

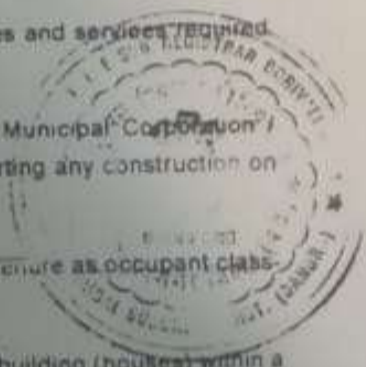
SCHEDULE - I

Length & Breadth	Total superficial area	Boundaries North, South East, West	Remarks
S. No. 239/1(Pt) P.C.T.S. No. 827/C Village Malad	62 Acres (2,50,895.4 Sq. mtrs.)	ALL that piece and parcel of land bearing City Survey No. 827/C, being part of the Original Survey No. 239/1 of Malad Village, Bombay Suburban District, admeasuring 2,50,895.4 sq. m. and bounded as follows, that is to say On and towards East City Survey No. 117/31 and Plot of MHADA in No. Development Zone. On and towards South City Survey No. 117R belonging to MHADA. On and towards West City Survey No. 117R belonging to MHADA, Municipal Road and City Survey No. 117/1 (Part) belonging to Bombay Municipal Corporation City Survey No. 117 M belonging to the F.E. Dinshaw Trust City Survey No. 117/1M belonging to MHADA and City Survey No. 117/1 belonging to F.E. Dinshaw Trust and On and towards North City Survey Nos. 101/4, 117D/1, 117D/2, 117/31 all belonging to F.E. Dinshaw Trust	Map is enclosed

SCHEDULE - II

The grant shall be subject to the following special conditions

1. The Nagar Niwara Parishad shall get the Society and it's members approved from the Collector, Bombay, Suburban District. The Society shall utilise the land only for the purpose of construction of residential tenements for its approved members and the land or any part there of shall not be utilised by the Society or nominated societies or by any of its members directly or indirectly for any commercial, business, professional purpose, or any other purpose subject to relaxation contained in condition No. 2 hereinabove. Simultaneously, the society shall get the layout plan approved from the Bombay Municipal Corporation.
2. The Society shall develop the land and have all other amenities and services required for the purpose at its cost.
3. The Society shall get the building plans approved from the Municipal Corporation or such other local authorities as the case may be before starting any construction on the land.
4. The Society shall hold the land on inalienable and impanable tenure as occupant class under the Maharashtra Land Revenue Cde, 1966.
5. The Society shall utilise the land and construct the residential building (houses) within a period of two years from the date of possession.
6. The land or any part thereof shall not be sold, mortgaged, leased, transferred or in any other way alienated except as provided in Section 36 (4) of the Maharashtra Land Revenue Code, 1966 without the written previous permission of Government.

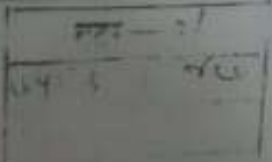


बंदर-२/
1453
2001

⊕ LAYOUT PLAN

NAME & ADDRESS OF OWNER
MAGARI NIVARA PARIKHAD
MAGAR NIVARA CO-OP. SOCIETY, R.V. STATION
MUMBAI 400 042

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

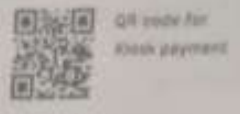




BILL OF SUPPLY
RESIDENTIAL



Electric Smiles 2940
Points Earned



GEETA R YADAV
B-01 KRSTU SANKALP ZONE-IV PLOT-10 NAGARI NVARNA PARISHA
D FILM CITY ROAD GOREGAON EAST MUMBAI-400063
Mobile: 93****63
Email:
PAN: DST

BILL DATE 13-11-2023
TAKEOFF LT (R)
BILL DISTRIBUTION NO Malad/Dindoshi/21/014/002/002/002

METER STATUS Active
CONNECTION DATE Prior to Aug-2011
BILLING STATUS Regular

CYCLE NUMBER 21
SANCTIONED LOAD (kW) 5.00
PRESENT READING DATE 10-11-2023

TYPE OF SUPPLY SINGLE PHASE
BILL NUMBER 101117950991
PREVIOUS READING DATE 11-10-2023



CA NO: 150337081
₹1240.00
Due Date: 04 12 2023

Bill Month	Units Consumed	Current Month Bill	Previous Outstanding
October 2023	143	₹1233.18	₹3.76
Bill Period: 12-10-2023 - 10-11-2023	Previous Units: 121		

