

## Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation no. TPB/4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

### INTIMATION OF APPROVAL (IOA)

No.MH/EE/BP Cell/ GM/MHADA-9/1/82/2022

Dated:- 14 OCT 2022

To,

M/s Swastik Homes,  
C.A. to Swastik Tulip CHSL,(Bldg.no.9&10)  
312, Swastik Disa Corporate park,  
LBS Road, Ghatkopar (West)  
Mumbai -400086.

**Sub:-** proposed Redevelopment of existing building no.9 &10,on plot bearing C.T.S. No.356 (pt), Village-Hariyali at Kannamwar Nagar MHADA Layout, Vikhroli (East), Mumbai-400083.

**Ref: -** Application of Architect's Dated. 16-09-2022

Dear Applicant,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter dated 16-09-2022 and the plans, Sections Specifications and Description and further particulars and details of your proposed Redevelopment of existing building no.9 &10,on plot bearing C.T.S. No.356 (pt), Village-Hariyali at Kannamwar Nagar MHADA Layout, Vikhroli (East), Mumbai-400083.furnished to this office, vide representation dated 16-09-2022, I have to inform you that I may approve the amended plans for building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45 (1) (ii)of the MRTP Act1966 as amended upto date, my approval by reasons thereof subject to fulfilment of conditions mentioned as under:-

#### **A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.**

1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
2. That the all requisite payment fees, deposits, premium shall be paid.

3. That structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 5(3) (9) shall be submitted by him.
4. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with plan shall be submitted before C.C.
5. That the Janata Insurance Policy shall be submitted.
6. That the requisitions of clause 49 of DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
7. That the Bore well shall be constructed in consultation with H.E./MCGM.
8. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt.07.06.2016.
9. That the Information Board shall be displayed showing details of proposed work, name of owner, developer, architect / LS, R.C.C. consultant etc.
10. That the comprehensive undertaking, indemnity and affidavit shall be submitted in the name of Hon'ble V.P. & C.E.O. MHADA.
11. The safety measure shall be taken on site as per relevant provision of I.S.code and safety regulation.
12. That the up-to-date paid receipts of A.A.&C. from 'S' ward shall be submitted.
13. That the specific NOC as per Hon'ble Supreme Court of India ( S.L.P.Civil No.D23708/2017) order in dumping ground court case dtd.15.03.2018 shall be obtained from concerned department /S.W.M. Department shall be submitted.
14. That the NOC from S.G./Consultant remarks shall be submitted.
15. RUT shall be submitted to incorporate a clause in the sale agreement with prospective buyers, that the building is proposed with deficient open space and the developer/prospective buyer will not object to the development on the adjacent plots in future with deficient open spaces.
16. That the final outcome of parking provision by Govt. of Maharashtra,UDD-1 shall be binding on you.
17. RUT shall be submitted by developer that all the rehab flats to be accommodated in this IOA plans.

**B: For Labour Camp / Temporary shed**

1. That, the exact location of the Temporary Shed/ labour Camp at the premises situated at shall be shown in accompanying sketch of the proposed temporary shed/labour camp.
2. That, the material for side and top covering used for the Temporary Shed/Labour Camp shall not be either tarpaulin or G.I.Sheets

3. That this Temporary Shed /Labour Camp shall not be constructed in such a manner that the same can be easily removed after the expiry of the temporary permission.
4. That you shall do any sort of pucca or permanent construction of any nature on this temporary permission.
5. That the temporary shed shall not be constructed to the approved size and measurement and shall exceed the permitted area
6. That you shall not pay the sum of Rs.10000 (in Words Rs.Ten Thousand) as a security deposit which may be forfeited in the extent of your failure to comply with any of the condition mentioned herein.
7. That you shall not pay the sum of Rs.10000 (in Words Rs. Ten Thousand) as deposit covering the charges for the removal of temporary shed at your risk and cost if you fail to remove the shed on or before the date of expiry of the temporary permission.
8. That you shall not intimate the Municipal authorities in writing immediately after the shed is removed by you on before the expiry date
9. That in case of your failure to remove the Temporary Shed /Labour Camp on or before the date of expiry, you will not allow Municipal authorities to remove the same at your risk and cost without notice and you will not allow the demolition charges to be recovered from the deposit paid for this purpose and the security deposit paid by you to be forfeited
10. That you shall not pay fees at the rate of the Rs. /-per 10 Sq.Mts. Area for the structure for the entire monsoon period or part thereof.
11. That you shall not pay the fees for the structure for the whole monsoon period or part thereof and so on.

**C. CONDITIONS TO BE COMPILED BEFORE FURTHER C.C**

1. That the plinth shall be got checked by this office staff.
2. All the payments as intimated by Building Proposal Cell/MHADA shall be paid and any other outstanding that may be levied by any other Govt. Dept. if any shall be borne by the Society / Applicant.
3. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, if applicable, shall be submitted for : a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Tree authority, f) Hydraulic Engineer, g) PCO, h)NOC from Electric Supply Company.
4. That the Material testing report for construction materials used at site shall be taken as per required frequency.

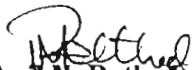
5. That the yearly progress report of the work will be submitted by the Architect.
6. That the design and specification for mechanized parking tower shall be obtain from the Consultant/Manufacturer.
7. That the work of Mechanized parking tower shall be carried out as per NOC granted by E.E.(T&C) department, MCGM or remarks by consultant.
8. That the Civil aviation NOC for Airport Authority shall be submitted.

**D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C**

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C.
2. That the low lying plot will be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be levelled, rolled, consolidated and sloped towards road side
3. That the dust bin will be provided on site.
4. That 3.00 mt. wide paved pathway upto staircase will be provided.
5. That the open spaces as per approval, parking spaces and terrace will be kept open.
6. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
7. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
8. That terraces, sanitary blocks, nahanis in kitchen shall be made Water proof and same shall be provided by method of pounding and all sanitary connections shall be leak proof and smoke test shall be done in presence of licensed plumber.
9. That final N.O.C. from concerned authorities / empanelled consultants for :- a) S.W.D., b) Water Works, c) CFO /Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any, g) Assessment, h) E.E. T & C shall be submitted before occupation.
10. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
11. That final completion plans for Completion of work on site shall be submitted.
12. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
13. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority
14. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list

furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.

15. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
16. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of MCGM. The necessary condition in sale agreement to that effect shall be incorporated by Developer/Owner.

  
(Anil N. Rathod)

**Executive Engineer (E.S.)  
B.P.Cell/ (GM)/MHADA**

### SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
  - a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street.
  - b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
  - c. Not less than 92 ft.( Town Hall) above Town Hall Datum.
3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay 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 of the 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 the completion on occupation is detected by the Assessor and Collector's Department.
4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
5. Proposed date of commencement of work should be communicated.
6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

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

## NOTES

1. The work should not be started unless objections are complied with.
2. 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.
3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, 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 certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 10 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 presumed that Municipal tap water has been consumed on the construction works. and bills preferred against them accordingly.
7. 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.
8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant Engineer/Deputy Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. 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.
12. No work should be started unless the existing structures proposed to be demolished are demolished.
  13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval 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 withdrawn.
  14. The bottom of the overhead storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
  15. It is to be understood that the foundations must be excavated down to hard soil.
  16. The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
  17. The water arrangement to be carried out in strict accordance with the Municipal requirements.
  18. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Hon'ble VP/CEO-MHADA.
  19. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of 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 screwed on highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations 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 as its lower ends in cement concrete blocks.
  20. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.



21. Louvers should be provided as required by Bye law No. 5 (b)/b. Lintels or Arches should be provided over Door and Windows opening/ c. The drains should be laid as require under Section 234-1(a)/d. The inspection chamber should be plastered inside and outside.

  
(Anil N. Rathod)

**Executive Engineer (E.S.)  
B.P.Cell/ (GM)/MHADA**

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ  
(म्हाडाचा घटक)

MUMBAI HOUSING AND  
AREA DEVELOPMENT BOARD  
(A MHADA UNIT)



स्वातंत्र्याचा अमृत महोत्सव

म्हाडा  
MHADA



No.CO/MB/REE/NOC/F-1303/ 1327 /2022  
Date:- 08 JUN 2022

To  
The Executive Engineer (Eastern Suburb),  
Building Permission Cell,  
Greater Mumbai, MHADA,  
Bandra (E), Mumbai 400 051.

**Sub :** N. O. C. for proposed redevelopment of existing Building No.09 & 10, now known as **SWASTIK TULIP** CHSL., bearing CTS No. 356 (pt), at village- Hariyali , Kannamwar Nagar, Vikhroli (E), Mumbai - 400 083 under DCPR 2034.  
--- **NOC for 1,2,3 & 4<sup>th</sup> installment.**

**Ref :** 1. Mumbai Board's Offer letter No. CO/MB/REE/NOC/F-1303/2031/2021, dated 19.08.2021.  
2. Society's letter dated 29.04.2022.

Sir,

The applicant has complied requisites for obtaining No Objection Certificate (NOC) for allotment of additional buildable area & pro-rata BUA of layout for redevelopment of their building under subject. There is no objection of this office for undertaking construction as per the proposal of the said society under certain terms and conditions.

Allotment of additional BUA approved and allotted by this NOC is as under:

i) The allotment is on sub-divided plot as per table given below ;

Bldg. No.	Society Name	Area as per Lease Deed (In m <sup>2</sup> )	Area as per Layout / demarcation plan whichever less is considered for FSI (In m <sup>2</sup> )	Tit Bit Area (In m <sup>2</sup> ) (4-3)
1	2	3	4	5
09	SAYEESH	646.00	660.66	14.66
10	SUMANGAL	646.00	659.80	13.80
	TOTAL	1,292.00	1320.46	28.46

ii) The above allotment of FSI is on sub-divided plot admeasuring about **1,320.46 m<sup>2</sup>** (i.e. 1,292.00 m<sup>2</sup> as per Lease Area + 28.46 m<sup>2</sup> Tit Bit Area). The total built up area should be permitted up to existing BUA 1,225.92 m<sup>2</sup> + **4,709.86 m<sup>2</sup>** (Residential use) [i.e. 2,735.46 m<sup>2</sup> in the form of additional BUA + 1,796.80 m<sup>2</sup> Pro-rata BUA + 177.60 m<sup>2</sup> 10 % Hon. VP/A Quota] thus total BUA = **5,935.78 m<sup>2</sup>** only.

iii) Allotment of total BUA of **5,935.78 m<sup>2</sup>** (for residential) is permitted for I.O.A. purpose only.

- iv) Since the Society has paid Full payment ( First to Fourth installment ) i.e. 100 % amount of premium towards additional built up area of **4,709.86 m<sup>2</sup>** (for residential use) as per A.R. Resolution 6749, Dt. 11.07.2017, hence Commencement certificate shall be issued for **5,935.78 m<sup>2</sup>** [i.e. **4,709.86 m<sup>2</sup>** (for residential use) permitted through this NOC. (Proportionate to the Full payment ( First to Fourth installment ) paid by the Society as per Offer letter under reference no. 1) and **1,225.92 m<sup>2</sup>** Existing Built up area].

The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt.04/06/2007, A. R. No. 6397 dated 5/05/2009 , A. R. No. 6422 dated 07.08.2009 and A.R. no. 6749, Dt. 11/07/2017 and circular dated 16/06/2011 & 21/12/2011 subject to following conditions.

1. The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal, as per prior approval of EE, BP Cell, Greater Mumbai / MHADA.
2. Necessary Approvals to the plans from EE, BP Cell, Greater Mumbai / MHADA should be obtained before starting of work.
3. The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.
4. The work should be carried out entirely at applicant's own risk and cost and MHADA Board will not be responsible for any mishap or irregularity at any time.

5. **The built up area permitted as per statement below.**

Sr.No	Built up Area	In m <sup>2</sup>
1.	Plot area considered as per . i. As per Lease deed - 1,292.00 m <sup>2</sup> (Bldg. no.09 of 646.00 m <sup>2</sup> + Bldg. no.10 of 646.00 m <sup>2</sup> ) ii. Tit bit area - 28.46 m <sup>2</sup>	<b>1,320.46</b>
2.	Permissible FSI	3.00
3.	Permissible BUA ( <b>1,320.46 m<sup>2</sup></b> x 3.00)	<b>3,961.38</b>
4.	Permissible Pro-rata from layout FSI (56.15 m <sup>2</sup> X 32 T/s )	1,796.80
5.	10 % Ho'ble VP/A Quota	177.60
6.	Total permissible BUA (Sr. no. 3+4+5)	<b>5,935.78</b>
7.	<b>Total built up area permitted for obtaining I.O.A.</b> <b>5,935.78 m<sup>2</sup></b> (for residential) permitted through this NOC.	<b>5,935.78</b>
8.	<b>Total built up area permitted for obtaining Commencement Certificate</b> i. <b>1,225.92 m<sup>2</sup></b> Existing Built up area ii. <b>4,709.86m<sup>2</sup></b> (for residential use) permitted through this NOC. (Proportionate to the Full payment ( First to Fourth installment ) paid by the Society as per Offer letter under reference no. 1) <b>But for this 4,709.86 m<sup>2</sup> BUA Further CC shall be issued only after execution of Tri-partite Agreement, as per Circular dtd.16.03. 2021 of Housing department, GOM. After producing Tri-partite Agreement from society, further C.C. may be issue.</b>	<b>5,935.78</b>

	<p><b>Society / Developer shall have to pay the entire stamp duty of prospective buyers for the 4,709.86m<sup>2</sup> area for which 50 % reduction in premium is availed as per UDD's G.R. dtd. 14.01.2021 and same is allotted vide this NOC.</b></p> <p><b>EE/BP Cell/ MHADA is requested to obtain the proposed plans from Society /Developer / Architect to earmark above 4,709.86m<sup>2</sup> area while approving the plans. The details of the same shall be submitted to collector of stamps.</b></p>	
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6. It should be sole responsibility of society to obtain the approval of plans / FSI as per 33(5) of DCPR 2034 from Planning Authority/MHADA and this allotment is made subject to approval of Planning Authority/MHADA, the minimum rehabilitation carpet area shall be as per provision of clause no.2 under action 33(5) of DCPR 2034.
7. The work should be carried out within the land underneath & appurtenant to the society / society's building or plot leased by the Board / as per approved subdivision.
8. Responsibility of any damage or loss of adjoining properties if any will vest entirely with the society and M.H.& A. D. Board will not be responsible in any manner.
9. The user of this construction under this NOC should be restricted to **RESIDENTIAL** purpose only. Separate permission for other user will have to be obtained.
10. Barbed wire fencing/ chain link Compound wall along boundary line is permitted after getting demarcation fixed from the Executive Engineer Kurla Division, Mumbai Board.
11. The Society shall have to construct and maintain separate underground water tank, pump house and overhead water tank to meet requirement of the proposed and existing development and obtain separate water meter & water connection.
12. The society shall have to obtain approval for amended plans as and when amended else the NOC for Occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA will not be granted.
13. One set of plan along with letter should be forwarded to the office of Resident Executive Engineer / Mumbai Board as token of your approval.
14. The Chief Officer / Mumbai Board reserve the right to cancel NOC without giving any notice.
15. All the terms and conditions mentioned in earlier Offer letter, NOC letters will be applicable to the society. ①

16. The redevelopment proposal should be prepared adhering to the Development Plan reservation, Building regulations and any other rules applicable to building construction by the EE,BP Cell, Greater Mumbai / MHADA.
17. The plans of the proposed building shall be submitted to EE,BP Cell, Greater Mumbai / MHADA within six months from the date of issue of this NOC positively for its approval, failing which the NOC will stand cancelled.
18. The NOC holder will have to communicate the actual date of commencement of work and to submit progress report of the redevelopment scheme by every month till completion of scheme to the Executive Engineer / Kurla Divn. / M.B. under intimation to this office.
19. If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right is reserved to cancel the NOC by this office.
20. The reconstruction of new building for the rehabilitation of old occupiers shall be completed within a period of 30 months from the date of issue of this NOC. In case NOC holder fails to do so, extension to the above time limit may be granted depending on the merits of the case and on payment of an extension fee as may be decided by the office from time to time.
21. The road widening that may be proposed in the revised layout will be binding on the society & the society should handover the affected area of road widening to the MCGM at their own cost.
22. All terms & conditions of lease deed and sale deed are binding on the society.
23. After issue of this NOC & during course of redevelopment work if any mishap / collapse occur, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be taken to avoid mishap / collapse and the work of redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.
24. The proposal of issue of NOC for obtaining Occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA to the newly constructed building will have to be submitted along-with the following documents / information.
  - a) Copy of approved plan along-with copy of IOA & C.C. from EE,BP Cell, Greater Mumbai / MHADA. The name of the occupiers against concerned tenements proposed to be allotted in new building should be clearly shown in the plan along-with carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area and proposed allotted area.

- b) The concerned Architect & NOC Holder / Developer should give certificate that the newly constructed building is in accordance with the plans approved by EE,BP Cell, Greater Mumbai / MHADA & the tenements constructed for rehabilitation of the occupiers of building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.
- c) Photographs of the newly constructed building taken from various angles.
25. If it is subsequently found that the documents / information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences / losses, if any thereof if arises in future.
26. Necessary trial pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. Consultant / Structural Engineer, registered with MCGM.
27. By this letter you are requested not to issue Occupation Certificate unless consent letter duly signed by Chief Officer / Mumbai Board is obtained and submitted to your Department by the applicant.
28. After approval of layout with 3.00 FSI from Architect Layout Cell, Greater Mumbai / MHADA society will be entitled to additional Pro-rata share of FSI as per approved layout. Further society's allotted Pro-rata share as per this NOC will be adjusted against it's allotted pro-rata share as an when layout is approved by the Architect Layout Cell, Greater Mumbai / MHADA with 3.00 FSI.
29. Allotment of the layout pro-rata B.U.A. in this case will not create any imbalance of F.S.I. / B.U.A. in the layout though the same is not yet approved as per FSI 3.00 as per DCPR-2034.
30. All the dues should be cleared by Society before issue of Occupation Certificate.
31. This NOC is issued for the purpose of IOD/ IOA and approval of plans for BUA of **5,935.78** m<sup>2</sup> (for residential) as shown in condition No. 5 of this letter. The Commencement Certificate shall be issued for BUA **5,935.78** m<sup>2</sup> [i.e. **4,709.86** m<sup>2</sup> (for residential use) permitted through this NOC. (Proportionate to the Full payment ( First to Fourth installment ) paid by the Society as per Offer letter under reference no. 1) and **1,225.92** m<sup>2</sup> Existing Built up area].  
**But for this 4,709.86 m<sup>2</sup> BUA Further CC shall be issued only after execution of Tri-partite Agreement, as per Circular dtd.16.03. 2021 of Housing department, GOM. After producing Tri-partite Agreement from society, further C.C. may be issue.**

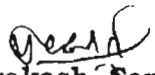
32. All the terms and conditions mentioned in the Layout which was processed to E.E./BP Cell / MHADA shall be applicable to the society.
33. The set of plans approved by E.E./BP Cell / MHADA duly certified by the Architect should be submitted to this office before commencement of work.
34. The society will have to submit stability of the existing structure / proposed work through Registered Licensed Structural Engineer by E.E./BP Cell / MHADA.
35. The society will have to obtain separate P. R. card as per the approved sub division / plot leased out by the board duly signed by S. L. R. before asking for Occupation Permission from E.E./BP Cell / MHADA.
36. The society will have to obtain approval for amended plans as and when the Society amends the plans.
37. The society should submit undertaking on Rs. 250/- Stamp paper for not having any objection if the newly developable plots are either developed by the Board or by the allotted of the Board in Pant Nagar, Ghatkopar layout.
38. The Society will have to hand over the set back area free of cost to MCGM & proof of the same will have to be submitted to this office. The society will have to inform about form encroachment to E.E./BP Cell / MHADA at their own cost and M.H.A.D. Board shall not be held responsible
39. The pro-rata charges towards construction of D. P. as implemented by MCGM will be paid from the premium received from the society for the purchase of additional BUA for which receipts shall be submitted by the society from E.E./BP Cell / MHADA in favor of Chief Accounts Officer / MHAD Board.
40. The Society will have to submit Undertaking on Rs. 250/- stamp paper agreeing to pay the difference in premium if any as and when MHADA reviews the policy for allotment of F.S.I. / T.D.R. (Form V).
41. Before issuing the NOC for Occupation, Tanker Water or Extra Water charges payment clearance should be produced by the Society
42. The redevelopment Proposal should be approved adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in Planning Authority, MHADA.
43. The charges as may be levied by MCGM, from time to time (apart from FSI charges), for e.g. Pro-rata charges for Roads, shall be paid by the society to MCGM directly, on demand from MCGM. (u)

44. The society shall indemnify MHADA against any legal action regarding payment of stamp duty for a) Transfer of built tenements to beneficiaries and b) Purchase of balance FSI /T. D. R. etc. as may be required under provisions of Stamp Duty Act.
45. This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.100/-)
46. MCGM has incurred expenditure for on site infrastructure prior to modification in DCR 33 (5) and after modification in DCR 33 (5). The Pro-rata premium shall be payable by the society as and when competent authority communicates to you.
47. The Pro-rata premium for approval of revised layout under DCR 33 (5) with 3.0 FSI shall also be payable by society as and when communicated to you.
48. Society has to ensure that Contractors / Sub-Contractors appointed by the society or Developer of the Society, who are in charge of construction work; shall be registered with MBOCWW Board & are required to fulfill the obligations as contemplated in Building and other construction workers (Regulation of Employment and condition of service) Act,1996. And further these Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.
49. All the other terms and conditions mentioned in the Offer letters u/r no. 1 shall remain same and will be binding on society.
50. MHADA reserve it's right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.

It is, therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions as mentioned above. In case of any breach to above terms and condition, the NOC will stand cancelled.

**(Draft approved by CO/MB)**

**Encl:** Proposed Plan.

  
**(Prakash Sanap)**  
**Resident Executive Engineer**  
**Mumbai Board**



✓  
**Copy to : The Secretary:-** Building No.09 & 10, now known as **SWASTIK TULIP** CHSL.,at village- Hariyali , Kannamwar Nagar,Vikhroli (E), Mumbai - 400 083.

**Copy to Architect:** M/s. Saisampada DBS, 1002, Head Quarter Building, Opp. Collector Office, Near Chetana College, Bandra (East), Mumbai – 400 051 for information.

**Copy forwarded to information and necessary action in the matter to the: -**

1. Dy. Chief Engineer (East) / Mumbai Board for information.
2. Executive Engineer, Housing Kurla Division.
  - i) He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
  - ii) He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
  - iii) He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
3. Copy to Architect / Layout cell / M.B.
4. Copy to Shri. Jadhav/Assistant for MIS record.

