



Friday, May 25, 2018
11:43 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7671 दिनांक: 25/05/2018

गावाचे नाव: चेंबूर

दस्तऐवजाचा अनुक्रमांक: करल5-7237-2018

दस्तऐवजाचा प्रकार : पर्यायी जागेचा करार

सादर करणाऱ्याचे नाव: नसीमबानू फ़िरोज़ सैयद

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1540.00

पृष्ठाची संख्या: 77

एकूण:

रु. 1640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:50 AM ह्या वेळेस मिळेल.

Joint S.R. Kurla-5

वाजार मुल्य: रु.0.0/-

मोवदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक
कुर्ला-५ (वर्म-२)

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

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH001835377201819E दिनांक: 25/05/2018

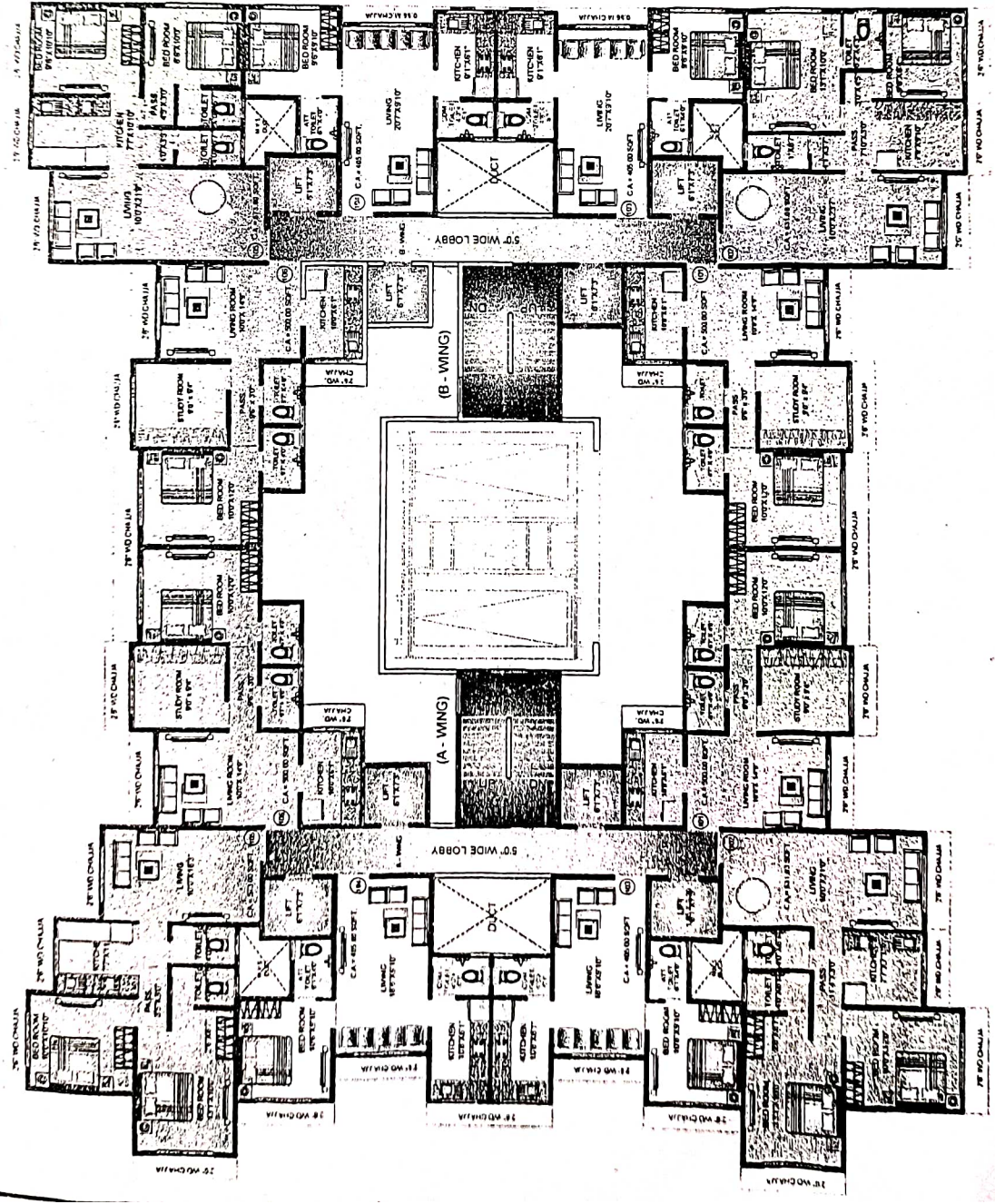
वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1540/-

02 JUN 2018

Handwritten signature

DELIVERED



2ND TO 7TH FLOOR PLAN

MEMBER'S NAME: NASIMBANU

FLAT NO. : 403

WINGS : B

SIGNATURE : Nasimbanu

WESTIN DEVELOPER PVT. LTD.