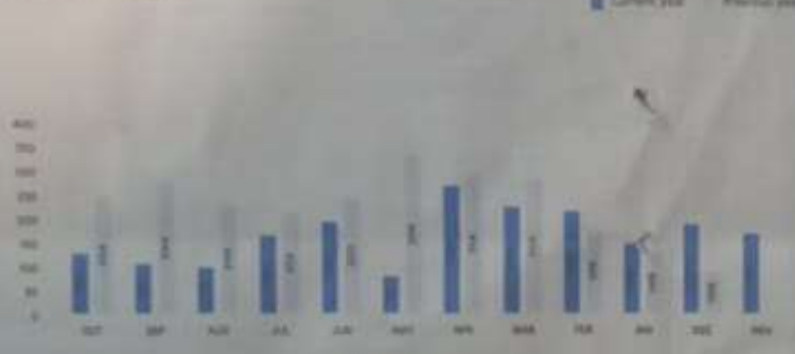
- Round sum payable by discount date - 20-11-2023 Amt ₹1230.00 Discount ₹10.31
- Round sum payable after due date - 04-12-2023 Amt ₹1240.00 DPC ₹15.41

Scan code to pay your bill via (Use any UPI app)
UPI | BBPS | NACH

Nearest Collection Centre (Cash/Cheque)
Adani Electricity, Malad, MH Colony, Eastern, Western Express Highway, Malad East, Mumbai-400097

ADANI ELECTRICITY
MUMBAI DIVISION

CONSUMPTION TREND



MAJOR BILL COMPONENTS (Rounded off) (₹)



METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption (Units/kWh)
8947112	11616.00	11475.00	1	143
Total Consumption				143

HELP CENTER

18122 Toll Free No. (24x7) | www.adanielectricity.com
 helpline.mumbai@adanielectricity.com
 Adani Electricity, Malad, MH Colony, Eastern, Western Express Highway, Malad East, Mumbai-400097
 For power interruption complaint or restoration status SMS POWER (9 digit account no.) to 7088313030 from mobile no. WhatsApp POWER (9 digit account no.) to 9984516122 from any mobile number.
 Give us missed call on 1800 132 9999 from your registered mobile no.
 For Portal Related Complaint call us 18122
 For internal complaint redressal system (CRES), visit our website www.adanielectricity.com
 Join us on: [Social media icons]

IMPORTANT MESSAGE

- Please note that all important communication related to your account are being sent on 93****63 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services.
- Taxative meter reading date for your NOV-23 bill is 04/12/2023

Special Summary Revision Programme 2024
For an energy-efficient democracy, let's register as voters and fulfill your duty.
 Do check your name in the voter list. If it's not there, register yourself immediately.
 For voter registration, visit voters.ac.gov.in or the nearest voter registration officer's office or download the Voter Helpline app.

APPLICATION

FORM FOR EDUCATION LOAN

(PLEASE COMPLETE ALL PARTICULARS IN BLOCK LETTERS AND TICK (✓) OPTIONS WHEREVER APPLICABLE)

CIF NO. (FOR OFFICE USE)

ACCOUNT NO. (FOR OFFICE USE)



Signed
photograph of
Co-borrower /
Guarantor

(I) PERSONAL INFORMATION OF THE APPLICANTS (TICK (✓) OPTIONS WHEREVER APPLICABLE)