# J N MEHTA & ASSOCIATES

CHARTERED ACCOUNTANTS

Phone: +91 22 2677 3316

75, Commercial Chambers,  
Masjid Bunder Road,  
Mumbai 400 003

FORM-3

DATE: 11/10/2023

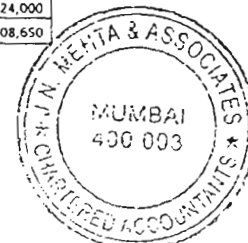
[Per Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE  
(FOR REGISTRATION OF A PROJECT)

To,  
The Swastik Homes  
Address:  
Subject: Certificate of Financial Progress of Work of Swastik Tulip having MahaRera registration Number being developed by Swastik Homes  
Sir,  
This Certificate is being issued for RERA compliance for the Swastik Tulip being Developed by Swastik Homes and is based on the records and documents produced before me and explanation provided to me by the management of the Company from 01.07.2023 to 30.09.2023

**Table A - Estimated Cost of the Project (at the time of Registration of Project)**

Sr. No	Particular	Estimated Total Amount (in INR)
1	Land Cost:	
a	value of the land as ascertain from the annual statement of rates(ASR)	
b	Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	129,000,000
c	Acquisition cost of TDR (if any)	
d	Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc. and	68,608,650
e	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	
f	Under Rehabilitation scheme:	
i	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer:	104,976,000
ii	Estimated Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing tem accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	76,700,000
iii	Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation	
iv	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
	<b>Sub Total of LAND COST (A)</b>	<b>379,284,650</b>
II	Development Cost/ Cost of Construction	
a	Estimated Cost of Construction as certified by Engineer	283,824,000
b	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
c	Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs consumables etc.	21,000,000
d	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	14,600,000
e	Interest payable to financial institutional, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	85,000,000
	<b>Sub Total of DEVELOPMENT COST (B)</b>	<b>404,424,000</b>
	<b>Total Cost of Project (Estimated)</b>	<b>783,708,650</b>



# J N MEHTA & ASSOCIATES

CHARTERED ACCOUNTANTS

Phone: +91 22 2677 3316

75, Commercial Chambers,  
Marjil Under Road,  
Mumbai 400 003

Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particular	Actual Total Amount (IN INR)
I	Land Cost	
a	Value of the land as ascertained from the annual statement of rates (ASR)	
b	Incurred expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area, and any other incentive, concession in deficiency under DCR from Local Authority or Sales Government/UT Administration or any Statutory Authority	63,849,991
c	Incurred Expenditure Acquisition cost of TDR (if any)	
d	Amounts paid to State Governments/UT Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc. and	23,631,613
e	Land Premium paid for redevelopment	
f	Under Rehabilitation scheme	
	Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	
a)	Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer	11,006,117
b)	Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA	11,006,117
	Incurred expenditure towards clearance of land or any encumbrances including cost of removal of illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessional which are not refundable and so on.	22,462,500
	Incurred Expenditure towards ASR linked premium, fees, charges and security deposits or maintenance deposit or any amounts whatsoever paid to any authorities towards land in respect of rehabilitation	
	Any other cost including interest incurred, a borrowing done specifically for construction of rehabilitation equipment	
	<b>Sub Total of LAND COST (A)</b>	<b>120,950,021</b>
II	Development Cost/ Cost of Construction	
a)	Estimated Cost of Construction as certified by Engineer	
a)	Construction cost incurred including site development and infrastructure for the same as certified by engineer	29,757,279
b)	Actual Cost of construction incurred as per the books of accounts as verified by the CA	29,757,279
	Cost incurred on additional items not included in estimated cost (As per engineer certificate minimum of (i) and (a) has to be considered)	
	Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	6,926,119
	Incurred Expenditure towards taxes, cess, fees charges premiums, interest etc. to any Statutory Authority	5,119
	Incurred Expenditure towards interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	10,343,989
	<b>Sub Total of DEVELOPMENT COST (B)</b>	<b>47,032,505</b>



3	Total Cost of the Project (Actual incurred as on date of certificate) (16) (ii) of incurred Column	167,982,525
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (Table A) (as per Project Architect's Certificate)	21.45
5	Amount which can be withdrawn from the Designated Account.	167,982,525
	Total Estimated Cost * Proportion of cost incurred ( Sr. number 2 * Sr. number 5)	
6	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	44,059,131
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	123,913,394

Place: Mumbai  
Date: 11/10/2023

Yours Faithfully,  
For J N Mehta & Associates  
Chartered Accountants  
*Jaymehta*  
Proprietor  
(J N Mehta)  
(M No. 172436)  
UDIN:23172-36BGWKL04061



Table C  
Statement for calculation of Receivables from the Sales of the Real estate Project

Sold Inventory					
Sr. No	Flat No.	Carpet Area (in Sq.mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	405	37.22	7,391,206	1,859,135	5,532,071
2	502	53.11	10,289,608	2,078,502	8,211,105
3	505	36.56	7,044,056	1,447,280	5,596,776
4	508	37.22	7,159,987	1,431,997	5,727,990
5	602	53.11	10,289,608	1,782,104	8,507,504
6	603	52.35	8,480,816	4,050,000	4,430,816
7	605	36.56	7,091,597	4,094,449	2,997,148
8	608	37.22	7,162,393	1,504,103	5,658,290
9	702	53.11	9,100,000	1,820,000	7,280,000
10	704	36.56	5,600,000	1,059,037	4,540,963
11	708	37.22	8,060,787	1,692,764	6,368,023
12	805	36.56	7,139,800	900,000	6,239,800
13	808	37.22	8,060,787	1,612,158	6,448,629
14	1101	37.90	7,623,650	1,600,967	6,022,683
15	1108	37.22	7,475,252	1,495,217	5,980,035
16	1302	53.11	10,813,417	1,081,342	9,732,075
17	1305	36.56	7,568,078	760,000	6,808,078
18	1402	53.11	10,393,417	2,614,099	7,779,318
19	1405	36.56	7,377,311	1,401,689	5,975,622
20	1408	37.22	7,638,576	763,858	6,874,718
21	1501	37.90	7,610,196	1,598,141	6,012,055
22	1502	53.11	10,861,204	2,280,853	8,580,351
23	1508	37.22	7,500,480	1,425,091	6,075,389
24	1601	37.90	6,925,000	1,070,000	5,855,000
25	1602	53.11	10,649,612	1,164,961	9,484,651
26	1605	36.56	7,075,578	2,061,000	5,014,578
27	1608	37.22	7,614,766	4,513,114	3,101,652
28	1701	37.90	7,614,126	1,522,825	6,091,301
29	1702	53.11	10,649,612	1,164,963	9,484,649
30	1708	37.22	7,490,957	942,545	6,548,412
31	1805	36.56	7,366,096	2,162,438	5,203,658
32	1808	37.22	7,601,087	931,995	6,669,092
33	1901	37.90	7,614,126	1,522,825	6,091,301
34	1902	53.11	9,575,322	3,500,000	6,075,322
35	2005	36.56	7,349,802	1,290,000	6,149,802
36	2008	37.22	8,061,433	846,450	7,214,983
TOTAL		1,495.52	293,319,745	62,955,902	230,363,843



Unsold Inventory

A Wing			
Sr No.	Flat No	Unit Consideration as per Ready Recknor	Carpet Rea (in. sq. mt)
1	301	37.90	5,829.513
2	302	53.11	8,169.008
3	303	52.35	8,052.111
4	304	36.56	5,623.403
5	305	36.56	5,623.403
6	308	37.22	5,724.920
7	401	37.90	5,829.513
8	402	53.11	8,169.008
9	403	52.35	8,052.111
10	404	36.56	5,623.403
11	405	36.56	5,623.403
12	501	37.90	6,120.988
13	503	52.35	8,454.716
14	504	36.56	5,904.573
15	601	37.90	6,120.988
16	604	36.56	5,904.573
17	701	37.90	6,120.988
18	703	52.35	8,454.716
19	705	36.56	5,904.573
20	801	37.90	6,120.988
21	802	53.11	8,577.459
22	803	52.35	8,454.716
23	804	36.56	5,904.573
24	901	37.90	6,120.988
25	902	53.11	8,577.459
26	903	52.35	8,454.716
27	904	36.56	5,904.573
28	905	36.56	5,904.573
29	908	37.22	6,011.166
30	1001	37.90	6,120.988
31	1002	53.11	8,577.459
32	1003	52.35	8,454.716
33	1004	36.56	5,904.573
34	1005	36.56	5,904.573
35	1008	37.22	6,011.166
36	1102	53.11	8,985.909
37	1103	52.35	8,857.322
38	1104	36.56	6,185.744
39	1105	36.56	6,185.744
40	1201	37.90	6,412.464
41	1202	53.11	8,985.909
42	1203	52.35	8,857.322
43	1204	36.56	6,185.744
44	1205	36.56	6,185.744
45	1208	37.22	6,297.412
46	1301	37.90	6,412.464
47	1303	52.35	8,857.322
48	1304	36.56	6,185.744
49	1306	37.22	6,297.412
50	1401	37.90	6,412.464
51	1403	52.35	8,857.322
52	1404	36.56	6,185.744
53	1503	52.35	8,857.322
54	1504	36.56	6,185.744
55	1505	36.56	6,185.744
56	1603	52.35	8,857.322
57	1604	36.56	6,185.744
58	1703	52.35	8,857.322
59	1704	36.56	6,185.744
60	1705	36.56	6,185.744
61	1801	37.90	6,412.464
62	1802	53.11	8,985.909
63	1803	52.35	8,857.322
64	1804	36.56	6,185.744
65	1903	52.35	8,857.322
66	1904	36.56	6,185.744
67	1905	36.56	6,185.744
68	1906	59.41	10,051.833
69	1907	59.41	10,051.833
70	1908	37.22	6,297.412
71	2001	37.90	6,412.464
72	2002	53.11	8,985.909
73	2003	52.35	8,857.322
74	2004	36.56	6,185.744
75	2006	59.41	10,051.833
76	2007	59.41	10,051.833
77	2101	37.90	6,703.940
78	2102	53.11	9,394.360



79	2103	52.35	9,259,927
80	2104	36.55	6,466,914
81	2105	36.55	6,466,914
82	2106	59.41	10,508,735
83	2107	59.41	10,508,735
84	2108	37.22	5,583,658
TOTAL		3,681.24	610,668,684



Table D  
Comparison between Balance Cost and Receivables

	Estimated Balance Cost to Complete the Real Estate Project	
1	(Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)	615,725,125
2	Balance amount of receivables from sold apartments as per table C of this certificate	230,363,843.00
3	(i) Balance Unsold area in sq.mts (to be certified by Management and to be verified by CA from the records and books of accounts)	3,681.74
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA as per Annexure A to this certificate)	610,658,684
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	841,032,527
5	If to be Filled for ongoing projects only) Amount to be deposited in Designated Account - 70% or 100% IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	588,722,769

Table E  
Designated Bank Accounts details

Sr. No.	Particulars	Designated Bank Account Details
1	Opening balance	
2	Deposits	41,229,953.70
3	Withdrawal	41,229,992.30
4	Closing Balance	1.40

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in table C has been deposited in Designated Bank Account.  
I hereby certify that Swastik Tulip has utilized the required proportion of money as specified in the act, collected from allottees for this project only for land and construction of this project

Table F  
Means of Finance

Sr. No.	Particulars	Estimated (at the time of registration) (in Rs.) (Proposed and Indicative)	Proposed Estimated (As on the Date of the certificate) (in Rs.)	Actual (as on the date of certificate) (in Crores.)
1	Own Funds	30,000,000	30,000,000	5,463,949
2	Total Borrowed Funds (secured) - Drawdown availed till date	250,000,000	250,000,000	61,265,647
3	Total Borrowed funds (Unsecured) - Drawdown availed till date	60,000,000	60,000,000	49,926,885
4	Customer Receipt used for project	339,500,000	443,708,650	47,306,044
5	Total Funds for Project	679,500,000	783,708,650	167,982,525
6	Total Estimated Cost (As per Table)	679,500,000	783,708,650	167,982,525

Table G

	Any Common Observation of CA		
1			
2			
3			
4			

Yours Faithfully,  
For J N Mehta & Associates  
Chartered Accountants  
*Jaymehta*  
Proprietor  
(J N Mehta)  
(AI No. 172436;  
UDIN-23172436BGWNI04361

Place Mumbai  
Date: 11/10/2023

Agreed & Accepted by  
*Harsh Vagrecha*  
Signature of Proprietor  
Harsh Vagrecha  
Date: 11/10/2023





3064

AVV/AJ/

REPORT ON TITLE

To,

**M/s. Swastik Homes,**  
312, Swastik Disa Corporate Park,  
Opp. Shreyas Cinema, L.B.S. Marg,  
Ghatkopar West,  
Mumbai 400 086.

Subject: All that piece or parcel of land admeasuring 646 square meters or thereabouts bearing C.T.S. No. 356 (Part) corresponding to Survey No. 113 of village Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai – 400 083 in the registration sub-district of Kurla (Mumbai Suburban District) along with Building No. 9 consisting of Ground plus 3 (three) upper floors having 4 tenants on each floor i.e. a total of 16 members ("**First Property**").

All that piece and parcel of the land admeasuring 646 square meters or thereabouts bearing CTS No. 356 (part) corresponding to Survey No. 113 of Village Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai - 400 083 in the registration sub-district of Kurla (Mumbai Suburban District) along with Building No. 10 consisting of Ground plus 3 (three) upper floors having 4 tenants on each floor i.e. a total of 16 members ("**Second Property**").

First Property and Second Property admeasuring in aggregate 1292 square meters and having 32 members in aggregate and an additional tit bit area admeasuring 28.46 sq. meters shall hereinafter be collectively referred to "**Property**".

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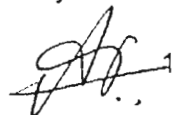
We have been instructed to issue a Report on Title ("**Report**") in respect of the said Property. For that purpose, we have relied on the (i) Documents provided to us by you ("**Documents and Records**") and (ii) Search Reports dated 28<sup>th</sup> October 2022 issued by Vishwas Daware, Search Clerk for searches carried out in the office of the Sub-Registrar of Assurances for a period of 30 (Thirty) years i.e. 1993 to 2022 in respect of the said Property and which is annexed hereto and marked as "**Annexure – A**", all of which have resulted in our observations and conclusions set forth in this Report.

**A. DOCUMENTS PERUSED**

For the purpose of this Report on Title, we have inspected the below-mentioned documents:

1. **Documents in respect of First Property**

- a. Indenture of Lease dated 28<sup>th</sup> December 1987 executed between Maharashtra Housing and Area Development Authority and Kannamwar Nagar Sayeesh Cooperative Housing Society Limited.



- b. Deed of Sale dated 28<sup>th</sup> December 1987 executed between the Maharashtra Housing and Area Development Authority and Kannamwar Nagar Sayeesh Cooperative Housing Society Limited.
- c. Copy of letter dated 5<sup>th</sup> August 2021 issued by Deputy Registrar, Co-operative Housing Societies, MHADA, ratifying the appointment of Swastik Homes as the developers for redevelopment of the said First Property.

2. **Documents in respect of Second Property**

- a. Indenture of Lease dated 17<sup>th</sup> May 1991 executed between Maharashtra Housing and Area Development Authority and Kannamwar Nagar Sumangal Cooperative Housing Society Limited.
- b. Deed of Sale dated 17<sup>th</sup> May 1991 executed between Maharashtra Housing and Area Development Authority and Kannamwar Nagar Sumangal Cooperative Housing Society Limited.
- c. Copy of letter dated 5<sup>th</sup> August 2021 issued by Deputy Registrar, Co-operative Housing Societies, MHADA, ratifying the appointment of Swastik Homes as the developers for redevelopment of the said Second Property.

3. **Documents in respect of Swastik Tulip Co-operative Housing Society Limited**

- a. Order of Deputy Registrar, Co-operative Societies, MHADA, dated 5<sup>th</sup> August 2021 and bearing Serial No. Ja.Kr.Mum/Dy.R/B-2/1069/2021, Reg. No. MUM/TNA/MHADB/HSG/[TO]/[TC]/103/2021-2022.
- b. Copy of Offer Letter dated 19<sup>th</sup> August 2021 bearing reference no. CO/MB/REE/NOC/F-1303/2031/2021 issued by Mumbai Housing and Area Development Board and addressed to Swastik Tulip CHSL, Building No. 9 and 10 with respect to plot admeasuring 646 square meters of building no. 9 i.e. Sayeesh along with tit bit area

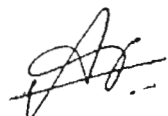
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admeasuring 14.66 square meters + plot admeasuring 646 square meters of building no. 10 i.e. Sumangal along with tit bit area admeasuring 13.80 square meters with a total of 1320.46 square meters corresponding to Survey No. 113.

- c. Development Agreement dated 25<sup>th</sup> February 2022 executed between Swastik Tulip Co-operative Housing Society Limited (as Society therein) and Mr. Prafulla R. Parulkar and 31 other (as Members therein) and M/s. Swastik Homes represented by its partner Mr. Rahul Samar (as Developer therein) and registered with the office of Sub-Registrar of Assurances at Kurla and bearing Serial No. KRL-5/3579 of 2022.
- d. Power of Attorney dated 25<sup>th</sup> February, 2022 executed by Swastik Tulip Co-operative Housing Society Limited (Society therein) in favour of M/s. Swastik Homes represented by its partner Mr. Rahul Samar and registered with the office of Sub-Registrar of Assurances at Kurla bearing Serial No. KRL-5/3591 of 2022.
- e. Copy of a NOC dated 8<sup>th</sup> June 2022 bearing reference no. CO/MB/REE/NOC/F-1303/1383/2022 issued by Mumbai Housing and Area Development Board and addressed to the Executive Engineer (Eastern Suburb), Building Permission Cell with respect to Building No. 9 and 10, now known as Swastik Tulip CHSL. The authority gave a NOC for allotment of additional buildable area and pro-rata BUA of layout for redevelopment of the said Property subject to the terms and conditions as set out therein.

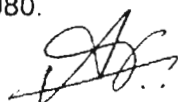
**B. DEVOLUTION OF TITLE**

1. The Maharashtra Housing Board ("Board") constituted under the Maharashtra Housing and Area Development Act, 1976 was possessed or otherwise well and sufficiently entitled to (1) all that piece and parcel of the land or ground bearing Survey No. 113, City Survey No. 356 (part) admeasuring 646 square meters, situate, lying and being at Hariyali Village Vikhroli in the Registration Sub-District of Bandra Bombay Suburban District ("Sayeesh Land") and (2) all that piece and parcel of the land or

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ground bearing Survey No. 113, City Survey No. 356 (part) admeasuring 646 square meters, situate, lying and being at Hariyali Village Vikhroli in the Registration Sub-District of Bandra Bombay Suburban District ("**Sumangal Land**").

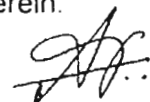
2. The Board constructed (1) a building bearing no. 9 ("**Building No. 9**") on Sayeesh Land and the tenants of the Building No. 9 formed a co-operative housing society known as Kannamwar Nagar Sayeesh Cooperative Housing Society and (2) a building bearing no. 10 ("**Building No. 10**") on Sumangal Land and the tenants of Building No. 10 formed a co-operative housing society known as Kannamwar Nagar Sumangal Cooperative Housing Society for housing of people under Low Income Group Housing Scheme.
3. The said Sayeesh Land together with Building No. 9 is hereinafter referred to as "**Sayeesh Property**" and the said Sumangal Land together with Building No. 10 is hereinafter referred to as "**Sumangal Property**".
4. Maharashtra Housing and Area Development Authority (hereinafter referred to as the "**Authority**") was constituted with effect from December 5, 1977 *vide* Government Notification by the Public Works and Housing Development bearing No. ARD/1077(1)/Desk-44 and the Board, stood dissolved by operation of Section 15 of the Maharashtra Housing Board Act, 1948 (hereinafter referred to as the "**MHAD Act**").
5. By and under Indenture of Lease dated 28<sup>th</sup> December 1987 executed between Maharashtra Housing and Area Development Authority (the Authority therein) and Kannamwar Nagar Sayeesh Cooperative Housing Society Limited (the Society therein), the Authority therein demised by way of lease to the Society therein all that piece and parcel of the land or ground bearing Survey No. 113, City Survey No. 356 (part) admeasuring 646 square meters, situate, lying and being at Hariyali Village Vikhroli in the Registration Sub-District of Bandra Bombay Suburban District i.e the said Sayeesh Land for the lease premium, rent and terms and conditions more particularly stated therein for a period of 99 years with effect from 1<sup>st</sup> December 1980.



6. By and under a Deed of Sale dated 28<sup>th</sup> December 1987 executed between the Maharashtra Housing and Area Development Authority (the Authority therein) and Kannamwar Nagar Sayeesh Cooperative Housing Society Limited (the Society therein), the Authority therein conveyed, granted and assured to the Society therein by way of sale, the said Building No. 9 constructed on the said Sayeesh Land i.e. all that piece and parcel of the land or ground bearing Survey No. 113, City Survey No. 356 (part) admeasuring 646 square meters, situate, lying and being at Hariyali Village, Vikhroli in the Registration Sub-District of Bandra Bombay Suburban District for the consideration and in the manner more particularly described therein.
7. In view of the aforesaid, Kannamwar Nagar Sayeesh Cooperative Housing Society Limited became the lessee of Sayeesh Land and the owner of Building No. 9 standing on the said Sayeesh Land.
8. By and under an Indenture of Lease dated 17<sup>th</sup> May 1991 executed between Maharashtra Housing and Area Development Authority (the Authority therein) and Kannamwar Nagar Sumangal Cooperative Housing Society Limited (the Society therein), the Authority therein demised by way of lease to the Society therein all that piece and parcel of the land or ground bearing Survey No. 113, City Survey No. 356 (part) admeasuring 646 square meters, situate, lying and being at Hariyali Village, Vikhroli in the Registration Sub-District of Bandra Bombay Suburban District viz. the said Sumangal Land for the lease premium, rent and terms and conditions more particularly stated therein for a period of 99 years with effect from 1<sup>st</sup> December 1980.
9. By and under a Deed of Sale dated 17<sup>th</sup> May 1991 executed between Maharashtra Housing and Area Development Authority (the Authority therein) and Kannamwar Nagar Sumangal Cooperative Housing Society Limited (the Society therein), the Authority therein conveyed, granted and assured to the Society therein by way of sale, the said Building No. 10 constructed on the said Sumangal Land i.e. all that piece and parcel of the land or ground bearing Survey No. 113, City Survey No. 356 (part) admeasuring 646 square meters, situate, lying and being at Hariyali Village

Vikhroli in the Registration Sub-District of Bandra Bombay Suburban District for the consideration and in the manner more particularly described therein.

10. In view of the aforesaid, Kannamwar Nagar Sumangal Cooperative Housing Society Limited became the lessee of the said Sumangal Land and the owner of Building No. 10 standing on the said Sumangal Land.
11. By a notification dated 5<sup>th</sup> August 2021 bearing Serial No. Ja.Kr.Mum/Dy.R/B-2/1069/2021, Reg. No. MUM/TNA/MHADDB/HSG/(TO)/(TC)/103/2021-2022 issued by Deputy Registrar, Co-operative Societies, MHADA, Kannamwar Nagar Sayeesh Cooperative Housing Society Limited and Kannamwar Nagar Sumangal Cooperative Housing Society Limited were dissolved and Swastik Tulip Co-operative Housing Society Limited was incorporated and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, under registration no. MUM/TNA/MHADDB/HSG/(TO)/(TC)/103/2021-2022 dated 5<sup>th</sup> August 2021 and having its registered office at Building No. 9 and 10 Kannamwar Nagar 1, Vikhroli (East), Mumbai – 400 083.
12. By and under a Development Agreement dated 25<sup>th</sup> February 2022 executed between Swastik Tulip Co-operative Housing Society Limited (as Society therein) and Mr. Prafulla R. Parulkar and 31 others (as Members therein) and M/s. Swastik Homes represented by its partner Mr. Rahul Samar (as Developer therein) and registered with the office of Sub-Registrar of Assurances at Kurla and bearing Serial No. KRL-5/3579 of 2022, the Society therein granted sole, exclusive and irrevocable development/re-development rights on principal to principal basis to the Developer therein with respect to all that piece and parcel of the land admeasuring 1292 square meters or thereabouts bearing CTS No. 356 (part) corresponding to Survey No. 113 (part) plus tit bit area at Village Hariyali, Kannamwar Nagar, Vikhroli (East) in the registration sub-district of Kurla and District of Mumbai City/Suburban along with Building No. 9 and Building No. 10 standing thereon, on the consideration and on the terms and conditions more particularly described therein.



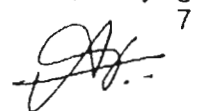
13. By and under a Power of Attorney dated 25<sup>th</sup> February, 2022 executed by Swastik Tulip Co-operative Housing Society Limited (Society therein) in favour of M/s Swastik Homes represented by its partner Mr. Rahul Samar (Attorney therein) and registered with the office of Sub Registrar of Assurances at Kurla bearing Serial No. KRL5/3591/2022.