31 May, 2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 7237/2018

नोंदणी 63

Regn. 63m

गावाचे नाव : चेंबूर

- | | |
|---|--|
| (1) विलेखाचा प्रकार | पर्यायी जागेचा करार |
| (2) मोबदला | रु.0/- |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराचे) | रु.0/- |
| (4) भू-भाषण,पोटहिस्सा व घरनमांक(अगल्यास) | 20, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : , इतर माहिती: पूढ दस्त नो. करार कं करल-1/3446/2018 दि .27/03/2018 नुगार गोसायटी गणामदला जुना मदनिका कं वी 1 /105 चे क्षेत्र 300 चौ. फूट कार्पेटच्या वदल्यात नवीन मदनिका कं वी /403 चे क्षेत्र 405 चौ.फूट कार्पेट चेंबूर रत्नदीप को ऑप हीम सो वी प्लॉट नो 125 टिळक नगर चेंबूर मुंबई - 400089 मध्ये विनामोबदल्यात दिलेल्या जागेच्या करारावर नो. महानिरीक्षक व मुद्राक निरीक्षक परीपत्रक नं: 5/ मुद्राक - 17/प्र नं: 10/13/303/17 नुमार कलम 4 प्रमाणे मुद्राक शु.100 आकारणी करण्यात आनी आहे |
| (5) क्षेत्रफळ | 405.00 चौ.फूट |
| (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. | <p>1) नाव:- मेसर्स वेस्टटिन डेवेलपर्स प्राईवेट लीमीटेड चे संचालक शशी शिरोहा तर्फे मुखत्यार मकरंद राणे --;वय: 2 पत्ता :-प्लॉट नं:-, माळा नं:- 1 ला सजला, इमारतीचे नाव: एमबीआई मिलन को ओप हाउसींग सोसायटी लीमीटेड , नं: अंधेरी पश्चिम मुंबई, रोड नं: अंधेरी स्पोर्ट्स कॉम्प्लेक्सच्या जवळ,, महाराष्ट्र, मुम्बई.
पिन कोड:- 400059
पॅन नंबर:- AAACW5964G</p> <p>2) नाव:- चेंबूर रत्नदीप को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड चे सेक्रेटरी अनिल - मदये ;वय: 62; पत्ता :-प्लॉट नं: प्लॉट नं 125, माळा नं:-, इमारतीचे नाव: चेंबूर रत्नदीप को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड. नं:-चेंबूर, रोड नं: टिळक नगर म्हाडा कॉलनी, महाराष्ट्र, MUMBAL
पिन कोड:- 400089
पॅन नंबर:-</p> <p>3) नाव:- चेंबूर रत्नदीप को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड चे मेम्बर शांताराम लव्हे --;वय: 70; पत्ता :-प्लॉट नं: प्लॉट नं 125, माळा नं:-, इमारतीचे नाव: चेंबूर रत्नदीप को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड. नं: चेंबूर, रोड नं: टिळक नगर म्हाडा कॉलनी, महाराष्ट्र, MUMBAL
पिन कोड:- 400089
पॅन नंबर:-</p> |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | <p>1)नाव:- नसीमवानू फिरोज सैयद ; वय:53;
पत्ता:-प्लॉट नं: वी3/105, माळा नं:-, इमारतीचे नाव: चेंबूर रत्नदीप को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड, चेंबूर, रोड नं: टिळक नगर म्हाडा कॉलनी, महाराष्ट्र, MUMBAL;
पिन कोड:- 400089;
पॅन नं:- CABPS9898F;</p> |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 25/05/2018 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 25/05/2018 |
| (11) अनुक्रमांक,खंड व पृष्ठ | 7237/2018 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु.500/- |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | रु.100/- |
| (14) शेर्या | |