PARTICULARS	STUDENT	FATHER / HUSBAND	CO-BORROWER / GUARANTOR
1. FIRST NAME	AYUSH	GEETA	
2. MIDDLE NAME	RAM ASHISH	R.	
3. LAST NAME	YADAV	YADAV.	
4. FATHER'S / HUSBAND'S FIRST NAME	RAM ASHISH	RAM ASHISH	
5. FATHER'S / HUSBAND'S MIDDLE NAME			
6. FATHER'S / HUSBAND'S LAST NAME	YADAV	YADAV	
7. RELATIONSHIP WITH THE STUDENT			
8. DATE OF BIRTH (DD/MM/YYYY)	13/5/1998	11/12/1974	
9. RELIGION	<input checked="" type="checkbox"/> HINDU / <input type="checkbox"/> MUSLIM / <input type="checkbox"/> CHRISTIAN / <input type="checkbox"/> SIKH / <input type="checkbox"/> PARS / <input type="checkbox"/> BUDDHIST / <input type="checkbox"/> JAIN / <input type="checkbox"/> OTHERS	<input checked="" type="checkbox"/> HINDU / <input type="checkbox"/> MUSLIM / <input type="checkbox"/> CHRISTIAN / <input type="checkbox"/> SIKH / <input type="checkbox"/> PARS / <input type="checkbox"/> BUDDHIST / <input type="checkbox"/> JAIN / <input type="checkbox"/> OTHERS	<input type="checkbox"/> HINDU / <input type="checkbox"/> MUSLIM / <input type="checkbox"/> CHRISTIAN / <input type="checkbox"/> SIKH / <input type="checkbox"/> PARS / <input type="checkbox"/> BUDDHIST / <input type="checkbox"/> JAIN / <input type="checkbox"/> OTHERS
10. CASTE CATEGORY	<input checked="" type="checkbox"/> SC / <input type="checkbox"/> ST / <input type="checkbox"/> OBC / <input type="checkbox"/> GENERAL / <input type="checkbox"/> OTHERS	<input checked="" type="checkbox"/> SC / <input type="checkbox"/> ST / <input type="checkbox"/> OBC / <input type="checkbox"/> GENERAL / <input type="checkbox"/> OTHERS	<input type="checkbox"/> SC / <input type="checkbox"/> ST / <input type="checkbox"/> OBC / <input type="checkbox"/> GENERAL / <input type="checkbox"/> OTHERS
11. GENDER	<input checked="" type="checkbox"/> MALE / <input type="checkbox"/> FEMALE / <input type="checkbox"/> THIRD GENDER	<input checked="" type="checkbox"/> MALE / <input type="checkbox"/> FEMALE / <input type="checkbox"/> THIRD GENDER	<input type="checkbox"/> MALE / <input type="checkbox"/> FEMALE / <input type="checkbox"/> THIRD GENDER
12. MARITAL STATUS	<input checked="" type="checkbox"/> SINGLE / <input type="checkbox"/> MARRIED	<input checked="" type="checkbox"/> MARRIED	<input type="checkbox"/> SINGLE / <input type="checkbox"/> MARRIED
13. HIGHEST EDUCATIONAL QUALIFICATION	GRADUATION	B.HOME SCIENCE (DHMS)	
14. MARKS OBTAINED IN HIGHEST QUALIFICATION %			
15. OCCUPATION	STUDENT	Practising from Home	
16. INCOME FROM ALL SOURCES (Rs.)			
17. PAN NO.*	ASHPY8139K	AANDY7946G	
18. AADHAAR NO.*	653257071348	745546981302	
19. PASSPORT NO. (COMPULSORY FOR STUDIES ABROAD)			
20. OTHER IDENTIFICATION PROOF, IF ANY (DRIVING LICENSE / VOTER ID NO.)			
21. PRESENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	E-Wing 1603, Kalyan Residency off Sarawati Bank, near IT Park, Malad East Mumbai 400097	E-Wing 1603, Kalyan Residency off Sarawati Bank, near IT Park, Malad East Mumbai - 400097	

Vaastu Sankalp Co-op. Hsg. Society Ltd.

(Reg No. MUM/WP/HSG/(TC)/13664 OF 2006)

Sankalp Sahanivas, Plot No. 12, Building No. 12, NNP Colony,
Film City Road, Dindoshi, Goregaon (E), Mumbai - 400 065.

SHARE CERTIFICATE

Authorised Share Capital Rs. 2,00,000 divided into 4000 Shares each Rs. 50/- only

Member's Register No. 033

THIS IS TO CERTIFY that Shri / Smt. / M/s. **YADAV GEETA RAMBHUJARAT**

holding flat / shop No. B/G-1 is the register holder of (5)

Shares from No. 161 to 165 of Rs. 250/-

(Rupees Two Hundred & Fifty only)

in the books of **VAASTU SANKALP CO-OP. HOUSING SOCIETY LTD.** Goregaon (East)

subject to the Bye-laws of the said Society and that upon each of such Share the sum of Rs. 50/-

(Rupees Fifty Only) has been paid.