**C. PROPERTY REGISTER CARD**

We have been furnished with a copy of Property Register Card dated 24<sup>th</sup> November 2020 in respect of CTS No. 356/A/2/1 of Village Hariyali being a larger property admeasuring 525629.81 square meters, of which the said Property form a part of. On perusal thereof, we note that the name of Kannamwar Nagar Sumangal Cooperative Housing Society Limited as lessee therein in respect of 646 sq. meters and Kannamwar Nagar Sayeesh Cooperative Housing Society Limited is reflected as lessee therein in respect of 646 sq. meters.

**D. PERMISSIONS AND APPROVALS**

1. We have been furnished with Notification of Deputy Registrar, Co-operative Societies, MHADA, dated 5<sup>th</sup> August 2021 and bearing Serial No. Ja.Kr.Mum/Dy.R/B-2/1069/2021, Reg. No. MUM/TNA/MHADB/HSG/[TO]/[TC]/103/2021-2022 which stated that Swastik Tulip Co-operative Housing Society Limited, Building No. 9 and 10 has been registered under Maharashtra Cooperative Housing Societies Act, 1960.
2. We have been furnished with a copy of Offer Letter dated 19<sup>th</sup> August 2021 bearing reference no. CO/MB/REE/NOC/F-1303/2031/2021 issued by Mumbai Housing and Area Development Board and addressed to Swastik Tulip CHSL, Building No. 9 and 10 with respect to Sumangal Land and Sayeesh Land admeasuring 1292 square meters and an additional 28.46 square meters tit bit area, whereby the Society's proposal for utilization of additional buildable area in respect of the Sumangal Land and Sayeesh Land together with tit-bit area under Regulation 33(5) of the Development Control and Promotion Regulations 2034 was approved subject to payment of premiums and on the terms and conditions set out therein.
3. We have been furnished with a copy of letter dated 5<sup>th</sup> August 2021 issued by Deputy Registrar, Co-operative Housing Societies, MHADA, ratifying

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the appointment of Swastik Homes as the developers for redevelopment of the said First Property.

4. We have been furnished with a copy of letter dated 5<sup>th</sup> August 2021 issued by Deputy Registrar, Co-operative Housing Societies, MHADA, ratifying the appointment of Swastik Homes as the developers for redevelopment of the said Second Property.
5. We have been furnished with a copy of NOC dated 8<sup>th</sup> June 2022 bearing reference no. CO/MB/REE/NOC/F-1303/1383/2022 issued by Mumbai Housing and Area Development Board and addressed to the Executive Engineer (Eastern Suburb), Building Permission Cell with respect to said Property, now known as Swastik Tulip CHSL. The authority gave a NOC for allotment of additional buildable area and pro-rata BUA of layout for redevelopment of the said Property subject to the terms and conditions as set out therein.

**E. SEARCHES**

We have caused searches to be conducted in the Office of the Sub – Registrar of Assurances at Bombay for the period of 30 (thirty) years i.e. 1993 to 2022 in respect of the said Property and have been provided with Search Reports dated 28<sup>th</sup> October 2022 issued by Mr. Vishwas Daware, Search Clerk in that regard. The same is annexed hereto and marked **Annexure 'A'**. On perusal of the Search Report we observe that in addition to the documents mentioned hereinabove, the below-mentioned documents were mentioned therein:

1. Deed of Confirmation dated 19<sup>th</sup> March 2002 executed between M/s. Bombay Housing & Area Development Board through Deputy Chief Officer Mr. Yashwant Omkar Padavi, M/s Mumbai Housing & Area Development Board through Estate Manager – 3 and M/s Bombay Housing & Area Development Board through Deputy Chief Officer Mr. Yashwant Omkar Padavi bearing registration no. K-2/2206/2002 in respect of Building No.10 bearing Ground + 3 upper floors Kannamwar Nagar Sumangal Co-operative Housing Society Limited.
2. Deed of Confirmation dated 19<sup>th</sup> March 2002 executed between M/s. Bombay Housing & Area Development Board through Deputy Chief Officer

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Mr. Yashwant Omkar Padavi and M/s Bombay Housing & Area Development Board through Deputy Chief Officer Mr. Yashwant Omkar Padavi bearing registration no. K-2/2207/2002 in respect of Lease Deed for a period of 99 years of Building No. 10 Kannamwar Nagar Sumangal Co-operative Housing Society Limited.

3. Declaration dated 7<sup>th</sup> August 2004 executed by M/s. Reliance Infocom Ltd. to Commissioner M.C.G.M bearing registration no. K-2/8646/2004 with respect to Antenna and Telecommunication System.
4. Lease Deed dated 25<sup>th</sup> October 2004 executed between M/s. Maharashtra Housing & Area Development through O.S.D Mr. R.G. Karkhanis and Ramdas Maruti Sangale bearing registration no. K-2/11118/2004 with respect to land and ground floor office building no. 9 bearing Survey No. 113 (pt) C.T.S. No. 356 (pt).
5. Declaration dated 6<sup>th</sup> March 2007 executed by Dr. Ramdas M. Sangale to The Municipal Commissioner bearing registration no. K-4/1512/2007 with respect to land bearing C.T.S. No. 356 (pt).
6. Affidavit dated 24<sup>th</sup> March 2011 executed by M/s. Dhanlaxmi Enterprises through partner Suresh J. More to The Municipal Commissioner M.C.G.M and bearing registration no. K-4/2089/2011 with respect to C.T.S. No. 356 (pt).
7. Affidavit dated 5<sup>th</sup> July 2011 executed by Dr. Ramdas M. Sangale to The Executive Engineer Building Proposal M.C.G.M bearing registration no. K-4/5004/2011 with respect to C.T.S. No. 356 (pt).
8. Indemnity Bond dated 26<sup>th</sup> April 2022 executed between M/s. Swastik Homes (Swastik Group) through Partner Mr. Hiren Shah through Mr. Rakesh Jagtap and Maharashtra Housing and Area Development Authority bearing registration no. K-5/8692/2022 with respect to proposed redevelopment Building No. 9 and 10, Swastik Tulip Co-operative Housing Society Limited on C.T.S. No. 356 (pt).
9. Indemnity Bond dated 13<sup>th</sup> June 2022 executed between M/s Swastik Homes (Swastik Group) through Partner Mr. Hiren Shah through Mr.

Rakesh Jagtap and Maharashtra Housing and Area Development Authority bearing registration no. K-5/11755/2022 with respect to proposed redevelopment Building No. 9 and 10, Swastik Tulip Co-operative Housing Society Limited on C.T.S. No. 356 (pt).

**F. SITE VISIT:**

We have not conducted a site visit of the said Property.

**G. PUBLIC NOTICE:**

We have caused Public Notice to be published on 21<sup>st</sup> October 2022 in Navshakti Mumbai Edition (Marathi Language) and Free Press Journal (English Language), inviting claims and objections from the public with respect to the development rights granted to the said Developer in respect of the said Property and we received no claims/objections in response thereto.

**H. INSPECTION OF ORIGINAL DOCUMENT/S:**


We have taken the inspection of originals of the documents stated under Paragraph A i.e. Documents Perused.

**I. CONCLUSION:**

Subject to what is stated herein, (i) Swastik Tulip Co-operative Housing Society Limited is the lessee of the said Sumangal Land and the said Sayeesh Land and the leasehold rights are valid and subsisting, (ii) M/s. Swastik Homes have been granted development rights in respect of the said Sayeesh Property and the said Sumangal Property and (iii) M/s. Swastik Homes is entitled to develop the tit bit land admeasuring 28.46 square meters as stated in Offer Letter dated 19<sup>th</sup> August 2021.

**J. GENERAL:**

1. This Report on Title ("**Report**") merely states the matters expressly dealt with in the Report. The Report does not consider any other questions not expressly answered in the Report.
2. This Report is issued solely on the basis of (i) the documents provided to us as mentioned in Section A above (i.e., Documents Perused), and we

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have no obligation to update this Report with any information or replies or documents received by us beyond the date of this Report.

3. In accordance with our scope of work and our qualifications:
  - a. We have not visited the site/location where the said Property is situated;
  - b. We are not qualified and have not independently verified the area of the said Property. We have referred to and retained the admeasurements in hectares, ares, acres, gunthas, square yards and square meters, as the case may be, as we have found them in various documents/letters;
  - c. We are not certifying the boundaries of the said Property nor are we qualified to express our opinion on physical identification of the said Property. We also do not express our opinion on matters related to actual physical use of the said Property;
  - d. We have not perused nor are we commenting upon the development plan/development plan remarks, sanctioned plans, permissions relating to development/re-development with respect to the said Property under the applicable Development Control Regulations and other prevailing laws.
4. We have been informed that no notice/s has/have been issued to or served upon or received by it from the government or any other local body or authority with respect to the said Property or any portion of it, including with respect to the acquisition, requisition, reservation or setback of the said Property or any portion of it. Save as disclosed in the Report. We have assumed the genuineness of these assertions and have not independently verified the same.
5. We have not independently validated the taxes/cess/duties/charges payable in respect of the said Property and our comments in regard to these are based solely on the documents provided to us.
6. For the purpose of using this Report, we have through our search clerks, conducted online searches in the office of the Sub-Registrar of Assurances

in whose jurisdiction the said Property is situated. Any entries with respect to registration of documents recorded beyond the date of the Search Report or beyond the date until which search is specified to have been conducted in the Search Report will not appear in the Search Report.

7. For the purpose of this Report, we have assumed:
- a. The legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies or scanned copies or electronic copies.
  - b. The persons executing documents have the necessary authority to execute them
  - c. That wherever any minors' rights are involved, these have been dealt with by their right/natural guardian for legal necessity and have not been challenged by such minors upon their attaining majority.
  - d. That all amounts required to be paid to owners under sale deeds / development agreements or any other document/s have been paid.
  - e. That there have been no amendments or changes to the documents examined by us.
  - f. That unless, stated otherwise herein, all prior documents have been adequately stamped and duly registered.
  - g. That each document binds the parties intended to be bound thereby.
  - h. The photocopies or scanned copies or electronic copies provided to us are accurate, correct and otherwise genuine photocopies or scanned copies or electronic copies of the originals.
  - i. That all translations of documents provided to us are complete and accurate.
  - j. The accuracy and completeness of all factual representations made in the documents.



- k. That all of the information (including documents) supplied to us was when given, and remains true, complete, accurate and not misleading.
  - l. For the purpose of this Report, we have relied upon information relating to lineage, if applicable on the basis of title deeds, revenue records and information provided to us.
  - m. A certificate, determination, notification, opinion or the like will not be binding on an Indian Court or any arbitrator or judicial or regulatory body which would have to be independently satisfied, despite any provision in the documents to the contrary.
  - n. Even though this document is titled "Report on Title", it is in fact an opinion based on the documents we have reviewed. This Report has been provided at the request of the client to whom it is addressed.
- 8. This Report is limited to the matters pertaining to Indian Law (as on the date of this Report) alone and we express no opinion on laws of any other jurisdiction.
  - 9. This Report does not seek to provide a summary of all documents reviewed but sets out the key facts and legal issues arising out of our limited review which, in our understanding, may be material.
  - 10. This Report is addressed to and shall be relied upon by the addressee alone.
  - 11. Our liability of any nature whatsoever including liability of refunding our fees or any part thereof towards any person, association of persons whether incorporated or not, authority, to whom this Report shall be disclosed and/or furnished or who shall rely on the same relating to the services provided in connection with preparation and issuance of this Report (regardless of form of action, whether in contract, negligence or otherwise), shall not exceed aggregate to fifty percent of the fees paid to us for this assignment. In no event shall we be liable for consequential, special, incidental or punitive loss, damage or expense (including without

limitation, lost profits, opportunity costs, etc.) even if we have been advised of their possible existence.

Dated this 12<sup>th</sup> day of December, 2022.

For Lexicon Law Partners,

  
(Partner)

Encl : as above.

## ANNEXURE - A

CHALLAN  
MTR Form Number-6

GRN	MH009628865202223E	BARCODE	[Barcode]				Date	20/10/2022-17:42:15	Form ID	
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Search Fee Other Items				TAX ID / TAN (If Any)					
					PAN No.(If Applicable)					
Office Name	AOB_SBR AND ADM OFF MUMBAI SUBURBAN				Full Name	Vishwas J Daware				
Location	MUMBAI									
Year	2022-2023 From 01/01/1993 To 20/10/2022				Flat/Block No.					
Account Head Details				Amount in Rs.	Premises/Building					
0030072201	SEARCH FEE			750.00	Road/Street					
					Area/Locality	Dombivall				
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Survey No 113 C T S No 356 Village Hariyali Taluka Kuria Mumbai					
					Amount In	Seven Hundred Fifty Rupees Only				
Total				750.00	Words					
Payment Details	IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN	Ref. No.	69103332022102020738	2773182554		
Cheque/DD No.					Bank Date	RBI Date	20/10/2022-17:43:14	Not Verified with RBI		
Name of Bank					Bank-Branch	IDBI BANK				
Name of Branch					Scroll No. , Date	Not Verified with Scroll				

Department ID :

Mobile No. :

9969151564

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "द्विप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

# Visfwas J. Daware

PROPERTY TITLE INVESTIGATOR

Room No. 289, Bhoir Chawl,  
Tata Power House,  
Kalyan (E),  
Mobile : 99691 51564

To,  
Lexicon Law Partners,  
Advocates & Solicitors,  
Mumbai,

Date :- 28/10/2022

Sir,

Re:- Investigation of the title of the Property of 1) "All that piece or parcel of land admeasuring 646/2 square meters or thereabouts bearing C.T.S. No. 356 (Part) corresponding to Survey No. 113 of village Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai - 400 083 in the registration sub-district of Kurla (Mumbai Suburban District) along with Building No. 9 consisting of Ground plus 3 (three) upper floors having 4 tenants on each floor." & 2) "All that piece and parcel of the land admeasuring 646 square meters or thereabouts bearing CTS No. 356 (part) corresponding to Survey No. 113 of Village Haryali, Kannamwar Nagar, Vikhroli (East), Mumbai - 400 083 in the registration sub-district of Kurla (Mumbai Suburban District) along with Building No. 10 consisting of Ground plus 3 (three) upper floors having 4 tenants on each floor."

As per your instructions I have taken search of above mentioned Property at Bandra Kurla & Mumbai sub registrar office from 1993 to 2022 {30 Years} on the whole of the searches taken by me in the above offices I have found following documents registered therein during the course of searches

In the Sub-Registrar Office at Bandra & Kurla from 1993 to 2022 (30 Years)

1993 - Torn	2003 - Nil	2013 - Nil
1994 - Torn	2004 - Entry	2014 - Nil
1995 - Torn	2005 - Nil	2015 - Nil
1996 - Torn	2006 - Nil	2016 - Nil
1997 - Torn	2007 - Entry	2017 - Nil
1998 - Torn	2008 - Nil	2018 - Nil
1999 - Torn	2009 - Nil	2019 - Nil
2000 - Torn	2010 - Nil	2020 - Nil
2001 - Torn	2011 - Entry	2021 - Nil R.N.M.P.
2002 - Entry	2012 - Nil	2022 - Entry R.N.M.P.

1. ENTRY FOR THE YEAR 2002

Deed of Confirmation :- Agreement Value Rs. /-  
Market Value Rs. /-

Schedule :- Building No 10 Ground + 3<sup>rd</sup> Floor Building Kannamwar Nagar Sumangal Co. Op. Housing Society Ltd. Document No P/4314/91 Dt. 21/06/1991 Agreement Value Rs. 1,68,560/- Survey No 113 C.T.S. No 356(pt) Total 16 Flats Adm. 462.48 Sq. Mtrs. Carpet

Name of the Party :- M/s Bombay Housing & Area Development Board through Deputy Chief Officer Mr. Yashwant Omkar Padavi  
M/s Mumbai Housing & Area Development Board through Estate Manger - 3  
To  
M/s Bombay Housing & Area Development Board through Deputy Chief Officer Mr. Yashwant Omkar Padavi



Exct. Date :- 19/03/2002  
Regn. Date :- 10/04/2002  
Sr. Page Vol. :- K-2/2206/2002  
Stamp Duty :- Rs. 20/-  
Regn. Fee :- Rs. 100/-

## 2. ENTRY FOR THE YEAR 2002

Deed of Confirmation :- Agreement Value Rs. /-  
Market Value Rs. /-

Schedule :- ( Lease Deed 99 Years ) Building No 10 Kannamwar Nagar Sumangal  
Co. Op. Housing Society Ltd. Lease Deed Document No P/4312/91  
Dt. 21/05/1991 Survey No 113 C.T.S. No 356(pt)  
Open Land Adm. 646 Sq. Mtrs.

Name of the Party :- M/s Bombay Housing & Area Development Board through Deputy  
Chief Officer Mr. Yashwant Omkar Padavi  
To  
M/s Bombay Housing & Area Development Board through Deputy  
Chief Officer Mr. Yashwant Omkar Padavi

Exct. Date :- 19/03/2002  
Regn. Date :- 10/04/2002  
Sr. Page Vol. :- K-2/2207/2002  
Stamp Duty :- Rs. 20/-  
Regn. Fee :- Rs. 100/-

## 3. ENTRY FOR THE YEAR 2004

Declaration :- Agreement Value Rs. /-  
Market Value Rs. /-

Schedule :- Antenna & Telecommunication System  
C.T.S. No 356(pt)

Name of the Party :- M/s Reliance Infocom Ltd. through Authorized Signatory  
Mr. Harkant Rawal  
To  
Commissioner M.C.G.M.

Exct. Date :- 07/08/2004  
Regn. Date :- 09/08/2004  
Sr. Page Vol. :- K-2/8646/2004

Stamp Duty :- Rs. 100/-

Regn. Fee :- Rs. 100/-

#### 4. ENTRY FOR THE YEAR 2004

Lease Deed :- Agreement Value Rs. /-  
Market Value Rs. /-

Schedule :- Land & Ground Floor Office Building No 9 Land Adm. 350 Sq. Mtrs.  
( 90 Years ) Survey No 113(pt) C.T.S. No 356(pt)  
Premium Rs. 28,67,746/- Yearly Rent Rs. 85,005/-

Name of the Party :- M/s Maharashtra Housing & Area Development through O.S.D.  
Mr. R. G. Karkhanis  
To  
Mr. Ramdas Maruti Sangale

Exct. Date :- 25/10/2004

Regn. Date :- 28/10/2004

Sr. Page Vol. :- K-2/11118/2004

Stamp Duty :- Rs. 1,86,575/-

Regn. Fee :- Rs. 30,000/-

#### 5. ENTRY FOR THE YEAR 2007

Declaration :- Agreement Value Rs. /-  
Market Value Rs. /-

Schedule :- C.T.S. No 356(pt)

Name of the Party :- Dr. Ramdas M. Sangale through Mr. Anil Shankar Vichare  
To  
The Municipal Commissioner

Exct. Date :- 06/03/2007

Regn. Date :- 06/03/2007

Sr. Page Vol. :- K-4/1512/2007

Stamp Duty :- Rs. 100/-

Regn. Fee :- Rs. 100/-

#### 6. ENTRY FOR THE YEAR 2011

Affidavit :- Agreement Value Rs. /-  
Market Value Rs. /-

Schedule :- Undertaking C.T.S. No 356(pt)

Name of the Party :- M/s Dhanlaxmi Enterprises through Partner Mr. Suresh J. More  
To  
The Municipal Commissioner M.C.G.M.

Exct. Date :- 24/03/2011

Regn. Date :- 24/03/2011

Sr. Page Vol. :- K-4/2089/2011

Stamp Duty :- Rs. 100/-

Regn. Fee :- Rs. 1,000/-

#### 7. ENTRY FOR THE YEAR 2011

Affidavit :- Agreement Value Rs. /-  
Market Value Rs. /-

Schedule :- Undertaking C.T.S. No 356(pt)

Name of the Party :- Dr. Ramdas M. Sangale  
To  
The Executive Engineer Building Proposal M.C.G.M.

Exct. Date :- 05/07/2011

Regn. Date :- 05/07/2011

Sr. Page Vol. :- K-4/5004/2011

Stamp Duty :- Rs. 200/-

Regn. Fee :- Rs. 1,000/-

#### ✓ 8. ENTRY FOR THE YEAR 2022

Dev. Agreement :- Agreement Value Rs. 18,34,55,000/-  
Market Value Rs. 17,54,75,500/-

Schedule :- Land & Structure Building No 9 & 10 Swastik Tulip Co. Op. Hsg.  
Society Ltd. C.T.S. No 356(pt)  
Adm. 1292.00 Sq. Mtrs.

Name of the Party :- Mr. Chandan Vishram Kadam & 40 Others  
M/s Swastk Tulip Co. Op. Housing Society Ltd. through Treasurer  
Mr. Yogesh Balkrishna Shelar ( Confirming Party )  
M/s Swastk Tulip Co. Op. Housing Society Ltd. through Secretary  
Mrs. Rajani Maruti Patil 7 Others  
To  
M/s Swastik Homes through Partner  
Mr. Rahul Samar

Exct. Date :- 25/02/2022

Regn. Date :- 25/02/2022  
Sr. Page Vol. :- K-5/3579/2022  
Stamp Duty :- Rs. 92,58,300/-  
Regn. Fee :- Rs. 30,000/-

9. ENTRY FOR THE YEAR 2022

Indemnity Bond :- Agreement Value Rs. /-  
Market Value Rs. /-

Schedule :- Proposed Revelopment Building No 9 & 10 Swastik Tulip Co. Op. Hsg. Society Ltd. C.T.S. No 356(pt)

Name of the Party :- M/s Swastik Homes ( Swastik Group ) through Partner Mr. Hiren Shah through Mr. Rakesh Jagtap  
To  
Maharashtra Housing & Area Development Authority

Exct. Date :- 26/04/2022  
Regn. Date :- 26/04/2022  
Sr. Page Vol. :- K-5/8692/2022  
Stamp Duty :- Rs. 500/-  
Regn. Fee :- Rs. 100/-

10. ENTRY FOR THE YEAR 2022

Indemnity Bond :- Agreement Value Rs. /-  
Market Value Rs. /-

Schedule :- Proposed Revelopment Building No 9 & 10 Swastik Tulip Co. Op. Hsg. Society Ltd. C.T.S. No 356(pt)


Name of the Party :- M/s Swastik Homes through Partner Mr. Hiren Shah through Mr. Rakesh Jagtap  
To  
Maharashtra Housing & Area Development Authority

Exct. Date :- 13/06/2022  
Regn. Date :- 13/06/2022  
Sr. Page Vol. :- K-5/11755/2022  
Stamp Duty :- Rs. 500/-  
Regn. Fee :- Rs. 100/-

In the Sub-Registrar Office at Mumbai from 1993 to 2022 (30 Years)

1993 - Torn	2003 - Torn	2013 - Nil
1994 - Nil	2004 - Torn	2014 - Nil
1995 - Nil	2005 - SPT	2015 - Nil
1996 - Torn	2006 - Torn	2016 - Torn
1997 - SPT	2007 - Torn	2017 - Nil
1998 - Torn	2008 - SPT	2018 - Torn
1999 - Nil	2009 - SPT	2019 - Nil
2000 - Nil	2010 - SPT	2020 - Nil
2001 - Torn	2011 - Torn	2021 - Nil R.N.M.P.
2002 - Torn	2012 - SPT	2022 - Record Not Yet Ready

Yours Faithfully

  
{ Vishwas L. Daware }  
SEARCH CLERK

Encl :- Original Search Receipt No MH009628865202223E/2022 Dt. 20/10/2022

Note :- Kindly note that the report is subject to {1} some of the Index II were torn out {2} some of the Index II Pages were not produced before us. {3} some of the Index II records are under Computer.

Office of  
The Dy. Chief Fire Officer  
Mumbai Fire Brigade,  
Vikhroli Regional Command Centre,  
Vikhroli Park Site, L.B.S. Road,  
Vikhroli (W), Mumbai - 400 079.

**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**MUMBAI FIRE BRIGADE**

**No.:** FB/HR/R-VI/70  
**Date:** 29/07/22

**Sub:** Fire protection & fire-fighting requirements for the proposed construction of High-rise residential building (redevelopment of existing building no. 9 & 10) known as "Swastik Tulip CHS LTD", on plot bearing C.T.S. no. 356(pt), Village-Hariyali at Kannamvar Nagar, Vikhroli, Mumbai, Under DCPR 2034,33(5) MHADA.