मुल्यांन्यामाटी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांन्यामाटी आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारनुसार आवश्यक नाही

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

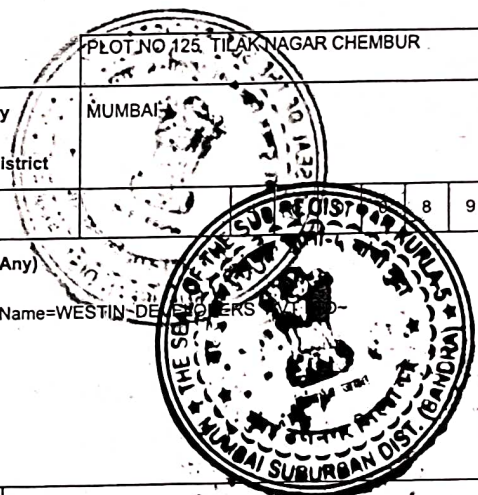


CHALLAN
MTR Form Number-6

करल = 6		
6230	3	00
2018	2018-2019	04:01
22/05/2018	20:04:01	Form ID 252

GRN	MH001835377201819E	BARCODE			Date	22/05/2018-20:04:01	Form ID	252
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
				PAN No.(If Applicable)				
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5			Full Name	NASIMBANU FIROZ SAYED			
Location	MUMBAI			Flat/Block No.	FLAT NO B/403 CHEMBUR RATNADEEP			
Year	2018-2019 One Time			Premises/Building	CHS LTD			

Account Head Details	Amount In Rs.		
0030045501 Stamp Duty	500.00	Road/Street	PLOT NO 125 TILAK NAGAR CHEMBUR
0030063301 Registration Fee	100.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	8 9
		Remarks (If Any)	
		SecondPartyName=WESTIN-DEVELOPERS	
		Amount In	Six Hundred Rupees Only
		Words	
Total	600.00		
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332018052310019 167273468
Cheque/DD No.		Bank Date	RBI Date 22/05/2018-20:04:31 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुस्यम निबधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 0222844343

करल - ५		
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२०१८		

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**AGREEMENT FOR PERMANENT ALTERNATE
ACCOMMODATION**

THIS AGREEMENT is made at Mumbai, this 25th day of May, 2018, BETWEEN
“Westin Developers Private Limited, having PAN No.AAACW5964G, a company duly incorporated under the provisions of the Companies Act, 1956 and having its Registered office at 101/A SBI Milan CHS Ltd., Veera Desai Road, Andheri (West), Mumbai - 400 058, hereinafter referred to as **“THE DEVELOPER”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its directors for the time being & from time to time, successors, administrators and assigns) of the
FIRST PART;

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AND

“Chembur Ratnadeep” Co-Operative Housing Society Limited, a Society, registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No.BOM/HSG/7597, Dated 7th May 1981 and having its office at 125, **Chembur “Ratnadeep” Co-Operative Housing Society Limited**, Tilak Nagar, Chembur Mumbai-400 089 hereinafter referred to as **“THE SOCIETY”** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors) of the **SECOND PART,**

AND

Handwritten signatures and initials

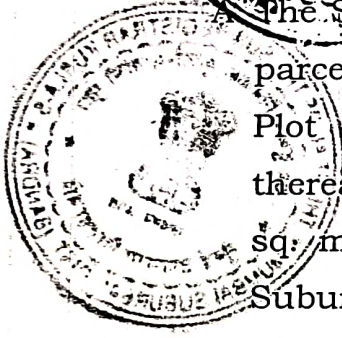
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Mr./Mrs./Miss

Nasimbani

Nasimbani Firuz Sayed.

_____ PAN No. CABPS9898F, residing at Flat No. B/3/105 () on 1ST Floor, in Building known as "**Chembur "Ratnadeep" Co-Operative Housing Society Limited**", 125, Tilak Nagar, Chembur, Mumbai-400 089, hereinafter referred to as "**THE MEMBER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors and administrators and rights of the **THIRD PART**;



WHEREAS:
The Society is the leasehold owner of all that piece and parcel of land, bearing City Survey No.20(pt.), Final Plot Nos. 125 admeasuring 1830 sq. mtrs. or thereabouts as per the Property Register Card (less 0.0 sq. mtrs. of Village Chembur-, Taluka-Kurla, Mumbai Suburban District, together with one building with four wings known as "**Chembur Ratnadeep" Co-Operative Housing Society Limited**" standing thereon, situate at 125, Tilak Nagar, Chembur, Mumbai-400 089, more particularly described in the First Schedule hereunder written.