GIVEN under the Common Seal of the said Society at Goregaon on this

day of 29th April 2007.




Chairman

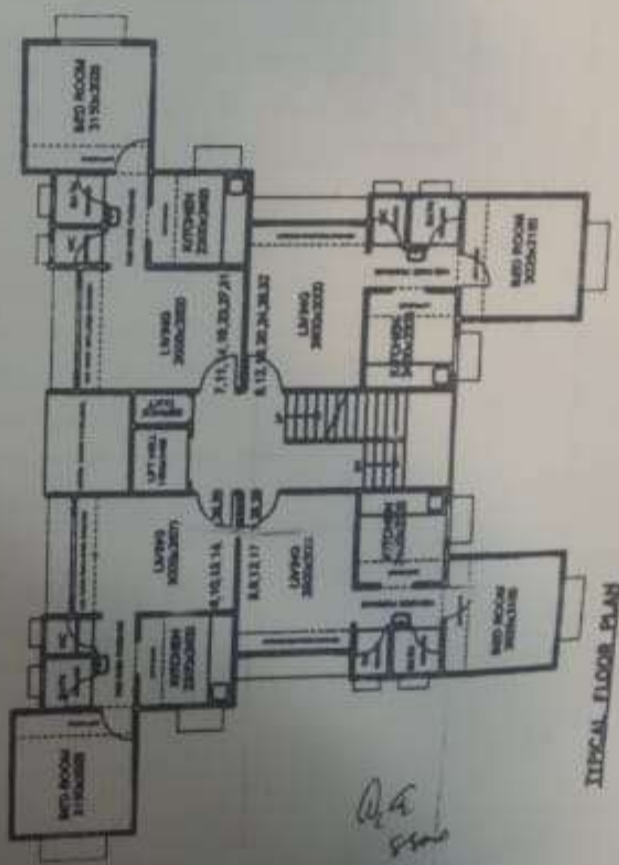
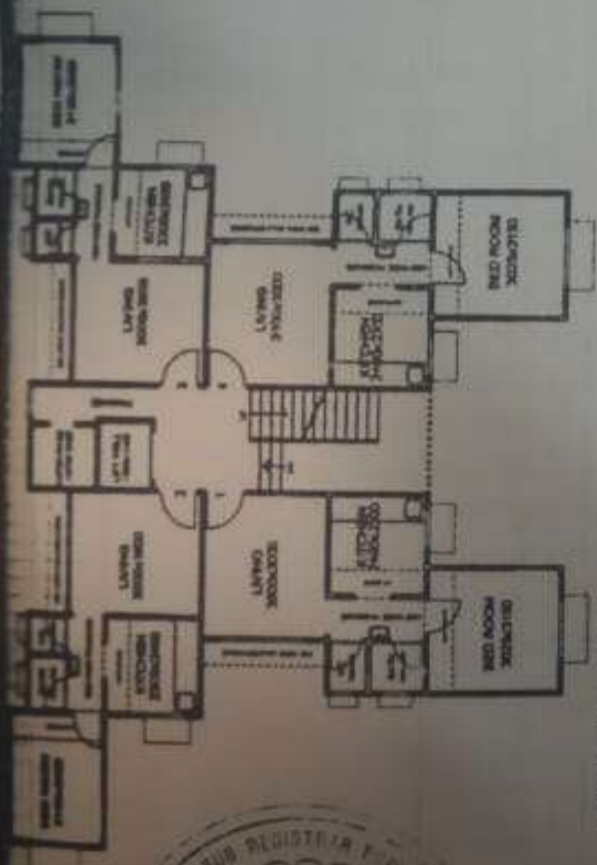

Secretary


Committee Member

PROPOSED AREAS OF TENEMENTS
(IN THE NEW SCHEME PHASE-II)

CATEGORY - 1BHK

	AVERAGE CARPET AREA		AVERAGE CHARAGABLE AREA	
	SQ.MTS.	SQ.FTS.	SQ.MTS.	SQ.FTS.
24/12 B/G1				
TENEMENTS ON GROUND FLOOR (WITHOUT BALCONY) 1,2,3,4	30.55	330.00	41.80	450.00
TENEMENTS ON TYPICAL FLOOR (WITH ENCLOSED BALCONY) 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32	32.51	350.00	44.12	475.00



प्लान - 2/
04:31
2004

Handwritten signature/initials

ADDRESS (NO., ROAD NAME, CITY, PIN CODE, STATE)

PERMANENT ADDRESS (NO., ROAD NAME, CITY, PIN CODE, STATE)

FACT NO.