**Ref:** i) Letter submitted by Architect Mr. Rohit Parmar of M/S. Sai Sampada, dated -06.07.2022.  
ii) M.F.B. No. HR/R-VI/70, dated 06.07.2022.  
iii) Corrected plans submitted on 27/07/2022.

**Architect Mr. Rohit Parmar:**

This is a proposal for the construction of High-rise Residential building comprising of Ground floor for part on stilt + 1<sup>st</sup> & 2<sup>nd</sup> floor for amenities with puzzle car parking system + 3<sup>rd</sup> to 21<sup>st</sup> upper residential floors with a total height of 69.95mtrs. measured from general ground level up to terrace level as shown on plans.

➤ **The Floor-Wise user of the High Rise Residential Building are as under;**

Floors	User
Ground floor	Entrance lobby + Electric meter room + pump room + Puzzle car parking system
1 <sup>st</sup> floor	Lower duplex Gym with internal staircase + Society office + Puzzle car parking system
2 <sup>nd</sup> floor	Upper duplex Gym + Letter box room + Puzzle car parking system
3 <sup>rd</sup> to 21 <sup>st</sup> floors	08 nos. of flats on each floor
Terrace	Open to sky (treated as refuge area)

**THE DETAILS OF STAIRCASES & LIFT :**

No. of staircase	Type of staircase	Width	From - to
01 No.	Enclosed	01.50 mtrs.	Leading from Ground floor to terrace level
01 No.	Open	01.50 mtrs.	Leading from 1 <sup>st</sup> floor to 2 <sup>nd</sup> floor for Gym.

The main staircase is adequately ventilated through natural ventilation as well as through open chowk with AVS mechanism to out side air as shown on the plan. Air ventilation system shall be provided in internal chowk as per I.S. standard & shall be got approved from (M & E) dept. / MEP Consultant.

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**LIFT :**

Lifts Type;	Profile;	Nos. of Lifts;
Passenger	Leading from ground level up to top floor level.	03 nos.
Stretcher	Leading from ground level up to top floor level.	01 no.

Two of the passenger lift of the building shall be converted into fire lift. The lift lobby & common corridor at each floor level is directly ventilated to outside air as shown on the plan.

➤ **The side open spaces around the building are as follows;**

The building abuts on 12.20mtrs. wide Existing road on East side. Open spaces around the proposed High-Rise Residential Building are as under;

Sides	Building line to Plot boundary at ground level
North	6.19mtrs. to 6.26mtrs.
South	3.61mtrs. to 4.92mtrs
East	3.09mtrs. + 3.29mtrs. + 12.20 wide existing road
West	6.59mtrs. to 6.67mtrs.

**REFUGE AREA:**

Refuge area has been provided at staircase mid-landing in cantilever R.C.C. projection form at 6<sup>th</sup>-7<sup>th</sup>, 8<sup>th</sup>-9<sup>th</sup>, 10<sup>th</sup>-11<sup>th</sup>, 12<sup>th</sup>-13<sup>th</sup>, 14<sup>th</sup>-15<sup>th</sup>, 16<sup>th</sup>-17<sup>th</sup>, 18<sup>th</sup>-19<sup>th</sup>& 20<sup>th</sup>-21<sup>st</sup> of the building. In addition to this, terrace above 21<sup>st</sup> floor will be treated as refuge area. First refuge area is proposed at the height of 24.22 mtrs. from ground level.

➤ **The proposal has been considered favorably taking into consideration the following:**

- i) This proposal falls under 33(5) of DCPR 2034.
- ii) The bldg. abuts on 12.20 mtrs. wide Existing road on East side of the building as shown on the plan, which is well accessible for fire-fighting in case of emergency
- iii) Refuge area provided facing to the Road Side on the East side.
- iv) Recommended to provide automatic sprinkler system in each habitable room of each flat, in lift lobby/common corridor at each floor level, in society office, Gym, letter box room, as well as in entire Puzzle car parking covering each car parking.
- v) Recommended to provide automatic smoke detection system in society office, Gym, in electric meter room & in pump room of the building.

In the view of above, as far as this department is concerned, these fire protection & fire safety requirement are issued for the Ground floor for part on stilt + 1<sup>st</sup> & 2<sup>nd</sup> floor for amenities with puzzle car parking system + 3<sup>rd</sup> to 21<sup>st</sup> upper residential floors with a total height of 69.95mtrs. measured from general ground level up to terrace level as shown on the plans, signed in token of approval, subject to satisfactory compliance of the following requirements:

1. **ACCESS:**

There shall be no compound wall at 12.20 mtrs. wide Existing road on East side of the building. However, removable bollard chain link may be permitted.

2. **COURTYARDS:**

- i) The entire available courtyards on all the sides of the building shall be paved suitably to bear the load of fire engines weighing up to 58 m. tones each with a point load of 10 Kgs. per sq.cms.
- ii) The courtyards shall be kept free from obstruction at all times.
- iii) No structure of any kind shall be permitted in courtyards of the building.

3. **STAIRCASE :**

- i) The layout of the main staircase of the building shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level through at least one hour fire resistant self closing door (45 mm. thickness) placed in the enclosed wall of the staircase at landing.
- ii) The flight width of the staircase shall not be less than 01.50 mtrs. throughout its height.
- iii) Permanent vent at the top equal to 5% of the cross sectional area of the staircase shall be provided.
- iv) Openable sashes or R.C.C. grills with clear opening of not less than 0.5 sq.mtrs. per landing on the external wall of the staircase shall be provided.
- v) Nothing shall be kept or stored in staircase / corridor/passage.

**The terrace door shall be provided in the following manner.**

- A. The top of portion of the doors shall be provided with louvers.
- B. The single latch lock shall be installed from the terrace side at the height of not more than one mtr.
- C. The glass front of 6 inch diameter with the breakable glass shall be provided just above the single latch lock, so as to open the latch in case of an emergency by breaking glass.

4. **ENTRANCE/STAIRCASE OF DUPLEX GYM:**

- a) The duplex gym will have access through the main staircase at each floor level.
- b) Internal staircase of duplex gym shall be of non-combustible material.
- c) No combustible material shall be kept or stored in staircase/passages.

5. **CORRIDOR / LIFT LOBBY :**

- i) Corridor / lift lobby at each floor level shall be naturally ventilated as shown in plan.
- ii) The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.
- iii) Selfglowing/fluorescent exit signs in green colour shall be provided showing the means of escape for entire building.

*Michael*  
DK 28/09/22

*Q. J. J. J.*  
28/9/22



**6. ELECTRIC CABLE SHAFT AND ELECTRIC METER ROOM:**

- i) Electric cable shaft if provided shall be exclusively used for electric cables and should not open in staircase enclosure.
- ii) Electric cable shaft shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric shaft.
- iii) Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core / fire resistance for the entire building with provision of ELCB/MCB.
- iv) Electric meterroom shall be provided at ground floor level. It shall be adequately ventilated & easily accessible.
- v) Electric wiring shall be having copper core having the fire resistance and low smoke hazard cables for the entire bldg., with the provision of ELCB/MCB.
- vi) Low and medium voltage wiring running in shaft and in false ceiling should run in separate conduits;
- vii) Water mains, telephone lines, intercom lines, gas pipes or any other service line should not be laid in the duct for electrical cables; use of bus bar/solid rising mains instead of cables is preferred.

**7. ESCAPE ROUTE LIGHTING:**

- i) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor easily accessible to firefighting staff at any time irrespective of the position of the individual control of the light points, if any.
- ii) Staircase and corridor lighting shall also be connected to alternate supply.

**8. ENTRANCE DOOR AND EXIT/ENTRANCE STAIRCASE:**

- i) Entrance door of each occupancy, including flat entrance & kitchen doors (if provided) shall be of solid core having fire resistance of not less than one hour.
- ii) The fire resistance rating for staircase F.R.D., Lift lobby / protected lobby & the lift doors shall be as per N.B.C. provisions.

**9. LIFT:**

**A. PASSENGER LIFTS:**

- i) Walls enclosing lift shaft shall have a fire resistance of not less than two hours.
- ii) Shafts shall have permanent vent of not less than 0.2 sq. mtrs in clear area immediately under the machine room.
- iii) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance as per NBC. No collapsible shutter shall be permitted.
- iv) Two lifts of the building shall be converted into fire lift and shall be as per specifications laid down under the regulations.

- v) Threshold of non combustibile material shall be provided at the entrance of each landing door.

**B. FIRE LIFT :**

- i) To enable fire services personnel to reach the upper floors with the minimum delay, two lifts of the building shall be provided, and shall be available for the exclusive use of the firemen in an emergency.
- ii) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Light & fans in the elevators having wooden panelling or sheet steel construction shall be operated on 24 volt supply.
- iii) Fire lift should be provided with 'a ceiling hatch for use in case for emergency. So that when the car gets stuck up, it shall be easily openable.
- iv) In case of failure of normal electric supply, it shall automatically changeover to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
- v) The operation of fire lift should be by a simple toggle or two - button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. So this lift can be used by the occupants in normal times.
- vi) The words 'Fire lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- vii) The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute.
- viii) Fire lift shall be constructed as per prevailing Indian & International standard.

**10. PUZZLE CAR PARKING:**

- i) Structural design shall be of structural steel construction.
- ii) Vertical deck separation multi-car parking level, vertical separation between the upper & lower decks shall be of non-perforated and non combustibile materials. Structural steel plate shall be provided. This is to minimize direct impingement of flame to the car in the upper deck and also to prevent dripping of any possible leaking fuel to the lower deck.
- iii) Elements of the staked car parking structure shall have 1 hr. fire resistance.
- iv) Each car parking deck shall have 1 hr. fire resistance.
- v) Parking area shall be accessible by trained staff when carrying out the maintenance work.
- vi) The parking system is to be ceased during the maintenance operation.
- vii) Puzzle car parking shall be provided with automatic sprinkler system.

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**11. FALSE CEILING (if provided) :**

False ceiling if provided in the building shall be of non-combustible material. Similarly, the suspenders of the false ceiling shall be of non-combustible materials.

**12. MATERIALS FOR INTERIOR DECORATION/FURNISHING:**

The use of materials which are combustible in nature and may spread toxic fume/gases should not be used for interior decoration/furnishing, etc.

**13. FIRE FIGHTING REQUIREMENTS:**

**A) UNDERGROUND WATER STORAGE TANKS:**

An underground water storage tank of 1,50,000 liters capacity shall be provided at location marked on the plan as per design specified in the rules with baffle wall and fire brigade collecting breaching. The design shall be got approved from H.E.'s department prior to erection.

**B) OVERHEAD WATER STORAGE TANK:**

A tank of 30,000 liters capacity shall be provided on staircase shaft at the terrace level. The design shall be got approved from H.E.'s department prior to erection. The tank shall be connected to the wet riser through a booster pump through a non return valve and gate valve.

**C) WET RISER CUM DOWN COMER:**

Wet riser cum down comer of internal dia. of 15 cms. of G.I. 'C' Class pipe shall be provided with double hydrant outlet & hose reel at each floor, as shown on the plan. Pressure reducing discs or orifices shall be provided at lower level, so as not to exceed the pressure of 5.5 kgs. per sq. cms.

**D) FIRE SERVICE INLET:**

- i) A fire service inlet on the external face of the building near the tank directly fronting the courtyards shall be provided to connect the mobile pump of the fire service to (a) The wet riser & (b) Sprinkler system.
- ii) Breaching connection inlet shall be provided to refill U.G. tank.
- iii) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

**E) AUTOMATIC SPRINKLERS SYSTEM:**

Automatic sprinkler system with separate Sprinkler riser of suitable size of G.I. 'C' Class pipe shall be provided in each habitable room of each flat, in lift lobby/common corridor at each floor level, in society office, gym, letter box as well as in puzzle car parking covering each car parking. The automatic sprinkler system shall be installed as per the standard laid down by T.A.C. and relevant I.S. specifications.

**F) AUTOMATIC SMOKE DETECTION SYSTEM:**

Automatic smoke detection system shall be installed in society office, in electric meter room, Gym, in lift machine room & in pump room of the building as per IS specifications with main console panel at ground floor level.

**G) FIRE PUMP, BOOSTER PUMP, SPRINKLER PUMP AND JOCKEY PUMP:**

- (i) Wet-riser cum down comer shall be connected to a fire pump at ground level of capacity of not less than 2400 liters/min. capable of giving a pressure of not less than 3.2 kgs/ sq. cms. at the top most hydrant suitable capacity.
- (ii) Booster pump of 900 liters/min. capacity giving a pressure of not less than 3.2 kgs./ sq. cms. at the top most hydrant out let of the wet-riser shall be provided at the terrace level of the building.
- (iii) Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- (iv) Electric supply (normal) to these pumps shall be independent circuit.
- (v) Operating switches for booster pumps shall be also provided in glass fronted boxes in terrace level and on ground floor at prominent place.
- (vi) Only surface mounted pump or vertical turbine pumps shall be installed for fire- fighting installation with adequate size pump room.

**H) EXTERNAL HYDRANTS:**

Courtyard hydrants shall be provided at distance of 30.00 mtrs each within the confines of the site of the wet riser-cum-down comer.

**I) HOSES & HOSE BOXES:**

One Hose Boxes, each with two hoses of 15mts. length of 63mm dia along with branch shall be provided near wet riser landing valve on ground floor as well as alternate floor level.

**J) ALTERNATE SOURCE OF POWER SUPPLY:**

An alternate source of L. V./H. V. supply from a separate sub-station OR from D.G. Set with appropriate change over switch shall be provided for fire pump, fire lift, staircase, corridor lighting circuits, sprinkler pump, jockey pump and fire alarm system, detector systems, etc. It shall be housed in a separate cabin.

**K) PORTABLE FIRE EXTINGUISHERS:**

- a. One dry chemical powder (ABC type) fire extinguisher of 9 kgs. capacity having B.I.S. certification mark and two buckets filled with dry clean sand shall be kept in pump room, electric meter room & lift machine room.
- b. One dry chemical powder (ABC type) fire extinguisher of 9 kgs. capacity having B.I.S. certification mark shall be kept on every floor level at prominent place, society office&Gym.
- c. One dry chemical powder (ABC type) fire extinguisher of 9 kgs. capacity having B.I.S. certification mark and two buckets filled with dry clean sand shall be kept near puzzlecar parking.

**L) FIRE ALARM SYSTEM:**

The building shall be provided with manual fire alarm system with main control panel at ground floor level and pill-boxes and hooters at each

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upper floor level. The layout of fire alarm system shall be in accordance with I.S. specification.

**M) PUBLIC ADDRESS SYSTEM:**

Building shall be provided with the public address system in common areas with main control panel at ground floor.

**N) FIRE DRILLS / EVACUATION DRILLS:**

Fire Drills and evacuation drills shall be conducted regularly and log of the same shall be maintained.

**O) SIGNAGES:**

Self-glowing/fluorescent exit signs in green colour shall be provided showing the means of escape for the building.

**P) TRAINED SECURITY STAFF:**

The trained fire staff / Security guards having basic knowledge of firefighting & fix firefighting installation shall be posted in the building.

**Q) PANEL BOARD OF FIRE FIGHTING SYSTEM:**

Fire alarm system, smoke detection system, sprinkler system, public address system, alternate supply, etc. panels shall be installed on ground floor at the location shown in the plans & which shall be manned 24 hrs.

**R) FIRE FIGHTING REQUIREMENTS AT THE CONSTRUCTION STAGE OF BUILDING:**

Following fire protection arrangement shall be provided with the following fire protection measures & same shall be maintained in good working condition at all the times.

- a) Dry riser of minimum 15 cm diameter pipe with hydrant outlets on the floor constructed with fire service inlet to boost the water in the dry riser & maintenance should be in accordance with good practice.
- b) Drums of 200 liters capacity filled with water & two fire buckets shall be kept of each floor for every 100 sq. mtrs area.
- c) Water storage tank of minimum 20,000 liters capacity shall be kept at site ready to use in case of emergency, which may be used for other construction purpose also.

**14. REFUGE AREA:**

The cantilever type refuge area provided at staircase mid-landing between 6<sup>th</sup>-7<sup>th</sup>, 8<sup>th</sup>-9<sup>th</sup>, 10<sup>th</sup>-11<sup>th</sup>, 12<sup>th</sup>-13<sup>th</sup>, 14<sup>th</sup>-15<sup>th</sup>, 16<sup>th</sup>-17<sup>th</sup>, 18<sup>th</sup>-19<sup>th</sup> & 20<sup>th</sup>-21<sup>st</sup> floors shall be conformed to the following requirements:

**i) Manner of refuge area:**

- a) The refuge area shall be so located that it shall preferably face the access road/s or otherwise face the wider open space on the side of the building perpendicular to the main access road.
- b) The refuge area shall be provided with railing / parapet of 1.20 mtrs.
- c) The cantilevered refuge area shall necessarily be of RCC Type.

- d) R.C.C. covering shall be provided above the topmost cantilever refuge area.
- e) The refuge area shall have a door which 'shall be painted or fixed with a sign in luminous paint mentioning "**REFUGE AREA**"
- f) The lift/s shall not be permitted to open into the refuge areas.
- ii) **Use of refuge area:**
- a. The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when occur in the building and also for exercises/drills if conducted by the Fire Brigade Department.
- b. The refuge areas shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.
- iii) **Facilities to be provided at refuge area:**
- a. Adequate emergency lighting facility shall be provided.
- iv) **Terrace floor as a refuge floor:**
- a. The necessary facilities such as emergency lighting, drinking water etc. shall be provided.
- b. The access door/s from the enclosed staircase/s to the terrace floor shall have louvers at top half portion of the door. The entrance doors to the terrace shall be painted or fixed with sign painted in luminous paint mentioning "REFUGE AREA".

**15. ELEVATION FEATURES:**

- a. The Elevation treatment shall be of non- combustible materials and it should not obstruct fire- fighting activities.
- b. Elevation features if any, for entire building shall be as per circular issued by Hon. M.C's Under No. CHE/DP/110/GEN, 2019-20 Dated 2019-20.

**16. OTHER NOC / PERMISSIONS:**

Necessary permissions / NOC for licensable trade activity, addition / alteration / interior works, etc / shall be obtained from competent Municipal Authority and CFO's department.

No other changes except mentioned above as shown on the plan shall be carried out at the building unless/until permitted by this department.

The Party has paid the Scrutiny Fees of Rs 8,63,000/- vide, Receipt no. 1833510/11/12 (SAP DOC No. 1004382483) dated-21.07.2022 on the total gross build up area of 10524.00 sq. mtrs as certified by the Architect, Dated-06.07.2022.

Now, Architect has certified height of the building as 69.95mtrs. & Built-up area 10524.00 sq. mtrs. for the said Residential building & as per Schedule-II of Section 11(1) of Maharashtra Fire Prevention & Life Safety Measure Act-2006, has paid fire service fees of Rs. 1,57,860/- vide receipt No. 1833507/08/09& SAP DOC No. 1004382469 dated 21.07.2022.

However, E.E.B.P.cell(MHADA) is requested to verify the total built-up area & inform this Department for the purpose of levying additional Scrutiny fees.

**Note for E.E.(B.P.) CELL/(MHADA) Greater Mumbai and the Architect :-**

1. The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
2. The area, size, to consult with MEP for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, Fire duct, electrical duct etc. to be verified & examine.
3. There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
4. No any addition/alteration shall be done in the structure of the flat / building without the previous consent of all the concerned/occupier as per the provision of Section 7 of MOFA.
5. The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect/Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
6. This approval is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from Architect. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/Developer/Architect, etc.
7. The width of abuts road, open spaces, area of the plot mentioned in plans as submitted by the Architect attached herewith. These parameters shall be verified by E.E.(B.P.) Cell/(MHADA) before granting any permission (I.O.D. / C.C. / further C.C.) If found any contradiction, the proposal shall be referred back to this Department.
8. Necessary permission shall be obtained from competent authority for elevation at terrace level.
9. E.E.(B.P.) Cell/(MHADA) shall examine the proposal as per relevant Regulations of DCPR-2034.
10. As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fixed Fire Fighting installations and shall be maintained in good working order& in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.
11. This approval is issued from fire risk point of view only without prejudice to legal matters pending in court of law if any.

**Copy to:  
E.E.B.P. cell(MHADA):**

sd  
**Chief Fire Officer (i/c),  
Mumbai Fire Brigade.**

  
**Chief Fire Officer (i/c),  
Mumbai Fire Brigade.**

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RECEIPT NO. : 005567

Received  
Billing Name

**BRIHANMUMBAI MAHANAGARPALIKA**  
THE SECRETARY KANNAMWAR **WARD**

Date 17/11/2022 16:39:00

Assessee's Name LESSOR MAHARASHTRA HOUSING BOA RD. LESSEE KANNAMWAR NAGAR. SAJESH COOP HSG SOC LTD

Receipt No 2022ACR03795517

Tax Property

Account No SX0305730000000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered
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Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Pnlty+G.Pnlty+Dischg.F.+Unlawful+Adm.Chrg	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
201911BIL15070204	20/05/2022	2450	0+0+117+21+0+0+0	2450	0	2450	2450
201921BIL15070705	20/05/2022	2450	0+0+117+21+0+0+0	2450	0	2450	2450

Seq No.	Instrument type	Date	No.	MICR No.	Bank	Stable	Amount
1	Chq	17-11-2022	3495067	403062028	MAHARASHTRA STATE CO OP BK LTD		4912
							0
							4912
							4912

Net Amount	CGST	SGST	IGST	IGST	Gross Value
4912	0	0	0	0	4912

Total In Words: Four Thousand Nine Hundred Twelve Only

Advance Payment

HSN/SAC NO. 300111

Created By : S-VI-CRE-03.CVS

Remark

Bill Payment

MCGM PAN NO. AAALM0010E

Printed By : Priyanka Subhash

Type of Collection

MCGM GST NO. 27AAALM0012L374

Printed On : 17/11/2022 16:39

Bill amount in Rupee

Bill No. 005567

Receipt No. 1

WARD

Cheque Received Subject to Realisation.





बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये वजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक SX0305730000000	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL16710722 202220BIL16710723	देयक दिनांक 01/10/2022
पक्षकाराचे नाव व पत्ता THE SECRETARY KANNAMWAR NAGAR SAEESH, CO OP HSG SOC LTD, 9/133 KANNAMWAR NAGAR, VIKHROLI EAST MUMBAI 400082		प्रेषक - Asstt. Assessor & Collector, S Ward, Amenity Building 1st Floor Lodha Complex, Station Road, KanjurMarg (East), Mumbai - 400042 ईमेल - aacs.ac@mcgm.gov.in दूरध्वनी क्र. 022 2594 7519	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एन क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. S-1285(9)/9 KANNAMWAR NAGAR EAST VIKROLI BLDGN 040783 008D LESSOR MAHARASHTRA HOUSING BOA RD, LESSEE KANNAMWAR NAGAR, SAEESH COOP HSG SOC LTD			
प्रथम करनिर्धारण दिनांक:	01/04/1966	जन्मजोडणी क्रमांक :	-
एकूण भांडवली मूल्य:	₹ One Crore Fifteen Lakh Thirty One Thousand Five Hundred Twenty Only (अक्षरी)	एकूण भांडवली मूल्य:	₹ 11531520
दि. 31/03/2010 या तारखेपर्यंतची थकवाकी	₹ 0	दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची थकवाकी	₹ 4636
देयक कालावधी:	01/04/2022	ते	31/03/2023

कराचे नाव	(सर्व रक्कम रुपयांमध्ये)			
	01/04/2022	ते	30/09/2022	01/10/2022
मूर्वसाधारण कर			0	0
जल कर			0	0
जल लाभा कर			0	0
मननिःसारण कर			0	0
मननिःसारण लाभ कर			0	0
म.न.पा. शिक्षण उपकर			0	0
राज्य शिक्षण उपकर			0	0
गोमंगार हार्मि उपकर			0	0
वृक्ष उपकर			0	0
गय कर			0	0
एकूण देयक रक्कम			0	0
कलम 152 अ नुसार दहाची रक्कम			0	0
परताव्यावरील ब्याजाची वसुली			0	0
आगाऊ अधिदानाचे समायोजन			0	0
भरावयाची निव्वळ रक्कम			0	0
प्रतिदानाची निव्वळ रक्कम			0	0
अक्षरी रुपये	₹ NIL			₹ NIL
अंतिम देय दिनांक			31/12/2022	31/12/2022

"To make payment through NEFT:  
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTISX0305730000000, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152 अ अन्वये, अवैध बांधकामांवर मालमत्ता कर व शास्ती बसविणे व ती मोळा करणे, यांचा, असे अवैध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असेतोपर्यंतच्या कोणत्याही कालावधीसाठी विनियमित झाले आहे असा अन्वयार्थ लावला जाणार नाही.

महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार,  
इमारतीचे मालक / भोगवटादार यांनी अग्निप्रतिबंधक व अग्निशमन यंत्रणा सुस्थितीत असल्याचे  
'प्रपत्र-व' अग्निशमन दलास प्रतिवर्षी जानेवारी व जुलै मध्ये सादर करावे.



सादरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ड) चा अंतर्भाव होण्यासापेक्ष जारी करण्यात येत आहे.

महेश पाटील  
करनिर्धारक व संकलक



User Category :- r

E & OE



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/080122/687767

मालिक का नाम एवं पता Swastik Homes दिनांक/DATE: 21-09-2022  
OWNERS Name & Address 312, Swastik Disa Corporate Park, Opp. Shreyas Cinema, L B S Marg, Ghatkopar West, Mumbai 400 086 वैधता/ Valid Up to: 20-09-2030

## ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

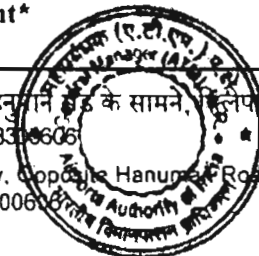
2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	SNCR/WEST/B/080122/687767
आवेदक का नाम / Applicant Name*	Rahul Samar
स्थल का पता / Site Address*	Proposed redevelopment of residential building no. 9 and 10, C.T.S. No. 356( pt), Swastik Tulip CHS LTD., Village - Hariyali at Kannamwar Nagar, Vikhroli, Mumbai, Hariyali, Mumbai, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 06 44.96N 72 56 2.82E, 19 06 45.73N 72 56 3.13E, 19 06 46.48N 72 56 3.43E, 19 06 44.66N 72 56 3.66E, 19 06 45.40N 72 56 3.97E, 19 06 46.16N 72 56 4.28E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	4.25 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	94.25 M

\* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant\*

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विले पार्क ईस्ट  
मुंबई- 400099 दूरभाष संख्या 91-22-2830606  
Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Park East  
Mumbai-400099 Tel. no. 91-22-2830606





# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/080122/687767

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है: -

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994",

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढिया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊँचाई नहीं जानी चाहिए।

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमन्त रोड के सापेक्ष, विलेपारले ईस्ट  
मुंबई- 400099 दूरभाष संख्या . 91-22-28100606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East, Mumbai-400099 Tel. no. 91-22-28100606



R. Pambhale  
21/12/22



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/080122/687767

f. No radio/TV Antenna, lightning arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट [www.dgca.nic.in](http://www.dgca.nic.in) पर उपलब्ध) नागर विमानन आवश्यकताएं श्रंखला 'बी' पार्ट 1, सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: [www.dgca.nic.in](http://www.dgca.nic.in)

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विले पार्ले ईस्ट  
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite to Vile Parle East, Mumbai-400099 Tel. no. 91-22-28300606





# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/080122/687767

ग) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule – III, Schedule – IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule – V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड, विलेपारले ईस्ट  
मुंबई- 400099 दूरभाष संख्या 22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606



R. Sambhik  
21/09/2022



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/080122/687767

क्षेत्र का नाम / Region Name: पश्चिम/WEST

पदनामित अधिकारी/Designated Officer नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	R. Sambath 21/09/2012 अंबेदाई आरि (SAMBATH-R) संयुक्त महानगरपालिका (संयुक्त महानगरपालिका), प. सं. Jt. General Manager (S. M. D. S. W. R.) एलेक्जेंडर सुरक्षा विभाग / Dept. of Security (Alex. Security) भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
द्वारा तैयार Prepared by	M. K. S. N. 21/09/2012 MIRAJ GUPTA SM (ATM-D. AS)
द्वारा जांचा गया Verified by	Amir Shah 21/09/2012 Muhammed Shah A AGM (ATM-D. AS)

ईमेल आईडी / EMAIL ID : nocwr@aai.aero  
फोन/ Ph: 022-28300656

ANNEXURE/अनुलग्नक

## Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर मे)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	10672.22	81.77
Navi Mumbai	19376.45	313.05
Santa Cruz	7537.31	72.77
NOCID	SNCR/WEST/B/080122/687767	

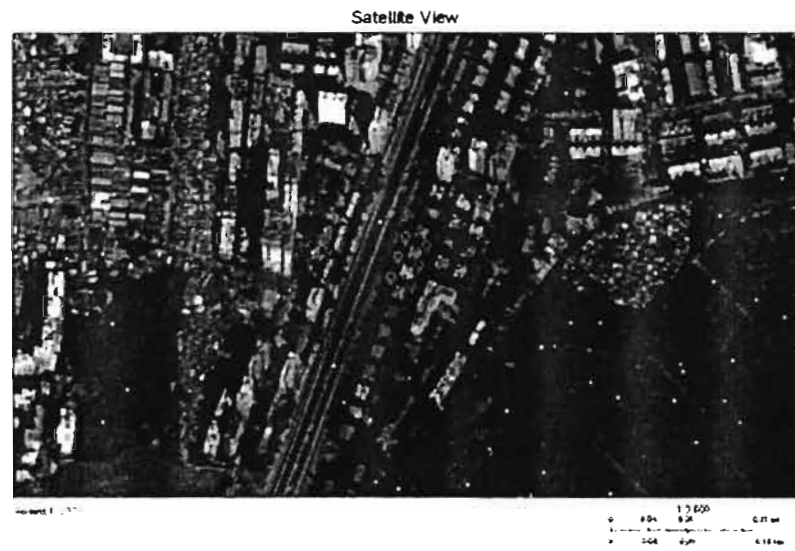
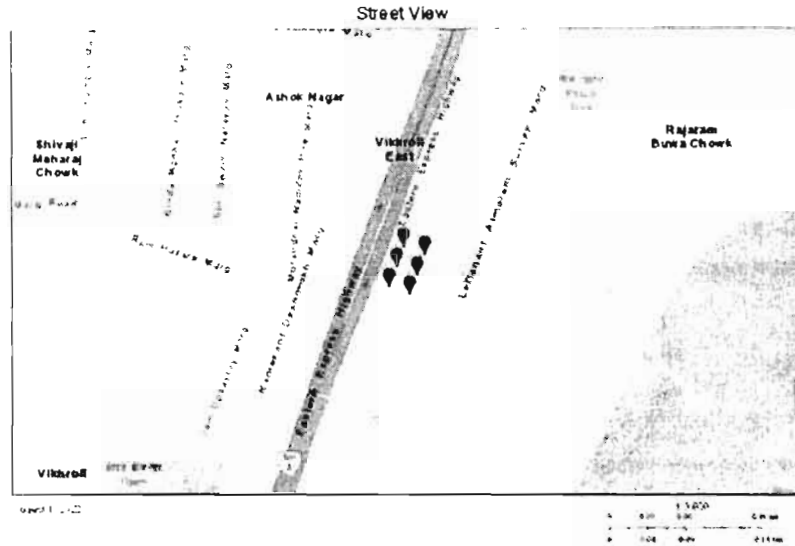
क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट  
मुंबई- 400099 दूरभाष संख्या . 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SNCR/WEST/B/080122/687767



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट  
मुंबई- 400099 दूरभाष संख्या . 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606



## Building Permission Cell, Greater Mumbai / MHADA

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

### **COMMENCEMENT CERTIFICATE**

No. MH/EE/(BP)/GM/MHADA-9/1182/2023/CC/1/New

Date : 04 January, 2023

#### **To**

Swastik Homes C/A to Swastik  
Tulip CHSL

312,Swastik Disa Corporate  
Park,Opp.Shreyas Cinema,LBS  
road,Ghatkopar (W),mumbai-  
400086

**Sub :** Proposed redevelopment of bldg. No.09 & 10, Known as Swastik Tulip CHSL, bearing CTS No.356 (pt), Village-Hariyali, Kannamwar nagar, Vikhroli (E), Mumbai 400083

Dear Applicant,

With reference to your application dated 04 January, 2023 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of bldg. No.09 & 10, Known as Swastik Tulip CHSL, bearing CTS No.356 (pt), Village-Hariyali, Kannamwar nagar, Vikhroli (E), Mumbai 400083**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-9/1182/2022/IOA/1/Old dt. 27 September, 2022 and following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA if:
  - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
  - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or



misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

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

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

This CC is valid upto 03 January, 2024

**Remarks :** This C.C. granted up-to Plinth level as per approved IOA plans issued on dtd. 14.10.2022 Ref. No. MH/EE/BP Cell/ GM/MHADA-9/1182/2022.

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner S Ward MCGM.

Copy to :-

4. EE Kurla Division / MB.
5. A.E.W.W S Ward MCGM.
6. A.A. & C S Ward MCGM
7. Architect / LS - Rohit Eshwar Parmar.
8. Secretary Swastik Tulip CHSL



Name : Anil Namdeo  
Rathod  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 04-Jan-2023 18:

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

## बृहन्मुंबई महानगरपालिका

### करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक SX0305740060000	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL16710724 202220BIL16710725	देयक दिनांक 01/10/2022
पक्षकाराचे नाव व पत्ता : THE SECY OF SUMANGAL COOP HSG SOC BLDG NO 10,K NAGAR 1 VIKHROLI EAST,MUMBAI 83		प्रेषक - Asstt. Assessor & Collector, S Ward, Amenity Building 1st Floor Lodha Complex, Station Road, KanjurMarg (East), Mumbai - 400042 ईमेल - aacs.ac@mcgm.gov.in दूरध्वनी क्र. 022 2594 7519	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे. S-1285(10)/10 KANNAMWAR NAGAR EAST VIKROLI BLDGN 0407 84004D THE E ENGINEER MAHARASHTRA HOU SING BOARD			
प्रथम करनिर्धारण दिनांक: 01/04/1966	जलजोडणी क्रमांक: -	एकूण भाडवली मूल्य: ₹ 11531520	
एकूण भाडवली मूल्य: ₹ One Crore Fifteen Lakh Thirty One Thousand Five Hundred Twenty Only (अक्षरी)			
दि.31/03/2010 या तारखेपर्यंतची थकबाकी ₹ 0		दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची थकबाकी ₹ 4636	
देयक कालावधी:	01/04/2022	ते 31/03/2023	

(सर्व रकम रुपयांमध्ये)

कराचे नाव	01/04/2022	ते 30/09/2022	01/10/2022	ते 31/03/2023
सर्वसाधारण कर		0		0
जल कर		0		0
जल लाभ कर		0		0
मलनिःसारण कर		0		0
मलनिःसारण लाभ कर		0		0
म.न.पा. शिक्षण उपकर		0		0
राज्य शिक्षण उपकर		0		0
रोजगार हमी उपकर		0		0
वृक्ष उपकर		0		0
पथ कर		0		0
एकूण देयक रकम		0		0
कलम 152 अ नुसार दंडाची रकम		0		0
परताव्यावरील व्याजाची समुली		0		0
आगाऊ अधिदानाचे समायोजन		0		0
मरावयाची निव्वळ रकम		0		0
प्रतिदानाची निव्वळ रकम		0		0
अक्षरी रुपये	₹ NIL		₹ NIL	
अंतिम देय दिनांक		31/12/2022		31/12/2022

"To make payment through NEFT:

IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTX0305740060000, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152अ अन्वये, अर्बध बांधकामांवर मालमत्ता कर व शास्ती वसविणे व ती गोळा करणे, यांचा, असे अर्बध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असेतोपर्यंतच्या कोणत्याही कालावधीसाठी विनियमित झाले आहे असा अन्वयार्थ लावला जाणार नाही.

महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / भोगवटादार यांनी अग्निप्रतिबंधक व अग्निशमन यंत्रणा सुस्थितीत असल्याचे 'प्रपत्र-ब' अग्निशमन दलाम प्रतिवर्षी जाणेवारी व जुलै माघे सादर करावे.



मदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ढ) चा अंतर्भाव होण्यासापेक्ष जारी करण्यात येत आहे.

*Prif*

महेश पाटील  
करनिर्धारक व संकलक





**BRIHANMUMBAI MAHANAGARPALIKA**  
 THE SECY OF SUMANGAL COOP WARD

RECEIPT NO. : 0055668

Received by: THE E ENGINEER MAHARASHTRA HOU SING BOARD  
 Billing Name: THE SECY OF SUMANGAL COOP WARD  
 Date: 17/11/2022 16:40:20  
 Receipt No: 2022ACR03795525  
 Assessee's Name: THE E ENGINEER MAHARASHTRA HOU SING BOARD  
 Tax Property  
 Account No: SX0305740060000  
 Registered

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered
------------	---------	---------	---------	-----------------	------------

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Prty+G.Prty+ Dischg.F.+Unlawful+Adm.Chrg	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt
201911BILL15270206	20/05/2022	2318	0+0+117+21+0+0+0	2456	0	2456	2456
201921BILL15270207	20/05/2022	2318	0+0+117+21+0+0+0	2456	0	2456	2456

Seq.No	Instrument type	Date	No.	MGR No.	Bank	Salary Amount	4912	0	4912	4912
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Net Amount	CGST	SGST	UGST	IGST	Gross Value
4912	0	0	0	0	4912

Total In Words: Four Thousand Nine Hundred Twelve Only  
 Advance Payment: HSN/SAC NO. 999111  
 Remark: Full Payment: MCGM PAN NO. AALMD042L  
 Type of Collection: MCGM GST NO. 27AAAL19042L3Z1  
 Created By: s.j.scrd:02.cvs  
 Printed By: Prayanka Sudhara  
 Printed On: 17/11/2022 16:40

Cheque Received Subject to Realisation.



महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN: 89856526006

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : हरियाली		तालुका/न.भू.का. : नगर भूमापन अधिकारी, घाटकोपर			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
३५६/अ/२/१			५२५६२९.८१	-	४८७३.२५ १-८-६० ते ३१-७-७१९७४६.५० १-८-७१ पासून पुढील आदेश होईपर्यंत न.भू.क्र. १२३, १२० पैकी १८४/१२९२ ते ३५६ मिळून

सुविधाधिकार :
हक्काचा मूळ धारक : H
वर्ष :
पट्टेदार :
इतर भार :
इतर शेरें :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
23/05/2017	भाडेपट्ट्याने-मा.सह दुय्यम निबंधक कुला-४, मुंबई उपनगर जिल्हा यांचेकडील भाडेपट्टा दस्त क्र.१६७६/२०१४ दि.२५/११/२०१४ व इकडील आदेश क्र.न.भू.अ घाट/हरियाली/न.भू.क्र.२५६अ/२ फे.फा.क्र.३५९/२०१७ दि.२३/०५/२०१७ अन्वये न.भू.क्र.२५६अ/२ पैकी ७०२.३५ चौ.मी.क्षेत्र कन्मवार नगर ओमस्वस्तीक को.ऑ.ही.सो.लि.यांना ३० वर्षासाठी भाडेपट्ट्याने दिलेले भाडेपट्टेदार म्हणून नाव दाखल केले.	01/01/1900	L कन्मवार नगर ओमस्वस्तीक को.ऑ.ही.सो.लि. क्षेत्र ७०२.३५ चौ.मी.	फेरफार क्र. ३५९ प्रमाणे सही- 23/05/2017 न.भू.अ.घाटकोपर
25/10/1977	मा.न.भू.अ.क्र.१आदेश क्र.हरियाली/न.भू.क्र.३५६ दि.१०-१०-७७	01/01/1900	H क्षेत्र दाखल केले.	सही-
25/10/1977	मा.न.भू.अ.क्र.१आदेश क्र.हरियाली/न.भू.क्र.३५६ दि.१०-१०-७७	01/01/1900	H महाराष्ट्र गृह निर्माण मंडळ	सही-
25/10/1977	बिनशेती आदेश.मा.अप्पर उपजिल्हाधिकारी क्र.अंधेरी/मुंबई यांचा क्र.एल.एन.डी/एडी सी-१८९४ दि.२०/०९/१९७० अन्वये बिनशेती साऱ्याची नोंद केली.क्षेत्र १५५९४४० चौ.वार मुदत ०९/०८/१९६० पासून पुढील आदेश होईपर्यंत बि.शे.सा.द.सा.रु.४८७३.२५ यात सामील सि.स.नं.१२१,१२३ ते १८४/१,२९२ ते ३५५/३३.	01/01/1900		सही-
25/10/1977	रिह्वाइजड बिनशेती आदेश.मा.अप्पर उपजिल्हाधिकारी क्र.अंधेरी/मुंबई यांचा क्र.एल.एन.डी/ए.डी सी. १८२४ दि.२३/०२/१९७२ अन्वये बिनशेती साऱ्याची नोंद केली.क्षेत्र १५५९४४० चौ.वार, मुदत ०९/०८/१९७१ ते पुढील आदेश होईपर्यंत यात सामील न.भू.क्र.१२१,१२३ ते १८४/१,२९२ ते ३५५/३	01/01/1900		सही-
09/12/1977	सब रजिस्टर मुंबईकडिल रजि.क्र.३२१६ दि. १-८-७४ लीजखत क्षेत्र २७९.२६ चौ.मी. मु. व ३०, न.भू.अ.क्र.१ आदेशक्र.न.भू.हरियाली/३५६ दि. १-१२-७७	01/01/1900	L सुधा कृष्णाकांत शिंदे	सही- 14/03/1978 न.भू.अ. घाटकोपर
09/12/1977	स.रजि.मुंबई रजि.क्र.७९८ दि. ३१-१-७६ लिज मुदत वर्षे-१९ क्षेत्र १०७९.२८ चौ.मी.न.भू.अ.क्र.१ आदेशक्र.न.भू.हरियाली/दि. ६-१२-७७	01/01/1900	H विशाल दलित को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड	सही- 14/03/1978 न.भू.अ. घाटकोपर
09/12/1977	सब रजि.मु.रजि.क्र.२५२२/७५ व मा.न.भू.अ.क्र.१ मु.उ.आदेशक्र.न.भू.३५६/९-१२-७७ लिज मुदत वर्षे १९ क्षेत्र १०१०.२७ चौ.मी.	01/01/1900	L लोकसेवक को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड	सही- 14/03/1978 न.भू.अ. घाटकोपर
09/12/1977	सब रजि.मु.रजि.क्र.२४५८ दि. २८-६-७५ व मा.न.भू.अ.क्र.१ आदेश क्र.न.भू.हरियाली न.भू.३५६ दि. १-१२-७७ लिजमुदत १९ वर्षे क्षेत्र ७६.६७० चौ.मी.	01/01/1900	L विक्रोळी जनता को.ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड.	सही- 14/03/1978 न.भू.अ. घाटकोपर

09/12/1977	सब रजि.मुं.कडिल रजि.क्र.२४५३ दि.२८-६-७५ व न.मू.अ.१ आदेश क्र.न.मू.हरियाली ३५६ दि.९-१२-७७ मुदत ९९ वर्ष क्षेत्र ७३७.९७ चौ.मी.	01/01/1900	L	युग प्रवर्तक को.ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड.	सही- 14/03/1978 न.मू.अ. घाटकोपर
09/12/1977	सब रजि.मुं.रजि.क्र.२९७६ दि.१/८/७५ व न.मू.अ.क्र.-९ आदेश क्र.न.मू.हरियाली लिज मुदत वर्ष ९८ क्षेत्र १२२२.९६३५६ दि.९/१२/७७	01/01/1900	L	ललित भाग्यरेखा को.ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड.	सही- 14/03/1978 न.मू.अ. घाटकोपर
09/12/1977	सब रजि.स्टर मुंबई रजि.क्र. S-२९८९ दि.३१-७-७५ व न.मू.अ.क्र.१ आदेश क्र.न.मू.हरियाली ३५६ दि.९-१२-७७ मुदत वर्ष ९८ क्षेत्र ७६६.७७ चौ.मी.	01/01/1900	L	हितेंद्र घम्मसमा को.ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड.	सही- 14/03/1978 न.मू.अ. घाटकोपर
09/12/1977	सब रजि.मुं.रजि.क्र.२४५७ दि.२८-६-७५ व न.मू.अ.क्र.१ आदेश क्र.न.मू.हरियाली ३५६ दि.९-१२-७७ युग प्रवर्तक को.ऑ.ही.सो.कडून गहाण र.रु.३६३०००/- क्षेत्र ७९४३.४० चौ.मी.	01/01/1900	E	महाराष्ट्र को.ऑपरेटिव्ह हौसिंग फायनान्स सोसायटी लिमिटेड.	सही- 14/03/1978 न.मू.अ. घाटकोपर
09/12/1977	सब रजि.मुं.रजि.क्र.२४६२ दि.२८-६-७५ व न.मू.अ.क्र.१ आदेश क्र.न.मू.हरियाली ३५६ दि.९-१२-७७ क्षेत्र ८२७३.०० चौ.फुट गहाण खत र.रु.३६६०००/- विक्रोळी जनता को.ही.सो.लि.कडून	01/01/1900	E	महाराष्ट्र को.ऑपरेटिव्ह हौसिंग फायनान्स सोसायटी लिमिटेड.	सही- 14/03/1978 न.मू.अ. घाटकोपर
09/12/1977	सब रजि.मुं.रजि.क्र.२५२६ दि.३०-६-७५ व न.मू.अ.क्र.१ आदेश क्र.न.मू.हरियाली ३५६ दि.९-१२-७७ लोकसेवक को.ऑ.ही.सो.कडून गहाण खत र.रु.५२२०००/- क्षेत्र १०२०.२७	01/01/1900	E	महाराष्ट्र को.ऑपरेटिव्ह हौसिंग फायनान्स सोसायटी लिमिटेड.	सही- 14/03/1978 न.मू.अ. घाटकोपर
09/12/1977	सब रजि.मुं.रजि.क्र. S-२९८९ दि.३१-७-७५ व न.मू.अ.क्र.१ आदेश क्र.न.मू.हरियाली/३५६ दि.९-१२-७७ गहाण खत र.रु.४०७०००/- हितेंद्र घम्मसमा को.ऑ.हौसिंग सोसायटी कडून क्षेत्र ७६६.७७ चौ.मी.	01/01/1900	E	महाराष्ट्र को.ऑपरेटिव्ह हौसिंग फायनान्स सोसायटी लिमिटेड.	सही- 14/03/1978 न.मू.अ. घाटकोपर
09/12/1977	सब रजि.मुं.कडिल रजि.क्र. S-२९८० दि.१-८-७५ व न.मू.अ.क्र.१ आदेश क्र.न.मू.हरियाली ३५६ दि.९-१२-७७ गहाण खत र.रु.५२८०००/- ललित भाग्यरेखा को.ऑ.हौसिंग सो.लि.कडून १२२२.९६.	01/01/1900	E	महाराष्ट्र को.ऑपरेटिव्ह हौसिंग फायनान्स सोसायटी लिमिटेड.	सही- 14/03/1978 न.मू.अ. घाटकोपर
29/04/1978	सब रजि.मुंबई रजि.क्र.२५३० दि.१७.७.७५ गहाण खत र.रु.५.२८.०००/- माझगाव डॉक कामगार प्रगती को.ऑप.हौसिंग सोसायटी लिमिटेड कडून व.न.मू.अ.क्र.१ मु.उ.नगर आदेश क्र.	01/01/1900	E	महाराष्ट्र को.ऑपरेटिव्ह हौसिंग फायनान्स सोसायटी लिमिटेड.	सही- 20/05/1978 न.मू.अ. घाटकोपर
29/04/1978	स.र.मुंबई कडिल रजि.क्र.२५३१ दि.२५.०८ दि.२०.७.७५ गहाण खत र.रु.५.७५.०००/- वीरदाले महाराज को.ऑ.ही.सो.लि.कडून.	01/01/1900	E	महाराष्ट्र को.ऑपरेटिव्ह हौसिंग फायनान्स सोसायटी लिमिटेड.	सही- 20/05/1978 न.मू.अ. घाटकोपर
29/04/1978	स.र.मुंबई कडिल रजि.क्र.२५३ दि.१७.७.७५ गहाण खत र.रु.५.२८.०००/- कार्यनाथ को.ऑप.हौसिंग सोसायटी लि.कडून.	01/01/1900	E	महाराष्ट्र को.ऑपरेटिव्ह हौसिंग फायनान्स सोसायटी लिमिटेड.	सही- 20/05/1978 न.मू.अ. घाटकोपर
29/04/1978	सब रजि.मुंबई रजि.क्र. S-५०० दि.३१.१.७६ ख.खत र.रु.७.००००० व न.मू.अ.क्र.१ आदेश क्र.हरियाली ३५६ दि.२९.४.७८	01/01/1900	H	विशाल दलित को.ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड.१०७९.२८ चौ.मी.क्षेत्रावरील लेसीचे हक्क कमी केले.	सही- 20/05/1978 न.मू.अ. घाटकोपर
29/04/1978	स.र.मुंबई रजि.क्र. S-५०० दि.३१.१.७६ ख.खत र.रु.७.०००००/- क्षेत्र १०७९.२८ चौ.मी. व न.मू.अ.क्र.१ आदेश क्र.न.मू.हरियाली-३५६ दि.२९.४.७८	01/01/1900	H	विशाल दलित को.ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड.	सही- 20/05/1978 न.मू.अ. घाटकोपर
29/08/1979	S.M.स.र.मुंबई कडिल क्र. S-९९५/७७ दि.२०.६.७७ अन्वयेनॉद केली माडे द.सा.र.रु.१९५/- बि.न.२२७ मुदत ९९ वर्ष क्षेत्र १३५१.२४ S.R.	01/01/1900	L	जय कपिलवस्तु को.ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड.	सही- 20/09/1979 न.मू.अ. घाटकोपर
29/08/1979	स.र.मुंबई कडिल क्र. S-१०१५/७७ दि.२०.६.७७ अन्वयेनॉद केली र.रु.१९५७/- दरसाल भाडे मुदत ९९ वर्ष बि.नं.२३० क्षेत्र १०१०.२७	01/01/1900	L	आत्मसेवा को.ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड.	सही- 20/09/1979 न.मू.अ. घाटकोपर
29/08/1979	स.र.मुंबई कडिल क्र. S/१०४३/७७ दि.२२.६.७७ अन्वयेनॉद केली र.रु.२५९८/- द.सा.बि.नं.१९९ क्षेत्र १२८२.९६	01/01/1900	L	अंगुलीमाला को.ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड.	सही- 20/09/1979 न.मू.अ. घाटकोपर
29/08/1979	S.M.स.र.मुंबई कडिल क्र. S-१०१५/७७ दि.२०.६.७७ अन्वये लेसिचे नांव दाखल दरसाल र.रु.१९५४/- मु.९९ वर्ष क्षेत्र ७९१.५१ चौ.मि.बि.नं.२१७	01/01/1900	L	प्रज्ञाधाम को.ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड.	सही- 20/09/1979 न.मू.अ. घाटकोपर
29/08/1979	S.M.स.र.मुंबई कडिल क्र. S-४०३/७९ दि.१९.१.७९ अन्वये लेसिचे नांव दाखल क्षेत्र ५६११.९० चौ.मि. दरसाल र.रु.२७६८/- बिना मुदत.	01/01/1900	L	विद्या विकास एज्युकेशन सोसायटी लिमिटेड.	सही- 20/09/1979 न.मू.अ. घाटकोपर

