वदर15  
दस्त क्रमांक:5518/2015

दस्त क्रमांक :वदर15/5518/2015  
दस्ताचा प्रकार :-पर्यायी जागेचा करार

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. जे. व्ही. कंस्ट्रक्शन्स तर्फे भागिदार श्री. ईशान जयंत वैद्य पत्ता:प्लॉट नं: ऑफिस क्र. ५०१, माळा नं: -, इमारतीचे नाव: कासा मारिया, ब्लॉक नं: -, रोड नं: गोखले रोड नॉर्थ, दादर पश्चिम, महाराष्ट्र, मुंबई. पॅन नंबर:AAIFJ2933R	लिहून देणार वय :-36 स्वाक्षरी:-		
2	नाव:इंदुमती चंद्रकांत शाह पत्ता:-, -, चिनार, तरुण भारत को-ऑप. सौ. लि., -, प्लॉट क्र. ४, चकाला, एअरपोर्ट (मुंबई), MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:CJFPS8677F	लिहून घेणार वय :-72 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कबुल करताना शिक्का क्र.3 ची वेळ:30 / 06 / 2015 06 : 00 : 46 PM

ओळख:-

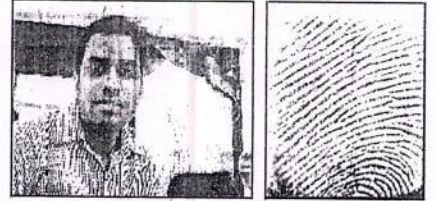
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात.

वदर - १५  
५५९८५४ ५५  
२०१५  
छायाचित्र अंगठ्याचा ठसा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:किरण - जंगम  
वय:24  
पत्ता:२/३७, कंधारिया मेन्शन, दादर पश्चिम, मुंबई  
पिन कोड:400028

स्वाक्षरी



2 नाव:विजय - पारकर  
वय:34  
पत्ता:२/३७, कंधारिया मेन्शन, दादर पश्चिम, मुंबई  
पिन कोड:400028

स्वाक्षरी



शिक्का क्र.4 ची वेळ:30 / 06 / 2015 06 : 16 PM

शिक्का क्र.5 ची वेळ:30 / 06 / 2015 06 : 07 PM

मह.दु.नि.अधिसू 4

EPayment Details



वदर - १५ ५५९८/२०१५

पुस्तक क्रमांक - १, क्रमांक ५५९८

दिनांक ३०/०६/२०१५

मह.दु.नि.अधिसू ४, १  
मुंबई नगरपालिका

sr. Epayment Number  
1 MH001936430201516E

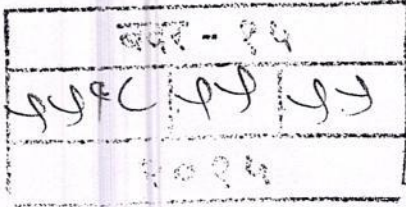
Defacement Number  
0001244391201516

5518 /2015

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

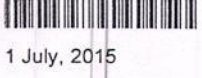
For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)



*Handwritten signature*  
 7.42  
 13/04/15







1 July, 2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 4

दस्त क्रमांक : 5518/2015

नोंदणी 63

Regn. 63m

गावाचे नाव : चकाला

72015

- |   |  |
|---|--|
| (1) विलेखाचा प्रकार   | पर्यायी जागेचा करार  |
| (2) मोबदला  | रु.0/-   |
| (3) बाजारभाव(भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | रु.68,500/-  |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1A AND 104, HISSA NO. 20 (PART),146/69 पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: जुन्या जागेच्या ऐवजी नवीन वांधकाम होणाऱ्या विल्डिंग मध्ये सदनिका क्र. 301,तिमरा मजला,क्षेत्रफळ 377 चौ. फुट कार्पेट म्हणजेच 35.04 चौ. मि. कार्पेट,चिनार विल्डिंग 4,तरुण भारत को-ऑ.हौ.सौ.लि.,कार्डीनल ग्रॅसीअस रोड,अंधेरी पुर्व,मुंबई - 400099 कायमस्वरूपी देण्यात येत आहे हे सव्हें क्र. 1ए आणि 104,हिस्सा क्र. 20(भाग),सी. टी. एस. क्र. 146/69,गांव चकाला,तालुका अंधेरी येथे स्थित आहे व इतर माहिती दस्तात नमूद केल्याप्रमाणे. 42.04 चौ.मीटर |
| (5) क्षेत्रफळ   |  |
| (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:- मे. जे. व्ही. केंद्रशान्त तर्फे भागिदार श्री. ईशान जयंत वैद्य ;वय: 36;<br>पत्ता :-प्लॉट नं: ऑफिस क्र. ५०१, माळा नं: -, इमारतीचे नाव: कासा मारिया, ब्लॉक नं: -, रोड नं: गोखले रोड नॉर्थ, पश्चिम, महाराष्ट्र, मुंबई.<br>पिन कोड:- 400028<br>पॅन नंबर: AAIFJ2933R  |
| (8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                   | 1)नाव:- इंदुमती चंद्रकांत शाह ; वय:72;<br>पत्ता:-, -, चिनार, तरुण भारत को-ऑप. सौ. लि., -, प्लॉट क्र. ४, चकाला, एअरपोर्ट (मुंबई) , MAHARASHTRI MUMBAI, Non-Government.;<br>पिन कोड:- 400099;<br>पॅन नं:- CJFPS8677F;  |
| (9) दस्तऐवज करुन दिल्याचा दिनांक  | 30/06/2015   |
| (10) दस्त नोंदणी केल्याचा दिनांक  | 30/06/2015   |
| (11) अनुक्रमांक,खंड व पृष्ठ   | 5518/2015  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क  | रु.3,500/-   |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क  | रु.1,000/-   |
| (14) शेरा   |  |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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