MAIL ID

ADDRESS FOR CORRESPONDENCE (OPTIONS AS APPLICABLE)

RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS

RD No 1B wing
Vadashu Santalp Society
NHP, Film City Road
IT Park, Gurgaon East
7045378823

RD No 1B wing
Vadashu Santalp Society
NHP, Film City Road
IT Park, Gurgaon East
9594834963

ayul30598@gmail.com ayul30598@gmail.com

(I) PRESENT BANKER DETAILS

PARTICULARS	STUDENT	PARENT / HUSBAND	CO-BORROWER / GUARANTOR
NAME OF THE BANK			
BRANCH			
ACCOUNT NO.			
DIRECT / INDIRECT LIABILITY			
WHETHER RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF BANK OR ANY OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP			

(II) DETAILS OF THE COURSE / STUDY (TICK (V) OPTIONS WHEREVER APPLICABLE)

WHETHER UNDER MERIT / MANAGEMENT QUOTA

MERIT / MANAGEMENT QUOTA

NAME OF THE COURSE

COURSE CATEGORY

NAME OF THE INSTITUTION & UNIVERSITY

WHETHER THE COURSE IS FOR STUDIES BROAD

YES / NO

ADDRESS OF THE INSTITUTION (CITY, PIN, DISTRICT, STATE, COUNTRY)

RANKING OF THE INSTITUTION OR COURSE

DURATION OF COURSE

DATE OF COMMENCEMENT OF COURSE

DATE OF COMPLETION OF COURSE

(III) COST OF COURSE / SOURCE OF FINANCE: (ALL AMOUNTS IN Rs.)

PARTICULARS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
1. TUITION FEES	20,92,500	20,92,500				
2. EXAMINATION FEES						
3. BOOKS/STATIONERY						
4. EQUIPMENT / COMPUTER	1,00,000/-					
5. HOSTEL EXPENSES	10,00,000/-	10,00,000/-				
6. SUBSIDIES / TRAVEL	60,000					
7. TOTAL						
8. OWN SOURCE / SCHOLARSHIP						
9. INSURANCE PREMIUM FOR THE DURATION OF LOAN AND START UP PERIOD						
10. LOAN REQUIRED						49,02,500/-

SCHEDULE A

Portion of property bearing Survey No. 827/C being part of original Survey No.239/1 of Malad village, Mumbai Suburban District, admeasuring approximately 31454 sqm , (including RG in the delineated red area popularly referred to as Zone 4- excluding Shetty's plot AND Hospital plot) and bounded as follows :

- On or towards the east by : R.G. (Recreation Ground) of natural subdivision -I out of City Survey No.239/1 of Nagari Nivara Parishad's and Property of F.E.Dinshaw Trust beyond that.
- On or towards the west by : City Survey No.239/1 belonging to F.E.Dinshaw Trust
- On or towards the north by : City Survey No.239/1 belonging to F.E.Dinshaw Trust
- On or towards the south by : D.P.Road No.2 and City Survey No.239/1 of Nagari Nivara Parishad's property beyond that

And shown in dark black border on the plan annexed as annexure H hereto.



बदा-२/
८५८३ १ ९०
२००५

VAASTU SANKALP CO.OP HSG. SOC. LTD.Registration No. MUM / WP / HSG/ TC/ 13664/2006-07 Dated
BLDG NO: 12 SANKALP SAHANIWAS. (NNP) C T S NO 827-C FILM CITY RD. MALAD (E)-400 097**BILL**

Flat No: **B-001** Annexure No: **0** SqFt: **0** Bill No: **712**
Name: **Mrs. YADAV GEETA RAMAASHISH** Bill Date: **01/11/2023**
Bill for: **November** Due Date: **25/11/2023**

Sr.	PARTICULARS OF CHARGES	AMOUNT
1	MAINTENANCE CHARGES	162.00
2	WATER CHARGES	350.00
3	ELECTRICITY CHARGES	382.00
4	SECURITY CHARGES	458.00
5	BLDG INSUR/ LIFT MAINTANCE /SANKALP FED /OTHER SERVICES	167.00
6	LIFT & COLOUR PROVISION CHARGES	300.00
7	SINKING FUND	103.00
8	BUILDING REPAIRE FUND	150.00
9	LAND REV. TAX & NON AGR. TAX	33.00
10	EDUCATION FEES	10.00
11	NON OCCUPANCY CHARGES	169.00

Total 2,264.00

Add: Interest 170.00

Less: Adjustment 0.00

Principal Arrears 11,320.00

Interest Arrears 340.00 11,660.00

Total Due Amount & Payable ₹ 14,024.00

(Rupees Fourteen Thousand Ninety Four Only)

E.&O.E.