29/08/1979	S.R.स.र.मुंबई कडिल क्र.S-६१६/७८ दिनांक३०.५.७८ अन्वये लेसिवेनांव दाखल दरसालभाडे२८५६/- मुदत ९९ वर्षेक्षेत्र १७५० चौ.मि.बि.नं.१६९	01/01/1900	L आनंदवस्ती को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	सही- 20/09/1979 न.मू.अ. घाटकोपर
29/08/1979	S.R.स.र.मुंबईकडिलक्र.S-५१३/७८ दि.२३.३.७८ अन्वयेलेसीचे नांव दाखलभाडे द.सा.रु.७८२८०/- मुदत९९ वर्षे१०१०.२७चौ.मी.	01/01/1900	L दयानंद सदन को.ऑपरेटीव्ह हौसिंग सोसायटी	सही- 20/09/1979 न.मू.अ. घाटकोपर
21/01/1981	नोंदणी उतारा स.र.मुंबईकडिल क्र.S-२५८९/७५ दि.१.७.७५ अन्वयेर.रु.७,००००/-बि.नं.२४४	01/01/1900	H कार्यरथ को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	सही-
21/01/1981	नोंदणी उतारास.र.मुंबई कडिलक्र.S-२९७/७५ दि.१.८.७५ अन्वयेर.रु.७,००००बि.नं.२३२	01/01/1900	H ललित भाग्यरेखा को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	सही-
21/01/1981	नोंदणी उतारा स.र.मुंबई कडिल न.S-२४६०/७५ दि.१.८.७५ अन्वयेर.रु.४,६४,०००/- बि.नं२०८	01/01/1900	H जनता को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	सही-
21/01/1981	नोंदणीकृत उतारास.र.मुंबई कडिलक्र.S-२९८३/७५अन्वये र.रु.४,६४,०००/ बि.नं.२९२.	01/01/1900	H हितेंद्र घामसभा को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	सही-
04/04/1983	रजि.खरेदीने महाराष्ट्रहाऊसिंग आणि एरियाडेव्हलपमेंट अथॉरिटीकडून रक्कम रु.६७४०/- ला.बि.नं.२३६ S.R.१८१६/२१.१०.८२ला.बि.नं.२३६ बि.नं.२३६ क्षेत्र ११११.१५ चौ.मी.	01/01/1900	H विक्रोळी स्वघाम को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	सही-
04/04/1983	नोंदणी उतारा स.र.मुंबईकडिल क्र.S-१०१५/७७ दि.१५.६.७७ अन्वयेमुदत ९९ वर्षे बि.नं.२२९ क्षेत्र-१३५१-२४ चौ.मी.	01/01/1900	L उज्वल स्नेह ज्योत को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	सही- 22/07/1983 न.मू.अ. घाटकोपर
04/04/1983	नोंदणी उतारा स.र.(मुंबई)कडिल क्र.S१७२/७७ दि.१५.६.७७ अन्वये १३१५.३८ चौ.मि.बि.नं. १९५	01/01/1900	L देह मंदिर को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	सही- 22/07/1983 न.मू.अ. घाटकोपर
04/04/1983	नोंदणी उतारा स.र.मुंबईकडिल क्र.S-१००३/७७ दि.१५.६.७७,मुदत९९ वर्षे बि.नं. २००क्षेत्र- १३१५.३८ चौ.मी	01/01/1900	L नुतन घनतक को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	सही- 22/07/1983 न.मू.अ. घाटकोपर
24/08/1983	नोंदणी उतारा स.र.मुंबईकडिल क्र.S-११५४/७८ दि.१९.६.७८सिटीएस नं.३५६,९.क्षेत्र २६९७ चौ.मि.	01/01/1900	H [ बाळआनंद को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड. ]	सही-
06/01/1986	रजि.पट्टेखत क्र.S-३२९६४.५.७४/१९६७/६८ दि.२१.११.८५ व.मा.न.मू.अ-७ यांचे आदेश दि.६.१.८६ अन्वये पट्टेदारयांचे नांव दाखल केले.क्षेत्र ३३४.४ चौ.मि.मुदत ३० वर्षे	01/01/1900	L श्रीमती डॉ.सी.सुधा कृष्णकांत शिंदे	सही- 22/01/1986 न.मू.अ. घाटकोपर
14/03/1989	खरेदी रुपये१,६८,५६०.००रजिस्टर नं.६५४/८८दि.२१.३.८९ खरेदी खतानेपैकी ६४६.२ चौ.मी.क्षेत्राला नांव दाखलकेले.	01/01/1900	H कन्मवार नगर साईजको.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	सही- 31/03/1989 न.मू.अ. घाटकोपर
14/03/1989	रजिस्टर नं.६५२/८८दि.२१.३.८९ रजि.भाडेपट्टाकराराने ९९ वर्षमुदतीची लिजवरहौसिंग बोर्डनेदिल्यामुळे लिजहोल्डर म्हणून नांवदाखल केले पैकीक्षेत्र ६४६.२	01/01/1900	L कन्मवार नगर साईज को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	सही- 31/03/1989 न.मू.अ. घाटकोपर
24/06/1992	S.I.रजिस्टर नं.S-५७७४/७५दि. ५-९-७७ चे रजि.भाडेपट्टा कराराने ९९वर्षे मुदतीचे लिजनेदिलेने न.मू.क्र.३५६९.१०७९-२८ चौ.मि.क्षेत्रास लिजघारकम्हणून नांव दाखल केले	01/01/1900	L अर्पिता सहकारी गृहनिर्माण संस्था मर्यादित.	सही- 24/06/1992 न.मू.अ. घाटकोपर
23/07/1992	क्र.न.मू.क्र.७८/न.मू.क्र.३५६/९२यांचा आदेशरजिस्टर नं.एस१०४६/७८ दि.२०-४-९२ चे रजिस्टरभाडेपट्टा कराराने९९ वर्षे मुदतिचेलिजने दिलेने न.मू.क्र.३५६९.१७५०-९३चौ.मी. से.लिजघारकम्हणून नांव दाखलवार्षिक भाडेपट्टार.रुपये २५१९/-	01/01/1900	L गंगाघर को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	सही- 23/07/1992 न.मू.अ. घाटकोपर
23/07/1992	क्र.न.मू.अ.७/न.मू.क्र.३५६/ह.रियाली/९२दि.२३-७-९२ अन्वयेरजिस्टर नं.८५/८४दि. ८-८-९१ चे रजिस्टरभाडेपट्टाकराराने ९९वर्षे मुदतीचे लिजनेदिलेने न.मू.क्र.३५६९.७६१.७८ चौ.मी.क्षेत्रास लिजघारकम्हणून नांव दाखल,वार्षिक भाडेपट्टार.रुपये १३७०	01/01/1900	L कृष्णापिगास को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	सही- 23/07/1992 न.मू.अ. घाटकोपर
29/01/1993	S.I. उपविभागानीने नविन मिळकत पत्रिका उघडली मा.जि. नि.मू.अ.तया न.मू.अ.क्र.७ मुलूंड यांचा दिनांक २९-१-९३ आदेश.मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी/कार्या-७/पो.बी/एस.आर.१२९७/दि.२५/११/१९९२ चे उपविभागणी आदेशान्वये न.मू.क्र.३५६ चे मि.प.वरील ५३४७११.१ चौ.मी.क्षेत्रातून अमय शिक्षण केंद्रास भाडेपट्ट्याने दिलेने २५००.० चौ.मी.क्षेत्राची स्वतंत्र नवीन मिळकत पत्रिका उघडली तीस न.मू.क्र.३५६ब असा दिला मूळ न.मू.क्र.३५६ चा ३५६अ केला.त्याचे कायम क्षेत्र ५३१९११.१ चौ.मी.	01/01/1900		सही- 29/01/1993 न.मू.अ. घाटकोपर

29/08/1994	क्र.न.भू.अ.७/न.भू.क्र.३५६पै. हरियाली/९४ दि. २९-८-९४अन्वये रजिस्टर नं.४९९३/९३ दि. ३-१२-९३चे रजिस्टर भाडेपट्टाकराराने ९९ वर्षमुदतीचे लिजने दिलेने न.भू.क्र.३५६पै.८३०.७६ चौ.मी.क्षेत्रास लिजधारकभाडेपट्टेदार म्हणूनसोसायटीचे नांव दाखलवार्षिक भाडेपट्टा-२१६०/रूपये.	01/01/1900	L सुखशांती को.ऑपरेटीव्ह हॉसिंग सोसायटी लिमिटेड. क्षेत्र ८३०.७६	सही- 10/09/1994 न.भू.अ. घाटकोपर
14/09/1994	क्र.न.भू.अ.७/न.भू.क्र.३५६ पैकी हरियाली/९४ दि. १४-९-९४अन्वये रजिस्टर नंबर५९९/९४ दि. १८-४-९४चे रजिस्टर भाडेपट्टाकराराने ३० वर्षे मुदतीचे लिजने दिलेने न.भू.क्र.३५६ पैकी २८९.६ चौ.मी. क्षेत्रास लिजधारक भाडेपट्टेदारम्हणून नांव दाखलवार्षिक भाडेपट्टार.रु. १९९९/-.	01/01/1900	L [ भागिरीबाई राठोड (क्षेत्र २८९.६ चौ.मी.) ]	सही- 14/09/1994 न.भू.अ. घाटकोपर
20/05/1995	दु.नि.बांद्रा कडिलरजि.नं.३८/९४दि. २४-१-९५ नुसार जि.नि.भू.अ.तथान.भू.अ.क्र.७ मुलूंडकडिल आदेश क्र.३५६अ-९५ दि. २०-५-९५अन्वये ५१९ चौ.मी.क्षेत्रास ३० वर्षाकरिताभाडेपट्टेदार म्हणूननांव दाखल केले.	01/01/1900	L [ विवेक कन्जुमर्स को.ऑप.सोसायटी लिमिटेड. ]	सही- 20/05/1995 न.भू.अ. घाटकोपर
31/05/1995	S1.सह दु.नि.बांद्रा-४मुंबईकडिल र.नो.नं.पी.२१५७/९२दि. ६-१०-९२ अन्वयेव जि.नि.भू.अ.तथान.भू.अ.क्र.७ मु.उ.जि.कडिल आदेश क्र.न.भू.क्र.३५६अ हरियाली-९५दि. ३१-५-९५ नुसारन.भू.क्र.३५६अ पैकी७७३-८३ चौ.मी.क्षेत्रास ९९ वर्षकराराने सोसायटीचेनांव भाडेपट्टेदारम्हणून दाखल केले.	01/01/1900	L कन्मवार नगर पारिजात को.ऑपरेटीव्ह हॉसिंग सोसायटी लिमिटेड.	सही- 31/05/1995 न.भू.अ. घाटकोपर
06/06/1995	भा.जिल्हाधिकारी मुं.उ.जि.मु.कडिल आदेश क्र.सी/कार्या-७/पो.वि/एस आर-२१५५ दि. १७-१-९५ अन्वये व जि.नि.भू.अ. तथान.भू.अ.क्र.७ मु.उ.जि.कडिल आदेश क्र/हरियाली/न.भू.क्र.३५६अ/९५ दि. ६-६-९५ अन्वये ३५६क चौ २८९.६चौ.मी.क्षेत्राची स्वतंत्र मिळकत पत्रिका उघडलेने न.भू.क्र.३५६अचे ५३१९११.१ चौ.मी. क्षेत्रातून २८९.६चौ.मी. क्षेत्र वजाकरून५३१६२१.५चौ.मी. क्षेत्र कायम केले व दि. १४-९-९४ चीभाडेपट्टेदाराची नोंद कमी केली..	01/01/1900		सही-
14/01/1996	रजि.नो.नं.पी.बदर-२६२६/९५ दि. ७-१२-९५अन्वये व न.भू.अ.क्र.७ मुं.उ.जि.कडिलआदेश क्र. हरियाली३५६अ १/९६ दि. २४-१-९६ अन्वये९९ वर्षे मुदतीने३४२.४० रूपयेमुंबईभाड्यानेभाडेपट्टेदारम्हणून नांव दाखलकेले.	01/01/1900	L अदित्य अनुराग को.ऑपरेटीव्ह हॉसिंग सोसायटी लिमिटेड. क्षेत्र ६००.६२ चौ.मी.	सही- 14/01/1996 न.भू.अ. घाटकोपर
06/04/1996	स.दु.नि.४ बांद्राकडिल र.नो.नं.पी.बदर-३ ८५७/९५नुसार व न.भू.अ.क्र.७ मुलूंड यांचा आदेशक्र. हरियाली/न.भू.क्र.३५६अ/९६ अन्वयेसोसायटीचे नांव१९ वर्षे करारानेभाडेपट्टेदार म्हणूनदाखल केले.	01/01/1900	L कन्मवार नगर तखशीला को.ऑपरेटीव्ह हॉसिंग सोसायटी लिमिटेड.	सही- 06/04/1996 न.भू.अ. घाटकोपर
10/07/1997	S1.दुय्यम निबंधक बांद्रायांचेकडिल र.नो.नं.बदर-३ २४९६/९५दि. ३०-११-९५ चेभाडेपट्टा करारा-न्वये व न.भू.अ.क्र.७ मुं.उ.जि.यांचे-कडिल दि. १०-७-९७च्या आदेशान्वयेन.भू.क्र. ३५६अपैकी १०३.८७ चौ.मी.क्षेत्रास भाडेपट्टेदारम्हणून सोसायटीचेनांव दाखल केले.मुदत ३० वर्षे.	01/01/1900	L श्री.सदाशिव चंदू शेटी क्षेत्र १०३.८७ चौ.मी.	सही- 10/07/1997 न.भू.अ. घाटकोपर
30/07/1997	दुय्यमनिबंधक बांद्रायांचेकडिल र.नो.नं.बदर-३/१५२५/९७ दि.५-६-९७ चे भाडेपट्टाकरारान्वये व न.भू.अ.क्र.७ मुं.उ.जि.यांचेकडिल दिनांक३०-७-९७ च्याआदेशान्वये न.भू.क्र. ३५६अ पैकी १६७.५चौ.मी. क्षेत्रासभाडेपट्टेदारम्हणून सोसायटीचेनांव दाखल केलेमुदत ३० वर्षे.	01/01/1900	L [ मे.विवेक कन्जुमर्स को.ऑप.सोसायटी क्षेत्र १६७.५० चौ.मी. ]	सही- 30/07/1997 न.भू.अ. घाटकोपर
14/09/1993	मा.अपिषाकः भूमि अमिलेख मुंबई उ.न.जि.यांचेकडिल क्र.न.भू.सं/घाटकोपर/मिळकत पत्रिका पुनर्लेखन/९८ बान्द्रा दि. ३०-६-९८अन्वये व न.भू.अ.घाटकोपर यांचेकडिल आदेश दि.१४-९-९८अन्वये न.भू.क्र. ३५६अ ची मिळकत पत्रिकेचे पुनर्लेखन करूनमशीन कार्ड न.५३०० न.भू.क्र. ३५६अ ची नवीन मिळकत पत्रिकाउघडली व म. कार्ड नं.५२५० वरील सर्व नोंदी म.का.नं.५३००वर घेऊन म.कार्ड नं.५२५० ची मिळकत पत्रिका रट केलीअसे.	01/01/1900		सही- 14/09/1998 न.भू.अ. घाटकोपर
26/02/1999	S1.दुय्यम निबंधक बांद्रायांचेकडिल रजि.नो.नं.७८५७/९१ दिनांक१०-११-९१ व त्याचाचुक दुरुस्ती दस्तारजि.नो.नं.बदर३/२३६५/९८ दिनांक१४-१०-९८ अन्वयेव नगर भूमापनअधिकारी घाटकोपरयांचेकडिल दि.२६-२-९९च्या आदेशानुसार न.भू.क्र.३५६अ पैकी१३२८.४७ चौ.मी.क्षेत्रास भाडेपट्टेदारम्हणून सोसायटीचेनांव दाखल केलेमुदत ९९ वर्षे.	01/01/1900	L वेनलेय को.ऑपरेटीव्ह हॉसिंग सोसायटी लिमिटेड. क्षेत्र १३२८.४७ चौ.मी.	सही- 26/02/1999 न.भू.अ. घाटकोपर
30/03/1999	S1.रजिस्टर नं.२५४३/७६दि.२१.७.९१ ते रजि.भाडेपट्टा कराराने ३०वर्षे मुदतीचे लिजनेदिलेने व मा.भू.व्यवस्थापक गृ.मं.बांद्रा यांचादि.१३.४.७६ व१०.५.७८ चे क्षेत्रदाखल्यान्वये १३३३.५६चौ.मी.क्षेत्रास लिज-धारक म्हणून नांवदाखल केले.	01/01/1900	L ओम विद्यालंकार शिक्षण संस्था.	सही- 21/04/1992 न.भू.अ. घाटकोपर
30/06/1999	S1.सह दुय्यमनिबंधककुर्ला यांचेकडील रजि भाडेपट्टाकरारक्र.पी.बदर-३/१०६३/९७वड दि.२५.७.९७ वत्याचा व चुक दुरुस्तीदत्त रजि क्र.बदर३/१०२७/९९ दि.१९.५.९९अन्वये व न.भू.अ.घाटकोपर यांचे कडीलदि.१.७.९९ च्याआदेशानुसार न.भू.क्र.३५६अ पैकी ९७३.७५चौ.मी.क्षेत्रासभाडेपट्टेदार म्हणूनसोसायटीचे नांवदाखल केले.मुदत ९९ वर्षे	01/01/1900	L कन्मवार नगर सावली को.ऑपरेटीव्ह हॉसिंग सोसायटी लिमिटेड. क्षेत्र ९७३.७५ चौ.मी.	सही- 01/07/1999 न.भू.अ. घाटकोपर
15/10/1999	सह दुय्यम निबंधक-४ बांद्रे यांचेकडिलरजि.भाडेपट्टेदारक्र.५१६/९२दि.३०-९-९२ व त्याचीचुक दुरुस्ती दस्तक्र.पी.बदर-३-१०२३/९९दि.३-४-९९ अन्वये व न.भू.अ.घाटकोपरयांचेकडिल दि.१५-१०-९९च्या नुसार न.भू.क्र.३५६अ पैकी १३८२-१७चौ.मी.क्षेत्रास भाडे-पट्टेदार म्हणूनसोसायटीचे नांव दाखलकेले.मुदत ९९ वर्षे.	01/01/1900	L विक्रमचंद्र को.ऑपरेटीव्ह हॉसिंग सोसायटी लिमिटेड. क्षेत्र १३८२.१७ चौ.मी.	सही- 15/10/1999 न.भू.अ. घाटकोपर