Nasimbani

B. The Member is a bona fide Member and Shareholder of Chembur Ratnadeep CHS Ltd, and occupier of the Flat mentioned hereinafter. The Member is occupying residential Flat No. B/3/105 () admeasuring 300 sq. ft. (Existing Carpet Area) on the 1ST floor in the B/3 wing of in the Building known as

Am *Nasimbani*

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"Chembur Ratnadeep" Co-Operative Housing Society Limited, (hereinafter referred to as the "said existing Flat") and holding Five (05) fully paid up shares of Rs.50/- (Rupees Fifty Only) each bearing distinctive Nos. 266 to 270 (both inclusive) issued under Share Certificate No. 54 of the said Society and as such member and incidental thereto is absolutely entitled to his/her/their share in the deposits, sinking fund and other funds of the Society. (The said existing flat, the said shares and all benefits thereto are collectively referred to as the "said Premises"). More particularly described in the Second Schedule here in written.



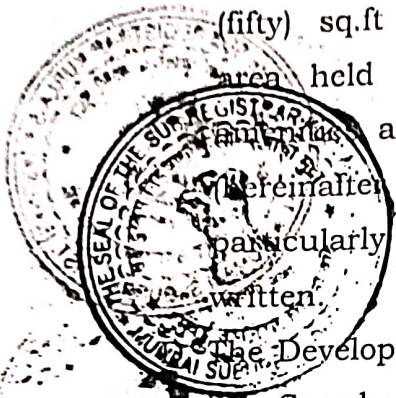
- C. Under an agreement for development dated 31st December 2011 (registered on 12th April 2012 under Sr. No. BDR 13/02810/2012 at the office of the Sub-Registrar, Kurla-3) entered into between the said Society and the Developer (hereinafter referred to as the "Said Development Agreement") and Power Of Attorney given by the said society to the Developer herein, which is registered with the Sub-Registrar under Sr. No. BDR 13 /02811/2012 Dated 12th April 2012, the Developer has agreed to redevelop the property being land admeasuring 1830 sq. mtrs. (as per Property Card) together with 1 (One) Building with 4 (four) wings known as **"Chembur Ratnadeep" Co-Operative Housing Society Limited**, standing thereon, situated on land bearing City Survey No.20(pt.) of Village Chembur, Taluka Kurla, in the Registration Sub-District of Kurla, Registration District of Mumbai Suburban and more particularly described in the First Schedule hereunder written (hereinafter referred to as the "said

Am *Q Navin Jayal*

Navin Jayal

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Property"). According to the terms of the Development Agreement and Supplementary Agreement dated 15th June 2015, which is registered with the Sub-Registrar under Sr. No. 4-5769-2015 dated 15th June 2015 (hereinafter referred to as the "Said Supplementary Agreement") the Developer shall allot to the Member of the said society including the present member herein in the new building 18% additional carpet area plus 50 (fifty) sq.ft fungible carpet area on existing carpet area held by each member together with all the and facilities listed in Annexure "A" hereto (hereinafter referred as the "said new Flat"), more particularly described in the Third Schedule hereunder written



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The Developer and all the members of societies entered into Supplementary Development agreement dtd. 27/3/18 which is registered with the sub registrar for assurance bearing registration no. 3446/2018.

- E. The Society has permitted and authorized the Developer to redevelop the said Property on "as is where is basis" under the said Development Agreement & said Supplementary Agreement by demolishing the existing buildings standing thereon and constructing new building/s by getting benefit of additional FSI /T.D.R as sanctioned by the Municipal Authorities or other regulatory bodies as the case may be.
- F. The Member herein has gone through the said Development Agreement and the said Supplementary Agreement entered into between the said Society and the Developer, and the Member herein has agreed to cooperate in the development of the said Property to be

Handwritten signature: Navindya

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करल - ५		
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carried out by the Developer in accordance with the said Development Agreement and the said Supplementary Agreement.