- 1 PLEASE DRAW CHQ. IN FAVOUR OF "VAASTU SANKALP CO.OP HSG. SOC. LTD."
- 2 DUE DATE FOR THE BILL IS 25TH OF EVERY MONTH
- 3 INTEREST WILL APPLIED @18% ON PAYMENT AFTER DUE DATE
- 4 ANY DISCRIPANCY IN THIS BILL SHOULD BE INTIMATED IN WRITING
- 5 SAHASWAT BANK A/C NO. 248200100000668. IFSC CODE: SRCB0000249.

For VAASTU SANKALP CO.OP HSG. SOC. LTD

Authorised Signature

NO RECEIPT

BRIHAN MUMBAI MAHANAGARPALIKA.

NO. CHE/BZZA/BP(MS)/AP OF. - 2 JAN 2007

To,

M/s Nagari Nivara Parishad,
Goregaon (East),
Mumbai- 63.

OFFICE OF THE
EX. ENGR BLDG. PROPL. (W.S.) R & F. WARD
Dr. BABASAHEB AMDEDEKAR MARKET BLDG
KANDIVALI-WEST, MUMBAI-400 067

Subject : Permission to occupy the completed residential building on sub-plot No.12, of layout bearing C.T.S.No. 827/C of village Malad situated at Malad (E), Mumbai, for Nagari Nivara Parishad.

Ref: Your letter dt. 19.8.2005.

Sir,

The developed work of residential Bldg. on sub-plot No. 12 comprising of Gr. + 7 upper floors on plot No. 12 bearing C.T.S.No. 827/C of village Malad situated at Malad (East), Mumbai completed under the supervision of Shri Shirish B. Patel, Lic. Surveyor/Architect having Lic. No. 0/99/13 Shri P.H. Srinivasachar Lic. Structural Engineer having Lic. No. 308/3/68 and Lic. Site Supervisor, Shri Dinesh N. Bhargani, having Lic. No. 8/164/SS-III, may be occupied on the following conditions :-

1. That the certificates under Section 270-A of B.M.C. Act shall be obtained from A.E.M.H. P/North Ward and a certified copy of the same shall be submitted to this office.
2. That all the remaining terms and conditions of the approved layout/sub-division/amalgamation shall be complied with.
3. That all the intimation of disagreement/objections including B.C.C. refusal conditions and notes should be duly complied with.
4. That the Co. Op. Pkg. Certificate shall be issued and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.
5. That D.L.I.R's certificate for transfer of ownership of self-ack land in the case of B.C.C.B. shall be submitted before B.C.C.

A set of certified completion plan is returned here-
WITHOUT SIGNATURE OF THE ENGINEER
WITHIN THE TIME SPECIFIED

Yours faithfully,

Somya Saha
for Ex. Eng. Bldg. Prop. (W.S.)
P & K/West wards.



land out of F.E. Dinshaw Trust's holding from S.No.239/1, of Village Malad to the said Trust subject to the terms and conditions contained in that resolution. The Government further directed the Collector (M.S.D.) to survey and demarcate 62 acres of land out of Survey No.239/1 of Village Malad to be allotted to the Trust and to give possession of 62 acres of demarcated land immediately to the said Trust after recovering market price of land prevailing as on 1.2.1976. Annexed hereto and marked Annexure 'E' is a copy of the said resolution dated 16.2.1991, and

Annexure
"E"

Thereafter, the Collector (M.S.D.) through the City Survey Officer (M.S.D. No.5) got the 62 acres of land to be allotted to the said Trust surveyed and demarcated, and

The Collector (M.S.D.) by his Order No.87/3 K/E-003 dated 9.9.1991 directed the said Trust to pay Rs.62,70,075/- as price of 62 acres of land as market price prevailing on 1.2.1976. Annexed hereto and marked Annexure 'F' is a copy of the said order dated 9.9.1991, and