09/02/2000	भाडेपट्ट्याने पैकी शेत १४२२-५९ चौ.मी. ९९ वर्षासाठी.एस.आय.र.द.क्रमांक एस.१४४.७९ दि.१२/०२/१९९९	01/01/1900	L कल्पनाविहार को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	फेरफार क्र. ० प्रमाणे सही- 09/02/2000 न.भू.अ. घाटकोपर
25/02/2000	भाडेपट्ट्याने पैकी क्षेत्र ६४६.०० चौ. मीटर्स ९९ वर्षासाठी दि.०९/१२/८० पासून. एस.आय.र.द.क्र.पी.६४९/९२ व डुप्लीकेट ११२-१२८/१८८२/दि.१९/०९/१९९८ /२२/०९/१९९८	01/01/1900	L कन्नमवार नगर गॅलक्सी को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	फेरफार क्र. ० प्रमाणे सही- 25/02/2000 न.भू.अ. घाटकोपर
31/03/2000	भाडेपट्ट्याने पैकी क्षेत्र १४४४.४९ चौ. मीटर्स ९९ वर्षासाठी. दि.१-११-७५ पासून.एस.आय.र.द.क्र.पी.बदर -३/१९८/१७/२७३,२६७/१९२ दि.२०/१०/१९९७ चूकदुरुस्ती पत्र क्र.बदर -३/१०२४/१९ दि.१३/०४/१९९९.	01/01/1900	L हरियाली जिवन को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	फेरफार क्र. ० प्रमाणे सही- 31/03/2000 न.भू.अ. घाटकोपर
28/07/2000	भाडेपट्ट्याने पैकी क्षेत्र १३७.७९ चौ.मीटर्स. १/४/८० पासून ९९ वर्षे. र.द.क्र.पी.बदर-३/२३०३/१९ वर्ष १३५-१४२ -५३३ दि.२४/०२/२०००.	01/01/1900	L सुशांत को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	फेरफार क्र. १२ प्रमाणे सही- 28/07/2000 न.भू.अ. घाटकोपर
05/10/2001	S.J. भाडेपट्ट्याने पैकी क्षेत्र ११११.१५ चौ.मीटर्स २२/४/८५ पासून ९९ वर्षे.र.द.क्र.पी.६२३३/८९ दि.२८/०५/१९९९ दु.पत्र क्र.३८५६ /९९ दि.१४/०२/२००१	01/01/1900	L पारिजात वैभव को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	फेरफार क्र. २२ प्रमाणे सही- 05/10/2001 न.भू.अ. घाटकोपर
25/10/2001	भाडेपट्ट्याने पैकी क्षेत्र १०२५.०३ चौ.मीटर्स. दि.५-८-१९९७ पासून ३० वर्षे.र.द.क्र.बबज- ८०८ /२००१दि.०५/०२/२००१दु.प.क्र.बबज -७२५७ /१ दि.०४/०९/२००१	01/01/1900	L [ पोलीस आयुक्त वृहन्बुर्द ]	फेरफार क्र. २५ प्रमाणे सही- 25/10/2001 न.भू.अ. घाटकोपर
14/01/2002	S.J. भाडेपट्ट्याने पैकी क्षेत्र १४२१.१८ चौ.मी. दि.१-११-९५ पासून ९९ वर्षाकरिता.रजि.दस्त.क्र.पी.बदर-३/१७०/२००० दि.२३/०३/२००० दु.प.क्र.बदर-३/३२३५/२००० दि.२३/०८/२००१ अन्वये.	01/01/1900	L शुकलेंदु को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	फेरफार क्र. २७ प्रमाणे सही- 14/01/2002 न.भू.अ. घाटकोपर
04/03/2002	S/मा.जिल्हाधिकारी मुंबई यांचेकडील पोटविभाजन आदेश क्र.सी/कार्या-२३ /एकत्रिकरण /पोटविभाजन /एस.आर.३१५ दि.२८-१२-२००१ अन्वये एकूण क्षेत्रातून मोजणीप्रमाणे येणारे क्षेत्र १०८३.७ चौ.मी.क्षेत्राची नविन न.भू.क्र. ३५६अ/१ (म.का.नं.५३२२) ची मिळकत पत्रिका उघडली मुंड क्षेत्र (५३१६२१.५) चौ.मी. वजा १०८३.७ चौ.मी.शिल्लक ५३०५३७.८ चौ.मी.क्षेत्र न.भू.क्र. ३५६अ मिळकत पत्रिकेवर कायम केले.तसेच दि २५-१०-२००१ ची नोंद कमी केली.	01/01/1900		फेरफार क्र. ३२ प्रमाणे सही- 04/03/2002 न.भू.अ. घाटकोपर
23/04/2002	S/मा.उप निबंधक राहकारी संस्था मुंबई यांचेकडील आदेश जा.क्र./मु.मं/उाने/रास/टि- १/विशालदलित/१६३/२००१दि.१४-८-२००१ तसेच इकडील आदेश दि.२३-४-२००२ अन्वये विशालदलित को.ऑप.हौ.सोसा.लि.हे नांव बदलून नविन नांव मानस सहकारी गृहनिर्माण संस्था (ग) धारण केल्या मुळे मिळकत पत्रिकेतील ९-१२-७७ ची नोंद कमी करून नविन नांव दाखल केले.क्षेत्र १०७९.२८ चौ.मी.(ग) मानस सहकारी गृहनिर्माण संस्था(ग)	01/01/1900		फेरफार क्र. ३४ प्रमाणे सही- 23/04/2002 न.भू.अ. घाटकोपर
01/11/2002	भाडेपट्ट्याने पैकी क्षेत्र ११५.२५ चौ.मी. दि.१-४-८० पासून ९९ वर्षे, भाडे रुपये ७२०/- प्र.व.एस.आय.र.द.क्र.पी.बदर-३/६८९/९८ दि.०३/०८/२००१	01/01/1900	L कन्नमवार नगर श्री रामेश्वर को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	फेरफार क्र. ४४ प्रमाणे सही- 13/11/2002 न.भू.अ. घाटकोपर
19/05/2003	भाडेपट्ट्याने पैकी क्षेत्र ६४६.०० चौ.मी. दि.१/१२/८० पासून ९९ वर्षे, भाडे रू.३४२.४० प्र वर्षास.एस.आय.र.द.क्रमांक बदर-७/२२०७ दि.१०/०४/२००२	01/01/1900	L कन्नमवार नगर सुभंगल को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.	फेरफार क्र. ६४ प्रमाणे सही- 19/05/2003 न.भू.अ. घाटकोपर
28/07/2003	भाडेपट्ट्याने पैकी [१३८४.२३]१८८४.२३ चौ.मी.०१/०६/१९९६ पासून ९० वर्षाकरिता.एस.आय.र.द.क्र.बदर-७-२३/०३ दि.०३/०५/२००३.	01/01/1900	L [ कन्नमवार नगर साईप्रसाद शॉपिंग सेंटर को.ऑप.सोसायटी लिमिटेड.क्षेत्र १८८४.२३ चौ.मी. ]	फेरफार क्र. ७३ प्रमाणे सही- 28/07/2003 न.भू.अ. घाटकोपर



26/09/2003	भाडेपट्ट्याने पैकी क्षेत्र १३४२.९५ चौ.मीटर्स दि.१-१२-७५ पासून १९ वर्ष.एस.आय.र.दस्त क्र.बदर-७/७९२८/०२ दि.३०/१०/०२	01/01/1900	L श्री.स्वामी समर्थ सदन गृहनिर्माण सहकारी संस्था मर्यादित	फेरफार क्रं. ७३ प्रमाणे सही- 26/09/2003 न. भु. अ. घाटकोपर
27/10/2003	S।मा.अधिक्षक भूमी अभिलेख मुं.उपनगर यांचेकडील क्रमांक न.भू.३/न.भू.क्र. ३५६अ/हरियाली पुनर्वि/२००३ दि. ०३/१०/०३ अन्वये फेरफार नोंद ७३.चेपुनर्विलोकन करून इकडील आदेश दि.२७/१०/०३ने मे.कन्मवार नगर साई प्रसाद शॉपिंग सेंटर को.ऑप.सोसा लि.चे दाखल असलेले १३८४.२३ चौ.मी.क्षेत्रा ऐवजी १८८४.२३ चौ.मी.क्षेत्र दाखल केले	01/01/1900		फेरफार क्रं. ८२ प्रमाणे सही- 27/10/2003 न. भु. अ. घाटकोपर
28/11/2003	भाडेपट्ट्याने पैकी क्षेत्र ३०७९.८७ चौ.मी. दि.१६/१०/०३ पासून ३० वर्ष.एस.आय.र.द.क्रमांक बदर-७/९६८६/०३ दि.१६/१०/२००३.	01/01/1900	L मेसर्स पाटीदार डेव्ह लोपर्स	फेरफार क्रं. ८३ प्रमाणे सही- 28/11/2003 न. भु. अ. घाटकोपर
11/12/2003	मा.जिल्हाधिकारी मुं.उ.नगर कडिल पो.वि.आदेश क्र.सी./कार्या-२ड/पो.वि/एस.आर.के.०४३६/दि.१७/७/०३ नेएकूण क्षेत्रातून ६७८.५ चौ.मी.क्षेत्राची नविन न.भू.क्र.३५६अ/३ (म.का.नं.५३२७) ची मिळकत पत्रिका उघडलीशिल्लक क्षेत्र ५२९८५९.३ चौ.मी.कायम केले न.भू.क्र.३५६अ चा ३५६अ/२ असा बदल केला मि.प.वरील दि.२०-५-९५ व ३०-७-९७ च्या नोंदी कमी केल्या.	01/01/1900		फेरफार क्रं. ८७ प्रमाणे सही- 11/12/2003 न. भु. अ. घाटकोपर
08/04/2004	मा.जिल्हाधिकारी मु.उ.प.जिल्हा यांचेकडील क्रमांक-कार्या-२ड/एकत्रिकरण/पोटविभाजन/एस.आर.-४५५ दि.२१/११/०३ अन्वये न.भू.क्र.३५६अ/२ चे एकूण क्षेत्रातून १८८४.२ चौ.मी.क्षेत्राची नवीन न.भू.क्र.३५६अ/४ (म.का.नं.५३३०)ची मिळकत पत्रिका उघडली.शिल्लकक्षेत्र ५२७९७५.१ चौ.मी कायम केले.मि.पत्रिकेवरील दि.२८/७/०३ व२७/१०/०३च्या नोंदी कमी केल्या.	01/01/1900		फेरफार क्रं. ९४ प्रमाणे सही- 08/04/2004 न. भु. अ. घाटकोपर
19/07/2004	भाडेपट्ट्याने पैकी क्षेत्र ८४७.८३ चौ.मीटर्स दि.१४/८८ पासून १९ वर्षाकरीता.नोंदणीकृत दस्त क्र.पी.३७५२/५३/११वई दि.१०/०६/२००४ व इकडील आदेश दि.१९/०७/२००४ ने नोंद घेतली.एस.आय.	01/01/1900	L मे.वर्षा को.ऑपरेटीव्ह हॉसिंग सोसायटी लिमिटेड.	फेरफार क्रं. १०४ प्रमाणे सही- 19/07/2004 न. भु. अ. घाटकोपर
19/07/2004	भाडेपट्ट्यानेपैकी क्षेत्र ६४६.०० चौ.मीटर्स दि.११/२/८० पासून १९ वर्षाकरीता.एस.आय.नोंदणीकृत दस्त क्र.६५८३/१० व दू दि.०४/०३/२००४ व इकडील आदेश दि.१९/०७/२००४ ने नोंद घेतली.	01/01/1900	L मे.सागर किरण को.ऑपरेटीव्ह हॉसिंग सोसायटी लिमिटेड.	फेरफार क्रं. १०५ प्रमाणे सही- 19/07/2004 न. भु. अ. घाटकोपर
24/08/2006	S।मा.दु.नि. कुलायांचेकडील नोंदणीकृतभाडेपट्टा करार बदर ३/२७७७/०६ दि. ४/४/०६ व इकडील आदेश दि.२४/८/०६अन्वये १९ वर्षांचेकालावधीसाठी भाडेपट्टेदार म्हणून नांव दाखल केले.	01/01/1900	L कन्मवार नगर नगरपालिका भाडेकरू को.ऑपरेटीव्ह हॉसिंग सोसायटी लिमिटेड. क्षेत्र २५४०२.७५ चौ.मी.	फेरफार क्रं. १५१ प्रमाणे सही- 24/08/2006 न.भू.अ.घाटकोपर.
15/01/2007	S।दु.नि. कुला यांचे कडील भाडेपट्टा दस्तक्रमांक ७६.०४/०९ दि. २६/१०/०९ व इकडील आदेश दि. १५/१/०८ अन्वये ३० वर्षांच्या कालावधीसाठी भाडेपट्टेदार म्हणून नांव दाखल केले.	01/01/1900	L [ शुश्रुषा सिटीझन्स को.ऑप.हॉस्पिटल लि.क्षेत्र २०९४.९९ चौ.मी. ]	फेरफार क्रं. १८२ प्रमाणे सही- 15/01/2007 न.भू.अ.घाटकोपर.
04/05/2009	अर्ज. जबाब मा. न.भू.अ. घाटकोपर आदेश क्र. न.भू.अ. घाट/०९ दि. ०४/०५/०९ अन्वये हरियाली न.भू.क्र. ३५६अ/२ पैकी क्षेत्र १००५.५४ चौ.मी. म.गु.नि. मंडळ यांचेकडून पट्ट्याने गेतल्याने सोसायटीच्या नावाची नोंद केली. भाडेपट्टा मुदत दि.०१/०४/१९८० पासून १९ वर्षे मुदतीकरिता.	01/01/1900	L कन्मवार नगर साईकृपाकोऑपरेटीव्ह हॉसिंग सोसायटी लिमिटेड भाडेपट्टा मुदत दि.०१/०४/१९८० पासून १९ वर्षे मुदतीकरिता क्षेत्र १००५.५४ चौ.मी.	फेरफार क्रं. २१२ प्रमाणे सही- 04/05/2009 न.भू.अ.घाटकोपर.
16/08/2010	मा.सह.दुय्यम निबंधक कुला २ यांचेकडील नोंदणीकृत दस्त क्र. १११२०/२००४ दि. २०/१०/०४ व इकडील आदेश दि. १६/८/२०१० अन्वये १० वर्षांचे कालावधी करीता भाडेपट्टेदार म्हणून नांव दाखल केले.	01/01/1900	L रामदास मारुती सांगळे क्षेत्र ३१५.८७ चौ.मी.	फेरफार क्रं. २२३ प्रमाणे सही- 16/08/2010 न.भू.अ.घाटकोपर.
16/08/2010	मा.सह.दुय्यम निबंधक कुला २ यांचेकडील नोंदणीकृत दस्त क्र. ११११८/२००४ दि. २८/१०/०४ व चुक दुरुस्त दस्त क्र. ३५११/२००५ दि. ३/६/२००५ व इकडील आदेश दि. १६/८/२०१० अन्वये १० वर्षांचे कालावधीसाठी भाडेपट्टेदार म्हणून नांव दाखल केले.	01/01/1900	L रामदास मारुती सांगळे क्षेत्र ५८४.०० चौ.मी.	फेरफार क्रं. २२४ प्रमाणे सही- 16/08/2010 न.भू.अ.घाटकोपर.

08/09/2010	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पो.वि.आदेश क्र/सी/कार्या-२डी/एकत्री/पो.वि./एस.आर.के. १३०६ दि. ३/०७/२०१० व इकडील अतितातडी पो.वि.मो.र.नं. ४२७ दि. २६/८/१० तसेच इकडील आदेश दि. ८/०९/२०१० अन्वये न.मू.क्र.३५६अ/२ या मिळकतीचे एकुण ५२७९७५.१ चौ.मी. क्षेत्रातुन शुश्रूषा सिटीझन्स को.ऑप.हॉस्पिटल लि. यांना भाडेपट्ट्याने दिलेले २०९४.९९ चौ.मी. क्षेत्राची नविन मिळकत पत्रिका उघडली (मशीन कार्ड नं. ५४०५) तीला न.मू.क्र. ३५६अ/५ असा देणेत येऊन मुळ न.मू.क्र. ३५६अ/२ चे क्षेत्र ५२५८८०.९९ चौ.मी. कायम केले व दिनांक १५/०९/२००७ ची नोंद कमी केली.	01/01/1900		फेरफार क्रं. ० प्रमाणे सही- 08/09/2010 न.मू.अ.घाटकोपर.
30/06/2011	मा.सह दुय्यम निबंधक कुर्ला ३ मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत भाडेपट्टा करारपत्र- बंदर १३/४३१६/२००७/दि.३१/०५/२००७ अन्वये व कार्यालयकडील आदेश क्र/नमूअघाट/नमूक्र ३५६अ/२/ हरीयाली/फे.नो.क्र.२४३/११ दि.३०/०६/२०११ अन्वये नमूक्र ३५६अ/२ पैकी क्षेत्र ६४६.०० चौ.मी एवढे क्षेत्र मुंबई हाऊसिंग अॅन्ड एरिया डेव्हलपमेंट बोर्ड यांनी कन्मवार नगर विक्रांत को.ऑप. हाऊसिंग सो.लि.यांना भाडेपट्ट्याने दिलेले त्याप्रमाणे नोंद केली.भाडेपट्टा मुदत ०१/०४/१९९३ पासून १९ वर्षे कालावधीसाठी.	01/01/1900	L कन्मवार नगर विक्रांत को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड.क्षेत्र ६४६.००चौ.मी.	फेरफार क्रं. २४३ प्रमाणे सही- 30/06/2011 न.मू.अ.घाटकोपर
29/07/2011	मा.सह दुय्यम निबंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत भाडेपट्टा करारपत्र बंदर-७/१०८०/२०१०/दि.१२/२/२०१० अन्वये व कार्यालयीन आदेश क्र/नमूअ घाट/न.मू.क्र.३५६अ/२/ हरीयाली/फे.नो.क्र.२५२/२०११ दि.२९/७/२०११ अन्वये न.मू.क्र. ३५६अ/२ पैकी क्षेत्र ५७०.७६ चौ.मी. एवढे क्षेत्र महाराष्ट्र हाउसिंग अॅन्ड एरिया डेव्हलपमेंट बोर्ड मुंबई यांनी कन्मवार नगर मधुकुंज को.ऑ.हौ.सोसायटी लि. यांना भाडेपट्ट्याने दिलेले त्याप्रमाणे नोंद केली.भाडेपट्टा मुदत दि.०६/१०/१९६६ पासून १० वर्षे कालावधीसाठी.	01/01/1900	L कन्मवार नगर मधुकुंज को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड. क्षेत्र ५७०.७६ चौ.मी.	फेरफार क्रं. २५२ प्रमाणे सही- 29/07/2011 न.मू.अ.घाटकोपर
29/08/2011	भाडेपट्ट्याने, महाराष्ट्र हौसिंग अॅन्ड एरीआ डेव्हलपमेंट बोर्ड मुंबई यांनी त्यांची मालकीची न.मू.क्र.३५६अ/२ पैकी ७५१.२४ .मी क्षेत्र हि मिळकत नोंदणीकृत भाडेपट्टा सह दुय्यम निबंधक कुर्ला ४ मुंबई उपनगर जिल्हा यांचेकडील बंदर १४/१६७२/२००८ दि.१३/३/२००८ ने दि.१/४/१९९५ पासून १९ वर्षे कालावधीसाठी भाडेपट्ट्याने कन्मवार नगर रायगड को.ऑ.हौ.सो.लि.यांना दिल्याने सदर मिळकतीस इतर हक्क सदरी पट्टेदार म्हणून कन्मवार नगर रायगड को.ऑ.हौ.सो.सा.लि.यांचे नांवाची नोंद केली.	01/01/1900	L कन्मवार नगर रायगड को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड. क्षेत्र ७५१.२४ चौ.मी.	फेरफार क्रं. २५३ प्रमाणे सही- 29/08/2011 न.मू.अ.घाटकोपर
29/08/2011	अन्य रितीने, विकास करार व मुखत्यार नामा दि.१६/४/२००८ ला सह दुय्यम निबंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत मान्यता पत्र बंदर ७/७७४२, ७७४३/२००९ दिनांक ३०/१२/२००९ ने मान्यता पत्रान्वये भाडेपट्टेदार कन्मवार नगर रायगड को.ऑ.हौ.सो.लि.यांनी न.मू.क्र.३५६अ/२ पैकी क्षेत्र ७५१.२४ चौ.मी क्षेत्राचे विकसीत करणेकरिता दिल्याने विकासक भे.घनलक्ष्मी इंटरप्रायझेसचे नांवाची नोंद केली.	01/01/1900	L विकासक -भे.घनलक्ष्मी इंटरप्रायझेस क्षेत्र ७५१.२४ चौ.मी.	फेरफार क्रं. २५४ प्रमाणे सही- 29/08/2011 न.मू.अ.घाटकोपर
13/02/2012	भाडेपट्ट्याने, मा.सह दुय्यम निबंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत भाडेपट्टा बंदर७/३८१५/२००५ दि.१३/६/२००५ व इकडील आदेश क्र.न.मू.अ.घाट/न.मू.क्र.३५६अ/२ फे.फा.नं.२५५/२०१२ दि.१३/२/२०१२अन्वये न.मू.क्र.३५६अ/२ पैकी १७२०.०० चौ.मी. क्षेत्र महाराष्ट्र हौसिंग अॅन्ड एरिया डेव्हलपमेंट ओथोरिटी यांनी दि.४/४/७६ पासून १९ वर्षे कालावधीसाठी भाडेपट्ट्याने संदेशचंद्र को.ऑप. सोसा, लि. यांना दिल्याने भाडेपट्टेदार सदरी नांव दाखल केले.	01/01/1900	L संदेशचंद्र को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड. क्षेत्र १७२०.०० चौ.मी.	फेरफार क्रं. २५५ प्रमाणे सही- 13/02/2012 न.मू.अ.घाटकोपर
22/03/2012	भाडेपट्ट्याने, सह दुय्यम निबंधक कुर्ला १ कडील नोंदणीकृत भाडेपट्टा बंदर ३/१९८८/११ दि.२२/२/२०११ व इकडील आदेश क्र.न.मू.अ.घाट दि.२२/०३/२०१२ अन्वये न.मू.क्र.३५६अ/२ पैकी १८०.०० चौ.मी. क्षेत्र महाराष्ट्र हौसिंग अॅन्ड एरिया डेव्हलपमेंट आथोरिटी यांनी दि.२/८/२०१० पासून ३० वर्षे कालावधीसाठी भाडेपट्ट्याने अमय शिक्षण केंद्र यांना दिल्याने भाडेपट्टेदार सदरी नांव दाखल केले.	01/01/1900	L अमय शिक्षण केंद्र क्षेत्र १८०.०० चौ.मी.	फेरफार क्रं. २६० प्रमाणे सही- 22/03/2012 न.मू.अ.घाटकोपर
27/02/2013	भाडेपट्ट्याने - मा. सह दुय्यम निबंधक कुर्ला- ३ मुं. उप-जिल्हा यांचेकडील बंदर -१३/५०५५/२०१२ दि.२०/६/२०१२ व इकडील आदेश क्रं. न.मू.क्र.३५६अ/२,फे.फा.नं. २६९/१३ दि. २७/२/१३ अन्वये न.मू.क्र. ३५६अ/२ पैकी १७७-९२ चौ. मी. क्षेत्रास श्री गणेश पांडुरंग मोईर यांना दिनांक १९/९/१९९९ पासून ३० वर्षे कालावधीसाठी भाडेपट्ट्याने दिल्याने श्री गणेश पांडुरंग मोईर यांचे नांव दाखल केले.	01/01/1900	L श्री.गणेश पांडुरंग मोईर	फेरफार क्रं. २६९ प्रमाणे सही- 27/02/2013 न.मू.अ.घाटकोपर
30/03/2013	भाडेपट्ट्यानेमा. सह दुय्यम निबंधक कुर्ला यांचेकडील भाडेपट्टा दस्त क्र.४३४/२०१३दि. १५/४/२०१३ अन्वये व इकडील आदेश क्र. न.मू.अ.घाट/हरीयाली/न.मू.क्र.३५६अ/२/फे.फा.क्र. २७०/२०१३ दि. ३०/३/२०१३ अन्वये न.मू.क्र.३५६अ/२ पैकी ८८५.९६ चौ.मि.क्षेत्र कन्मवारनगर -२ ग्राहक सहकारी मंडारा लि. को.ऑप.हौ.सो.लि.यांना दि. १४/१२/२०१० पासून ३० वर्षे कालावधीसाठी भाडेपट्ट्याने दिल्याने भाडेपट्टेदार म्हणून नांव दाखल केले.	01/01/1900	L कन्मवार नगर -२ ग्राहक सहकारी मंडार मर्यादित	फेरफार क्रं. २७० प्रमाणे सही- 30/03/2013 न.मू.अ.घाटकोपर
23/05/2013	भाडेपट्ट्याने सह जिल्हा निबंधक वर्ग-२ (अभिलेख) मुंबई यांचेकडील बबज-२२०७/७७ दि.२०/१२/१९७७ व मुळसुचि क्रं. दोन व इकडील आदेश दि.२३/०५/२०१२ अन्वये न.मू.क्र. ३५६अ/२ पैकी क्षेत्र २१३२.३६ चौ.मी. महाराष्ट्र हौ.अॅन्ड एरीया डेव्हलपमेंट बोर्ड यांनी दि.२०/१२/१९७७ पासून १९ वर्षे कालावधी साठी भाडेपट्ट्यांनी दिल्याने भाडेपट्टेदार सदरी नाव दाखल केले.	01/01/1900	L नर्सस वेलफेअर को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड. विल्डींग नं.२२०,२२२ क्षेत्र २१३२.३६ चौ.मी.	फेरफार क्रं. २७२ प्रमाणे सही- 23/05/2013 न.मू.अ.घाटकोपर