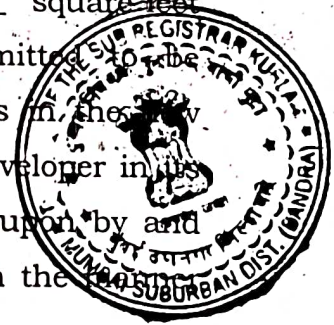
G. The Member herein has given his/her/their consent to the Developer for the purposes of demolishing the said Building including the said existing Flat and redeveloping the said Property upon the Developer agreeing to provide the Member herein Permanent Alternate Accommodation of 4.05 square Feet total carpet area which includes 300 square Feet existing carpet area plus 1.05 sq. Feet. additional carpet area including fungible area on existing carpet area free of cost plus square feet additional carpet area agreed and committed to be purchased by the members with amenities in the building that will be constructed by the Developer in its place on the terms and conditions agreed upon by and between the parties hereto and recorded in the hereinafter appearing.

H. Accordingly the parties hereto are desirous of recording the terms and conditions mutually agreed by and between them in the manner hereinafter appearing for allotment of the said new Flat

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED AND UNDERTAKEN BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The recitals contained herein above form an integral and operative part of this Agreement as if the same were set out and incorporated herein verbatim.

Am
Q. Nandagud



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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land, bearing City Survey No.20(pt.), Final Plot Nos. 125 admeasuring 1830 sq. mtrs. or thereabouts as per the Property Register Card (less 0.0 sq. mtrs. of Village Chembur-, TalukaKurla, Mumbai Suburban District, Building known as "**ChemburRatnadeep**" **Co-Operative Housing Society Limited**" standing thereon, situate at 125, Tilak Nagar, Chembur, Mumbai-400088 and bounded as follows:-

On or towards the East : Bldg. No. 57
 On or towards the West : Bldg. No. 54
 On or towards the North : M. .G. Ground,
 On or towards the South : Bldg. No. 56



THE SECOND SCHEDULE ABOVE REFERRED TO

(EXISTING FLAT) :

Flat No. B/3/105 () on 1ST Floor, in the B/3 wing admeasuring 300 sq.ft. Carpet area in the Building known as "**Chembur "Ratnadeep" Co-Operative Housing Society Limited**", on Plot No. 125, more particularly described in First Schedule above referred.

Am *Q Naranbayed*

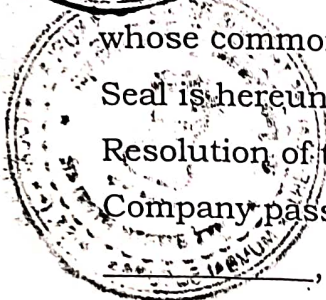
करल - ५		
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2096	THE THIRD SCHEDULE ABOVE REFERRED TO	

(MEMBERS NEW FLAT):

Flat No. B/403 on 4TH Floor, admeasuring 405 sq.ft. Carpet area in the New Building known as "Chembur "Ratnadeep" Co-Operative Housing Society Limited", to be constructed on Plot No. 125, more particularly described in First Schedule above referred.



SPONSORED, SEALED AND DELIVERED
by the within named "DEVELOPER"
M/S. WESTIN DEVELOPERS.PVT. LTD.,



whose common Seal is hereunto affixed pursuant to the Resolution of the Board of Directors of the Company passed on the ___ day of _____, by the hands of)
the Director,

Mr. Shabbir Stroher

in the presence of:

1. [Signature]
2. [Signature]



For Westin Developers Private L

[Signature]

Dir



Namdayed [Signature]

करल - ५		
6236	23	00
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SIGNED SEALED AND DELIVERED)
 by the within named "SOCIETY")
CHEMBUR "RATNADEEP" COOPERATIVE,)
HOUSING SOCIETY LIMITED through its)
 office bearers)

M.C. Member
 The Chairman: Shri Shantaram Labde)

The Secretary: Shri Anil V. Madge)

The _____)

in the presence of :

1. 
2. 