Annexure
"F"

The said Trust paid Rs.62,70,075/- from the amounts received from the said persons to the Collector (M.S.D.) on 24.1.1992 towards the price of land as indicated by the said Collector in his letter dated 9.9.1991 referred to hereinabove, and

As per the said orders of the State Government dated 5.1.1990 (Annexure 'C' herein) and dated 16.2.1991 (Annexure 'E' herein) and as a result of the agreement therein contained, the Trust is entitled and enjoined upon to prepare layout of 62 acres of land of S.No.239/1 of Village Malad and the Tenement Allottee is aware that the Trustees have the sole and exclusive right to allot tenements amongst the Tenement Allottees in several buildings to be constructed on the said land and to enter into agreements with Tenement Allottees and to receive price in respect thereof, and

The said Trust has entered into an agreement with Architects registered with Council of Architects, and such agreement is as per the form of the agreement prescribed by the Council of Architects, and

The Trustees in consultation with the said Architects have appointed Structural Engineers for the preparation of the structural designs and drawings of the buildings, and

In the meantime, that is, in 1987 F.E. Dinshaw Trust had filed a Writ Petition in the Bombay High Court bearing Petition No.1857 of 1987 against the Maharashtra State Government and others including the Trust challenging the validity of the proposed acquisition of land bearing Survey No.239/1 of Village Malad under the Urban Land (Ceiling and Regulations) Act, 1976 and

On 24.1.1992 consent terms were filed in the said Writ Petition No.1857/1987 in the High Court of Bombay between F.E. Dinshaw Trust, State Government, Maharashtra Housing and Area Development Authority and the said Trust whereby allotment of plots of land out of S.No.239/1 of Village Malad to the consenting parties including the allotment of the said area of 62 acres to the Trust on behalf of the proposed Co-operative housing societies was finally settled and concluded. Annexed hereto and marked Annexure 'G' is a copy of the said Consent Terms dated 24.1.1992, and



On 26.3.1992 the Collector (M.S.D.) has given possession of 62 acres of land out of S.No.239/1 of Village Malad to the said Trust as per terms and conditions of the Government Resolution dated 16.2.1991 and consent terms filed in Writ Petition No.1857 of 1987 in the High Court of Bombay on 24.1.1992, and

The Trustee declare that the terms and conditions applicable and binding upon the Tenement Allottees and their proposed Co-operative Housing Societies have been incorporated in an agreement dated 8.11.1996 which has been executed by the Trustees in favour of the Collector, Mumbai Suburban District. Annexed hereto and marked Annexure 'G-1' is a copy of the said agreement dated 8.11.1996, and

Annexure
"G-1"

Handwritten notes and stamps at the bottom of the page. A rectangular stamp contains the number '५५३' and the word '२००५' below it. There are also some illegible handwritten marks.

SCHEDULE "B"

No. 827 C, being part of the original Survey No. 239/1 of Malad Village, Bombay Suburban District, admeasuring, 2,50,895.4 sq.m. and bounded as follows, that is to say:

- On and towards East : City Survey No. 239/1 belonging to MHADA and F.E. Dinshaw Trust.
- On and towards South : City Survey No. 239/1 belonging to MHADA:
- On and towards West : City Survey No. 239/1 belonging to Bombay Municipal Corporation, City Survey No. 239/1 belonging to MHADA and city Survey No. 239/1 belonging to F.E. Dinshaw Trust and
- On and towards North : City Survey Nos. 239/1 belonging to F.E. Dinshaw Trust.



बदल-२/
७५६३ १९८

भारत न्यायिक

पचास
रुपये

रु. 50

FIFTY
RUPEES

Rs. 50

INDIA

INDIA JUDICIAL

Office, Mumbai
MAHARASHTRA

No. 28 OCT 2005

162

श्री न्याय परधाना वार

B 107425

4 NOV 2005 दि. 04
द्वि-18 4 NOV 2005

1069

NAGARI NIVARA PARISHAD



पद-२/
१५३ ७
२००५

THIS AGREEMENT made at Mumbai this 3rd day of Dec. 2005
 between (1) SHRI PADMAKAR BALKRISHNA SAMANT (2) SMT. MRINAL
 KESHAV GORE (3) SMT. KAMAL VASANT DESAI (4) SHRI VASANT
 PANDURANG SHIRALI (5) SHRI BALKRISHNA PARSHURAM HALDANKAR
 (6) SHRI SHRIDHAR SHANKAR NAKHAREKAR and (7) SHRI
 KRISHNANATH RAMCHANDRA NEVREKAR, all Trustees of NAGARI
 NIVARA PARISHAD, a Public Trust, registered under the Bombay Public Trust
 Act, 1950, having its registered office at Samant Bungalow, opp. Railway Station,
 Goregaon (East), Mumbai 400 063 and which Trustees aforementioned are
 hereinafter called 'the Trust' or 'the Trustees' (which expression shall, unless it be

Handwritten signature and initials

repugnant to the context or meaning thereof, means and includes the survivors or survivor of them and other Trustees or Trustee for the time being of these presents, their successors and assigns) of the ONE PART and SHRI SHRI MATHI / KUMARI

Geeta Rambharat Yadav. residing at
Jurvakala Yadav Chawl. P. No. 8,
Rathanwadi Shivaji Nagar. Malad (E)
Mumbai - 47

Geeta
8870

who desires to acquire a tenement in the new Scheme of housing proposed by the Trustees on Co-operative basis as hereinafter provided and who is hereinafter called the 'Tenement Allottee' (which expression shall unless repugnant to the context or meaning thereof be deemed to include his/her heirs, executors and administrators) of the SECOND PART;

WHEREAS:

- A. With a view to help house seekers in obtaining at least minimal residential accommodation and for some other objects incidental thereto an organisation by the name of Nagari Nivara Parishad was formed in the year 1983 and subsequently registered as aforesaid on or about 29th July, 1985 under the Bombay Public Trust Act, 1950. In this Agreement the word Trust wherever the context so requires shall mean and include Nagari Nivara Parishad.
- B. With the above objective Nagari Nivara Parishad approached the Government of Maharashtra with a request for allotment of sizable piece of land in the city of Greater Mumbai available under the provisions of Urban Land (Ceiling and Regulations) Act 1976.
- C. The then Chief Minister by his letter dated 31.12.1983 annexed hereto and marked Annexure 'A' assured the said Nagari Nivara Parishad that the Government would spare land for constructing tenements for needy persons and he further asked the said Nagari Nivara Parishad to organise Co-operative Housing Societies for the said persons on the basis of the Government Resolution No. LCS-1083/11882/CR-222/G-4 Mantralaya, Mumbai 400032 in Revenue Department dated 12.5.1983, a copy of which is annexed hereto and marked Annexure 'B'. It is to be noted that one of the conditions of the said Government Resolution dated 12.5.1983 was that names of all persons desirous of obtaining tenements ought to be approved by the Collector of Mumbai Suburban District (hereinafter referred to as Collector (M.S.D.))
- D. After the vicissitudes of several changes in Government and overcoming of technical hurdles, the State Government, by its letter No. ULC/AOL-1084/(929)/D-XIII dated 5.1.1990 informed the said Trust that the Government has decided in principle to allot 65 acres of land out of F.F. Dinshaw Trust's holding from S.No.239/1, of Village Malad to the members of Co-operative Housing Societies to be formed by the said Trust for the construction of houses approximating 6,000 in number. After prescribing usual conditions the letter concluded with the instructions that the allotment orders shall be issued not in the name of the said Trust but in the names of one or more Co-operative housing societies of prospective allottees to be formed by the said Trust. Annexed hereto and marked Annexure 'C' is a copy of the said letter dated 5.1.1990, and
- E. The said Trust by its reply dated 12.1.1990, addressed to the Secretary, Housing and Special Assistance Department, accepted all the conditions contained in the Government letter dated 5.1.1990 referred to hereinabove and further stated that it had no interest whatsoever, in the land and it will not possess for itself any portion of the land. Annexed hereto and marked Annexure 'D' is a copy of the said letter dated 12.1.1990, and
- F. The Maharashtra Government in the Housing and Special Assistance Department issued orders of the Government of Maharashtra contained in the Resolution No. AOL 1090/3444/k-13 dated 16.2.1991. By the said order the Government allotted only 62 acres (and not 65 acres as proposed) of

Annexure "A"

Annexure "B"



Annexure "C"

Annexure "D"

Proposed	1
Carried	2
6453	
2004	