AND

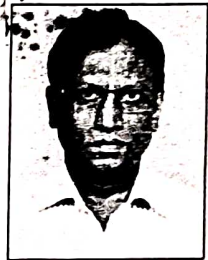
SIGNED, SEALED AND DELIVERED)
 by the within named "THE MEMBER")

1 MRS. Nasimbany Feroz Sayed)

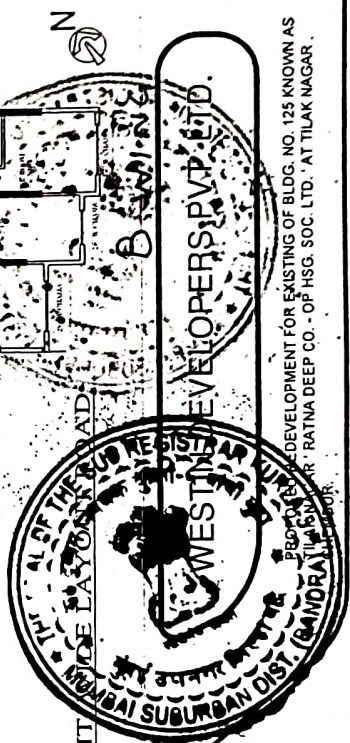
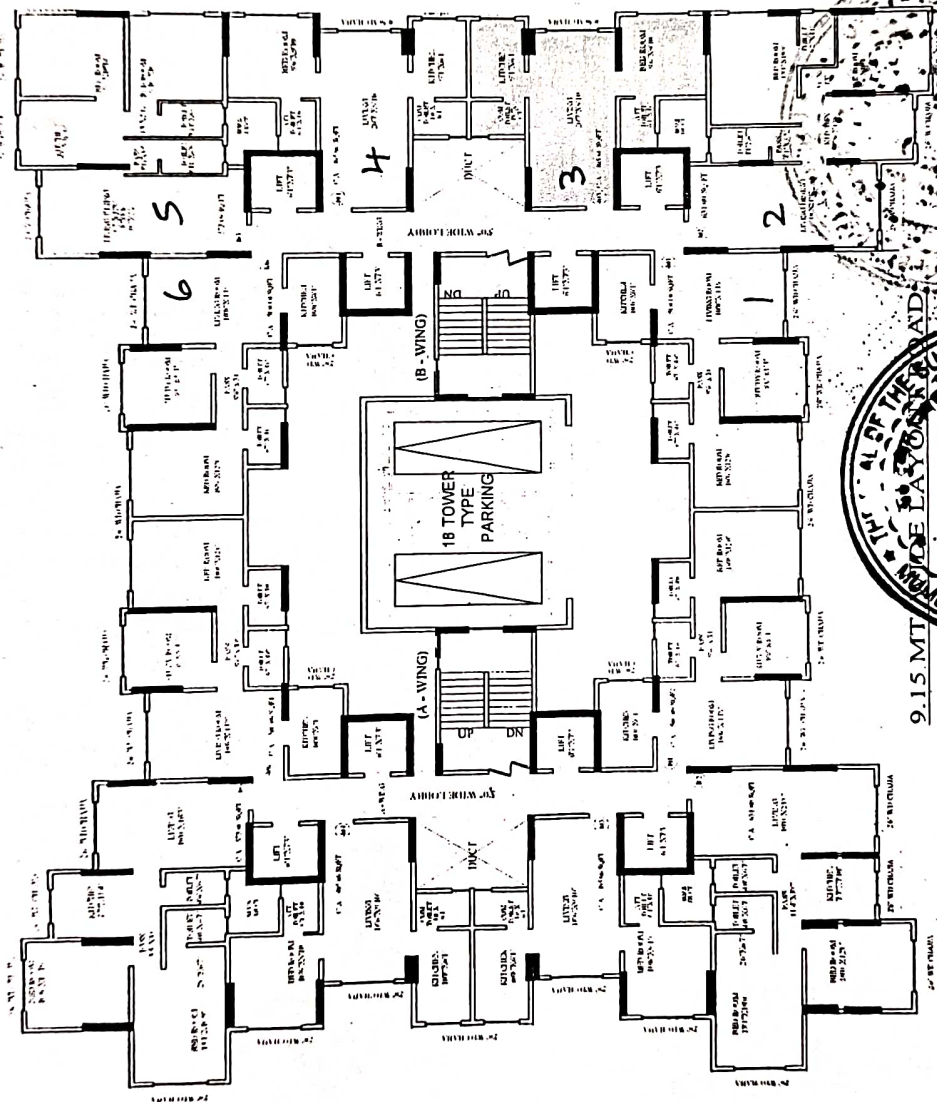
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in the presence of:

1. 
2. 



करल-२५
 6236 20 00
 2096 JPOS



4TH FLOOR PLAN

FLAT NO. B/403
 WING B
 FLOOR NO. 4th

A wing

Amrich, Mumbai

25/04/2018

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

सूची क्र.2

करल - ५
७२३७-१३३७
मुम्बई जिल्हा: सह दु.नि. कुर्ला-४
दस्त क्रमांक: 5769/2015
नोंदणी: JPOC
Regn:637m

गावाचे नाव : 1) चेंबूर

(1) विलेखाचा प्रकार सप्लीमेंट्री अँग्रीमेंट

(2) मोबदला 0

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: 2810-2012 च्या बाबत पुरवणी करारनामा. (C.T.S. Number: 2012/15)

(5) क्षेत्रफळ 1) 0 NA

(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:-चेंबूर रत्नदीप को ओप हा सौ ली चे चेयरमेन देवेन्द्र जोशी वय:- 59; पत्ता:-, - , बील्डींग नं 125, टिळक नगर, म्हाडा कॉलनी, चेंबूर, चेंम्बुर न्स, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400089 पॅन नं:-AAZPJ2274J
2): नाव:-चेंबूर रत्नदीप को ओप हा सौ ली चे सेक्रेट्री अनिल मडये वय:-59; पत्ता:-, - , बील्डींग नं 125, टिळक नगर, म्हाडा कॉलनी, चेंबूर, चेंम्बुर न्स, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400089 पॅन नं:-AADPM3301M
3): नाव:-चेंबूर रत्नदीप को ओप हा सौ ली चे कमिटी मेंबर सुयोग वेदक वय:-34; पत्ता:-, - , बील्डींग नं 125, टिळक नगर, म्हाडा कॉलनी, चेंबूर, चेंम्बुर न्स, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400089 पॅन नं:-ABTPV6967D

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

1): नाव:-वेस्टिन डेवलपर्स प्राईवेट लीमीटेड चे संचालक पोपटलाल पी राठोड वय:-58; पत्ता:-, 1, ए विंग, एस बी I मिलन सी एच एस एल, अंधेरी पश्चिम, ऑफ वीरा देसाई रोड, अन्धेरी राईव्वा। स्टाटीऑण, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400058 पॅन नं:-AAACW5964G

(9) दस्तऐवज करुन दिल्याचा दिनांक 15/06/2015

(10) दस्त नोंदणी केल्याचा दिनांक 15/06/2015

(11) अनुक्रमांक, खंड व पृष्ठ 5769/2015

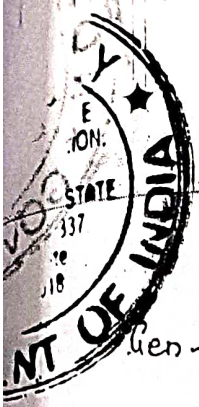
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 500

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 100

(14) शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना गिवडलेला अनुच्छेद :-:



Gen-229-5000 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 5782

/BPES/A/M/W 14 DEC 2015

COMMENCEMENT CERTIFICATE

To,
Chembur Ratnadeep
Co. OP. HS4-SOC-LTA.
Bld. No. 125 Tilak Nagar,
Chembur - 89.

Sir,

With reference to your application No. 187 dt. 24/05/2012

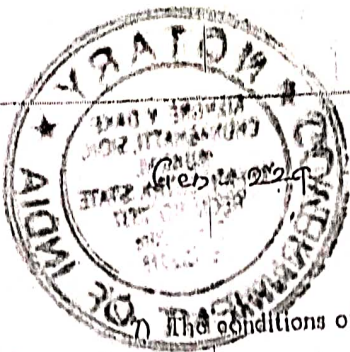
for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No.

125 on plot No. — C.T.S.No. 20(Pe) Divn/ Village / Town

Planning Scheme No Chembur situated at Road / Street Tilak Nagar, MHADA Colony Ward

M/W the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- 3) The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.



The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

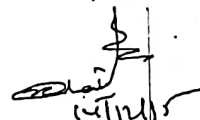
The Municipal Commissioner has appointed Shri K. G. Shahdadpuri Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 13 DEC 2016

C.C. up to top of Plinth as per the approved amended Plans dtd. 24/9/2014.

COPY TO ARCHITECT
Vilas Dikshit of M/S.
SHIP ASSOCIATES

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


Executive Engineer (Building Proposal)
Eastern Suburbs - I
FOR

MAHARASHTRA
REGISTRATION
10/12/2013
GOVERNMENT OF

NOTARY
KINMORE V DAVE
CHANDRABATI SHION
MUMBAI
MAHARASHTRA STATE
REG. NO 1337
Expire Date
10.12.2013
GOVERNMENT OF INDIA

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)



No. CC/MB/Arch/NOC/F-239/767/2011
Dated: 31/10/11

REVISED OFFER LETTER

To,
The Secretary,
Chembur Ratnadeep Co-op Hsg. Soc. Ltd.
Building No. 125, Tilak Nagar,
Chembur, Mumbai 400-089.

Sub:- Request for N.O.C. for proposed Reconstruction of existing building No. 125,
Known as Chembur Ratnadeep Co-op Hsg. Soc. Ltd. bearing CTS No. 20 (Pt),
at village-Chembur, Mumbai-400 089.

- Ref:- 1) This Office NOC No. CO/MB/ARCH/NOC/F-190/5369, dt-05-11-1998
2) This Office NOC No. CO/MB/ARCH/NOC/F-198/4171, dt 5-09-2001.
3) Mumbai Board Resolution No. 255/2823 dt 22-06-2010.
4) This office Offer letter No. No. CO/MB/Arch/NOC/F-239/6360/2010
date 11-10-2010
5) Chembur Ratnadeep Co-op Hsg. Soc. Ltd.'s dated 11-04-2011 & 1-06-11

Sir
With reference to the your letter u/r No. (5) this office has consider your
request to grant revised offer letter to your society as per Revised Ready
Reckoner rate for 2011 & revised offer letter is granted as under:-

(i) Allotment of additional buildable area of 3989.00 m² for Residential use
beyond existing BUA as per 2.5 FSI on demarcated plot & Pro-rata Share as per
Mumbai Board Resolution.

Allotments already approved in the past vide NOCs are follows :-

- (i) Allotment of additional Buildable area out of balance built up area of Error!
Merge Field was not found in header record of data source. 1670.00 m²
[1st NOC (1100.00m²) + 2nd NOC (100.00m²) + 3rd NOC (470.00m²)]
(ii) Allotment of additional land 527.58m²

The above allotment is on sub-divided plot as per demarcated plan
admeasuring about 1830.00 m² The total built up area should be permitted up
to existing BUA 2228.80 m² + Additional BUA already allotted 1670.00 m²
[1st NOC (1100.00m²) + 2nd NCC (100.00m²) + 3rd NOC (470.00m²) as per

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000, 26592877, 26592623
Fax No. : 022-26592058 / 26590660 Post Box No. 8135

गृहनिर्माण भवन, कलानगर, बान्द्रा (पूर्व), मुंबई - ४०० ०५१.
दूरध्वनी ६६४०५०००, २६५९२८७७, २६५९२६२२
फॅक्स नं. : ०२२-२६५९२०५८ / २६५९०६६० मंत्रपेटी क्र. ८१३५

Chembur Ratnadeep Co-operative Housing Society Limited

Regn.: No.: BOM/HSG/7597/1981 Dated 7-5-1981

(Registered under The Maharashtra Co-operative Societies Act 1960)

125, Tilak Nagar, Chembur, Mumbai - 400089.

SHARE CERTIFICATE

Share Certificate No.: 115

Member's Register No.: 115

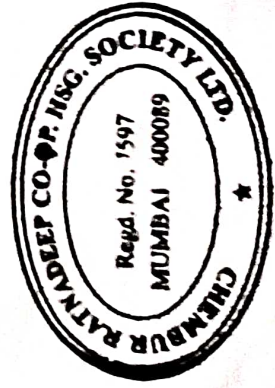
Authorised Share Capital Rs.1,00,000/- divided into 2,000 Shares of Rs.50/- each

This is to certify that Mrs. Nasimbanu Firoz Sayed

of Flat No. B-403 is/are the Registered Holder/s of 10 (Ten) fully paid up shares of Rs.50/- (Rupees Fifty) each bearing distinctive numbers from 1161 to 1170 (both inclusive) in **Chembur Ratnadeep Co-operative**

Housing Society Limited subject to the Bye Laws of the said society.

Given under the common seal of the said Society at Mumbai.
This 9th of August 2021.



[Signature]
Chairman

[Signature]
Hon. Secretary

[Signature]
Member of the Committee