27/01/2014	भाडेपट्ट्यानेमा.सह दुय्यम निबंधक कुर्ला-१ यांचे कडील पुरवणी अग्नीपेट भाडेपट्टा बदर १९९५३/१२ दि. २४/१२/१२ व इकडील आदेश क्र. न.मू.अ.घाटकोपर /हरीयाली/३५६अ/२ फेरफार क्र.२८०/१४ दि. ४/१४/१४ अन्वये न.मू.क्र.३५६अ/२ पैकी ३००.०० चौ.मी. क्षेत्र शुश्रुषा सिटीझन को.ऑप.हॉस्पिटल लि. यांना दि. २४/१२/१४ पासून ३० वर्षासाठी भाडेपट्ट्याने दिल्याने पट्टेदार म्हणून नांव दाखल केले.	01/01/1900	L [ शुश्रुषा सिटीझन को.ऑप.हॉस्पिटल प्रा.लि.(क्षेत्र ३००.०० चौ.मी.) ]	फेरफार क्र. २८० प्रमाणे सही- 28/01/2014 न.मू.अ.घाटकोपर
31/07/2014	भाडेपट्ट्यानेमा.सह दुय्यम निबंधक -४ बांद्रा यांचे कडील भाडेपट्टा र.द.क्र.१२५९/९३ दि. ३/२/९३ व इकडील आदेश क्र. न.मू.अ.घाट/हरीयाली/न.मू.क्र./३५६अ/२ फेरफार क्र.२८८/१४ दि.३१/७/१४ अन्वये न.मू.क्र.३५६अ/२ पैकी ८५९.२१ चौ.मी.क्षेत्र कन्मवार नगर स्नेहकुंज को.ऑप.हॉ.सो.लि. यांना दि. १/४/८० पासून ९९ वर्षासाठी भाडेपट्ट्याने दिल्याने पट्टेदार म्हणून नांव दाखल केले.	01/01/1900	L कन्मवार नगर स्नेहकुंज को.ऑपरेटीव्ह हॉसिंग सोसायटी लिमिटेड. (क्षेत्र ८५९.२१ चौ.मी.)	फेरफार क्र. २८८ प्रमाणे सही- 31/07/2014 न.मू.अ.घाटकोपर
31/07/2014	भाडेपट्ट्यानेमा. सह दुय्यम निबंधक कुर्ला-२ यांचे कडील भाडेपट्टा र.द.क्र.१२२०/१४ दि. २८/२/१४ व इकडील आदेश क्र. न.मू.अ.घाट/हरीयाली/न.मू.क्र.३५६अ/२ फेरफार क्र. २८९/१४ दि.३१/०७/१४ अन्वये न.मू.क्र.२५६अ/२ पैकी ८३३.०० चौ.मी. क्षेत्र कन्मवार नगर मंगलमुर्ती को.ऑ.हो.सो.लि.यांना दि.१/४/१९८० पासून ६० वर्षासाठी भाडेपट्ट्याने दिल्याने पट्टेदार म्हणून नांव दाखल केले	01/01/1900	L कन्मवार नगर मंगलमुर्ती को.ऑपरेटीव्ह हॉसिंग सोसायटी लिमिटेड. (क्षेत्र ८३३.०० चौ.मी.)	फेरफार क्र. २८९ प्रमाणे सही- 31/07/2014 न.मू.अ.घाटकोपर
25/08/2014	भाडेपट्ट्यानेमा. सह दुय्यम निबंधक कुर्ला-२ यांचेकडील भाडे पट्टा र.द.क्र.५२६/१४ दि. २२/१/१४ व इकडील आदेश क्र. न.मू.अ.घाट/हरीयाली/न.मू.क्र.३५६अ/२ फेरफार क्र. २९०/१४ दि.१२/९/१४ अन्वये न.मू.क्र. ३५६अ/२ पैकी ८२८.४३ चौ.मी. क्षेत्र कन्मवार नगर, गृहकल्याण को.ऑ.हो.सो.लि. यांना दि. ३०/६/१९८८ पासून ६० वर्षासाठी भाडेपट्ट्याने दिल्याने पट्टेदार म्हणून नांव दाखल केले.	01/01/1900	L कन्मवार नगर गृहकल्याण को.ऑप.हो.सो.लि. (क्षेत्र ८२८.४३ चौ.मी.)	फेरफार क्र. २९० प्रमाणे सही- 12/09/2014 न.मू.अ.घाटकोपर
06/04/2015	भाडेपट्ट्याने, मा. सह दुय्यम निबंधक कुर्ला-३ यांचेकडील भाडेपट्टा र.द.क्र. १०६४/१४ दि. ७/१४/२०१४ व इकडील आदेश क्र. न.मू.अ.घाट/हरीयाली /न.मू.अ. ३५६अ/२ फे.फा. २९१/१५ दि. ६/०४/२०१५ न.मू.क्र. ३५६अ/२ पैकी ६९४.३० चौ.मी. क्षेत्र कन्मवार नगर स्वरांजली को.ऑ.हो.सो.लि. यांना दिनांक १३/११/१९९५ पासून ३० वर्षासाठी भाडेपट्ट्याने दिलेने पट्टेदार सदरी पट्टेदार म्हणून नाव दाखल केले.	01/01/1900	L कन्मवार नगर स्वरांजली को.ऑप.हो.सो.लि.(क्षेत्र ६९४.३० चौ.मी.)	फेरफार क्र. २९१ प्रमाणे सही- 06/04/2014 न.मू.अ.घाटकोपर
29/04/2015	भाडेपट्ट्यानेमा. सहजिल्हा निबंधक वर्ग-२ (अभिलेख) मुंबई उपनगर जिल्हा यांचेकडील भाडेपट्टा र.द.क्र. P-४३९८/९३ दि. २६/६/२००२ व इकडील आदेश क्र. न.मू.अ. घाटकोपर हरीयाली/न.मू.क्र. ३५६अ/२ पैकी १३७४.९७ चौ.मी. क्षेत्र कन्मवार नगर संगम को.ऑ.हो.सो.लि. यांना दि. ७/१०/९३ पासून ९९ वर्षासाठी भाडेपट्ट्याने दिलेने भाडेपट्टेदार सदरी पट्टेदार म्हणून नाव दाखल केले.	01/01/1900	L कन्मवार नगर संगम को.ऑप.हो.सो.लि.(क्षेत्र १३७४.९७ चौ.मी.)	फेरफार क्र. ३०४ प्रमाणे सही- 29/04/2015 न.मू.अ.घाटकोपर
12/05/2015	भाडेपट्ट्याने, मा.सह. दुय्यम निबंधक कुर्ला -३ यांचेकडील भाडेपट्टा दस्त क्र.करल-३/६३४९/१३ दि.२३/०४/२०१३ व इकडील आदेश क्र.न.मू.अ.घाट/हरीयाली न.मू.क्र.३५६अ/२ फे.फा.क्र.३०५/१५ दि.२४/०४/१५ अन्वये न.मू.क्र.३५६अ/२ पैकी १२६३.१४ चौ.मी. क्षेत्र कन्मवार नगर विश्वघाम को.ऑप.हो.सो.लि.यांना २३/०४/२०१३ पासून ३० वर्षासाठी भाडेपट्ट्याने दिलेने पट्टेदार सदरी पट्टेदार म्हणून नाव दाखल केले.	01/01/1900	L कन्मवार नगर विश्वघाम को.ऑप.हो.सो.लि. (क्षेत्र १२६३.१४ )	फेरफार क्र. ३०५ प्रमाणे सही- 12/05/2015 न.मू.अ.घाटकोपर
09/11/2015	भाडेपट्ट्याने, मा.सह. दुय्यम निबंधक कुर्ला -२ यांचेकडील भाडेपट्टा दस्त क्र.करल-२/१४३०/१५ दि.१६/०२/१५ व इकडील आदेश क्र.न.मू.अ.घाट/हरीयाली न.मू.क्र.३५६अ/२ फे.फा.क्र.३१६/१५ दि.०९/११/१५ अन्वये न.मू.क्र.३५६अ/२ पैकी ७२३.०० चौ.मी. क्षेत्र कन्मवार नगरअश्वमेघ को.ऑप.हो.सो.लि.यांना दि.०१/०४/१९८० पासून ६० वर्षासाठी भाडेपट्ट्याने दिलेने पट्टेदार सदरी पट्टेदार म्हणून नाव दाखल केले.	01/01/1900	L कन्मवार नगर अश्वमेघ को.ऑप.हो.सो.लि.क्षेत्र ७२३.०० चौ.मी.	फेरफार क्र. ३१६ प्रमाणे सही- 09/11/2015 न.मू.अ.घाटकोपर
26/11/2015	भाडेपट्ट्याने मा.सह दुय्यम निबंधक कुर्ला-१ यांचेकडील भाडेपट्टा दस्त क्र.करल -१/१२८७/१५ दिनांक ०८/०९/२०१५ व इकडील आदेश क्र.न.मू.अ.घाट/हरीयाली /न.मू.क्र.३५६अ/२ फे.फा.क्र.३१८/१५ दिनांक ०३/११/२०१५ अन्वये न.मू.क्र.३५६अ/२ पैकी ६४९.१८ चौ.मी.क्षेत्र कन्मवार नगर स्वप्नकुंज को.ऑ.हो.सो.यांना ३० वर्षासाठी भाडेपट्ट्याने दिलेने भाडेपट्टेदार सदरी पट्टेदार म्हणून नाव दाखल केले.	01/01/1900	L कन्मवार नगर स्वप्नकुंज को.ऑ.हो.सो.क्षेत्र ६४९.१८ चौ.मी.	फेरफार क्र. ३१८ प्रमाणे सही- 26/11/2015 न.मू.अ.घाटकोपर
15/12/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.५/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.मू.हरियाली/फे.क्र ३१९/२०१५ दि.१५/१२/२०१५ अन्वये केवळ मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी पाच लाख पंचवीस हजार आठशे ऐंशी पुर्णाक अकरा दशांश मात्र चौ.मी दाखल केले	01/01/1900	म गव्हर्नमेंट ऑफ महाराष्ट्र विधी व न्याय विभाग (क्षेत्र २०९८.७५ चौ.मी.)	फेरफार क्र. ३१९ प्रमाणे सही- 15/12/2015 न.मू.अ.घाटकोपर
30/01/2016	खरेदीने पैकी सह दुय्यम निबंधक कुर्ला-३ यांचे कडील दस्त क्र.करल-३/६६५१/१५ दिनांक २८/१२/२०१५ अन्वये खरेदी देणार महाराष्ट्र गृहनिर्माण मंडळ यांनी न.मू.क्र.३५६अ/२ पैकी २०९८.७५ चौ.मी.क्षेत्र खरेदीने दिलेने खरेदी देणार यांचे नांवाची नोंद केली.	01/01/1900	म गव्हर्नमेंट ऑफ महाराष्ट्र विधी व न्याय विभाग (क्षेत्र २०९८.७५ चौ.मी.)	फेरफार क्र. ३२५ प्रमाणे सही- 30/01/2016 न.मू.अ.घाटकोपर



23/06/2017	भाडेपट्ट्याने-मा.सह दुय्यम निबंधक कुर्ला-१ मुंबई उपनगर जिल्हा यांचेकडील भाडेपट्टा दस्त क्र.७७४/२००० दि.०८/०५/२०००, सह दुय्यम निबंधक कुर्ला-२, मुंबई उपनगर जिल्हा यांचेकडील भाडेपट्टा दस्त क्र.२०४२/२०१५ दि.०५/०३/२०१५, सह दुय्यम निबंधक कुर्ला-४, मुंबई उपनगर जिल्हा यांचेकडील भाडेपट्टा दस्त क्र.६६०९/२००७ दि.१८/१०/२००७ व इकडील आदेश क्र.न.भू.अ घाट/हरियाली/न.भू.क्र.२५६अ/२ फे.फा.क्र.३६२/२०१७ दि.२३/०६/२०१७ अन्वये न.भू.क्र.२५६अ/२ पैकी १५५६.२२ चौ.मी.क्षेत्र कन्मवार नगर क्रांती को.ऑ.ही.सो.लि.यांना ९९ वर्षासाठी भाडेपट्ट्याने दिलेले भाडेपट्टेदार म्हणून नाव दाखल केले.	01/01/1900	L कन्मवार नगर क्रांती को.ऑ.ही.सो.लि. क्षेत्र १५५६.२२ चौ.मी.	फेरफार क्रं. ३६२ प्रमाणे सही- 23/06/2017 न.भू.अ.घाटकोपर
13/12/2017	भाडेपट्ट्याने-मा.सह दुय्यम निबंधक कुर्ला-१ मुंबई उपनगर जिल्हा यांचेकडील भाडेपट्टा दस्त क्र.१३८९/२०१४ दि.१५/०२/२०१४ व इकडील आदेश क्र.न.भू.अ घाट/हरियाली/न.भू.क्र.२५६अ/२ फे.फा.क्र.३६९/२०१७ दि.१३/१२/२०१७ अन्वये न.भू.क्र.२५६अ/२ पैकी ७१०.११ चौ.मी.क्षेत्र कन्मवार नगर शांतीधाम को.ऑ.ही.सो.लि.यांना ३० वर्षासाठी भाडेपट्ट्याने दिलेले भाडेपट्टेदार म्हणून नाव दाखल केले.	01/01/1900	L कन्मवार नगर शांतीधाम को.ऑ.ही.सो.लि. क्षेत्र ७१०.११ चौ.मी.	फेरफार क्रं. ३६९ प्रमाणे सही- 13/12/2017 न.भू.अ.घाटकोपर
05/03/2018	मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील पो.वि.आदेश क्र.सी/कार्या-२डी/पो.वि./एस.आर.के.१९९८/जा.क्र.१४६२, दि.०९/०२/२०१८ व इकडील साधी पो.वि.मो.र.नं.३/२०१७, दि.३१/०३/२०१७ तसेच इकडील आदेश दि.०५/०३/२०१८ अन्वये न.भू.क्र.३५६अ/२ या मिळकतीचे एकूण ५.२५.८८०.११ चौ.मी.क्षेत्रामधून शुभ्रषा सिटीझन्स को.ऑ.हॉस्पिटल लि.यांना भाडेपट्ट्याने दिलेले २५०.३० चौ.मी.क्षेत्राची नवीन मिळकत पत्रिका उघडली (म.का.नं.५४१९) तिला न.भू.क्र.३५६अ/२/२ असा देणेत येऊन मूळ न.भू.क्र.३५६अ/२ चे क्षेत्र ५.२५.६२९.८१ चौ.मी. कायम करून त्याचा न.भू.क्र.३५६अ/२/१ असा शोच बदल केला व दिनांक २७/०५/२०१४ ची नोंद कमी केली.	01/01/1900		फेरफार क्रं. ३७२ प्रमाणे सही- 05/03/2018 न.भू.अ.घाटकोपर
21/04/2018	भाडेपट्ट्याने-मा.सह दुय्यम निबंधक कुर्ला-१ मुंबई उपनगर जिल्हा यांचेकडील भाडेपट्टा दस्त क्र.३५९/२०१६ दि.१५/०५/२०१६ व इकडील आदेश क्र.न.भू.अ घाट/हरियाली/न.भू.क्र.२५६अ/२/१ फे.फा.क्र.३७०/२०१८ दि.२९/०४/२०१८ अन्वये न.भू.क्र.२५६अ/२/१ पैकी ६५३.०३ चौ.मी.क्षेत्र कन्मवार नगर ओमकार को.ऑ.ही.सो.लि.यांना ३० वर्षासाठी भाडेपट्ट्याने दिलेले भाडेपट्टेदार म्हणून नाव दाखल केले.	01/01/1900	L कन्मवार नगर ओमकार को.ऑ.ही.सो.लि. क्षेत्र ६५३.०३ चौ.मी.	फेरफार क्रं. ३७० प्रमाणे सही- 21/04/2018 न.भू.अ.घाटकोपर
23/04/2018	भाडेपट्ट्याने-मा.सह दुय्यम निबंधक कुर्ला-१ मुंबई उपनगर जिल्हा यांचेकडील भाडेपट्टा दस्त क्र.३९४९/२०१६ दि.१६/०४/२०१६ व इकडील आदेश क्र.न.भू.अ घाट/हरियाली/न.भू.क्र.२५६अ/२/१ फे.फा.क्र.३७३/२०१८ दि.२३/०४/२०१८ अन्वये न.भू.क्र.२५६अ/२/१ पैकी ६४९.९८ चौ.मी.क्षेत्र कन्मवार नगर साईगणेश को.ऑ.ही.सो.लि.यांना ३० वर्षासाठी भाडेपट्ट्याने दिलेले भाडेपट्टेदार म्हणून नाव दाखल केले.	01/01/1900	L कन्मवार नगर साईगणेश को.ऑ.ही.सो.लि. क्षेत्र ६४९.९८ चौ.मी.	फेरफार क्रं. ३७३ प्रमाणे सही- 23/04/2018 न.भू.अ.घाटकोपर
06/08/2018	भाडेपट्ट्याने-मा.सह दुय्यम निबंधक कुर्ला-१ मुंबई उपनगर जिल्हा यांचेकडील भाडेपट्टा दस्त क्र.पी बंदर ३/९२०/९८ दि.१९/१२/१९९८ व इकडील आदेश क्र.न.भू.अ घाट/हरियाली/न.भू.क्र.२५६अ/२/१ फे.फा.क्र.३७६/२०१८ दि.०८/०८/२०१८ अन्वये न.भू.क्र.२५६अ/२/१ पैकी ९४५.९१ चौ.मी.क्षेत्र कन्मवार नगर स्वप्न साफल्य को.ऑ.ही.सो.लि.यांना ९९ वर्षासाठी भाडेपट्ट्याने दिलेले भाडेपट्टेदार म्हणून नाव दाखल केले.	01/01/1900	L कन्मवार नगर स्वप्न साफल्य को.ऑ.ही.सो.लि. क्षेत्र ९४५.९१ चौ.मी.	फेरफार क्रं. ३७६ प्रमाणे सही- 06/08/2018 न.भू.अ.घाटकोपर
26/12/2018	भाडेपट्ट्याने-मा.सह दुय्यम निबंधक कुर्ला-३ मुंबई उपनगर जिल्हा यांचेकडील भाडेपट्टा दस्त क्र.२६६२/१६ दि.०९/०४/२०१६ व इकडील आदेश क्र.न.भू.अ घाट/हरियाली/न.भू.क्र.२५६अ/२/१ फे.फा.क्र.३८३/२०१८ दि.२६/१२/२०१८ अन्वये न.भू.क्र.२५६अ/२/१ पैकी ६४७.४९ चौ.मी.क्षेत्र कन्मवार नगर दत्तनिवास को.ऑ.ही.सो.लि.यांना ३० वर्षासाठी भाडेपट्ट्याने दिलेले भाडेपट्टेदार म्हणून नाव दाखल केले.	01/01/1900	L कन्मवार नगर दत्तनिवास को.ऑ.ही.सो.लि. क्षेत्र ६४७.४९ चौ.मी.	फेरफार क्रं. ३८३ प्रमाणे सही- 26/12/2018 न.भू.अ.घाटकोपर
15/01/2019	भाडेपट्ट्याने-मा.सह दुय्यम निबंधक कुर्ला-२ मुंबई उपनगर जिल्हा यांचेकडील भाडेपट्टा चुक दुरुस्ती दस्त क्र.१९६९८/२०१८ दि.२६/०९/२०१८ व मूळ भाडेपट्टा दस्त क्र.पी ८२६०.८२६९/१९ दि.२९/०५/१९९२ व इकडील आदेश क्र.न.भू.अ घाट/हरियाली/न.भू.क्र.२५६अ/२/१ फे.फा.क्र.३८५/२०१८/१९ दि.१५/०९/२०१९ अन्वये न.भू.क्र.२५६अ/२/१ पैकी ७१०.९७ चौ.मी.क्षेत्र कन्मवार नगर स्नेह को.ऑ.ही.सो.लि.यांना ९० वर्षासाठी भाडेपट्ट्याने दिलेले भाडेपट्टेदार म्हणून नाव दाखल केले.	01/01/1900	L कन्मवार नगर स्नेह को.ऑ.ही.सो.लि. क्षेत्र ७१०.९७ चौ.मी.	फेरफार क्रं. ३८५ प्रमाणे सही- 15/01/2019 न.भू.अ.घाटकोपर
17/06/2019	भाडेपट्ट्याने-मा.सह दुय्यम निबंधक कुर्ला-१, मुंबई उपनगर जिल्हा यांचेकडील भाडेपट्टा दस्त क्र. पी बंदर ३/१५११, दि. ३१/७/२००१ व इकडील आदेश क्र.न.भू.अ.घाट/न.भू. हरियाली/न.भू.क्र.३५६अ/२/१ फे.फा.क्र.३८८/२०१९, दि. १७/६/२०१९ अन्वये न.भू.क्र.३५६अ/२/१ पैकी ९५१.७९ चौ.मी. क्षेत्र कन्मवार नगर अमेय को.ऑ.पी.सो.लि. यांना ९९ वर्षासाठी भाडेपट्ट्याने दिलेले भाडेपट्टेदार म्हणून नाव दाखल केले.		L कन्मवार नगर अमेय को.ऑ.पी.सो.लि. क्षेत्र ९५१.७९ चौ.मी.	फेरफार क्रं. ३८८ प्रमाणे सही- 17/06/2019 न.भू.अ.घाटकोपर

16/12/2019	महाराष्ट्र गृहनिर्माण मंडळ, मुंबई (मुंबई हौसिंग अॅण्ड एरिया डेव्हलपमेंट बोर्ड) यांनी सह दुय्यम निबंधक कुर्ला-४, मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत भाडेपट्टा दस्त क्र. ८०६७/२०१४, दिनांक १७/०९/२०१४ अन्वये न.भू.क्र.३५६अ/२/१ पैकी ७४८.१३ चौ.मी. क्षेत्र कन्मवार नगर शिवसागर को.ऑप.ही.सो.लि. यांनी ६० वर्षेसाठी भाडेपट्ट्याने दिलेले भाडेपट्टेदार म्हणून नांव दाखल केले.		L कन्मवार नगर शिवसागर को ऑप ही सो लि क्षेत्र ७४८.१३ चौ.मी.	फेरफार क्र. ३९६ प्रमाणे सही- 16/12/2019 न.भू.अ.घाटकोपर
16/12/2019	महाराष्ट्र गृहनिर्माण मंडळ, मुंबई (मुंबई हौसिंग अॅण्ड एरिया डेव्हलपमेंट बोर्ड) यांनी सह दुय्यम निबंधक कुर्ला-४, मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत भाडेपट्टा दस्त क्र. १२३३०/२०१९, दिनांक १६/१०/२०१९ अन्वये न.भू.क्र.३५६अ/२/१ पैकी १९८.६६ चौ.मी. क्षेत्र श्री मंगेश दत्ताराम पन्हाळकर व श्री. दत्ताराम राघो पन्हाळकर यांना ३० वर्षेसाठी भाडेपट्ट्याने दिलेले भाडेपट्टेदार म्हणून नांव दाखल केले.		L १श्री. मंगेश दत्ताराम पन्हाळकर २श्री. दत्ताराम राघो पन्हाळकर (क्षेत्र १९८.६६ चौ.मी.)	फेरफार क्र. ३९७ प्रमाणे सही- 16/12/2019 न.भू.अ.घाटकोपर
08/03/2021	बोजाची नोंद बृह नुंबई महानगरपालिका एस वार्ड यांचेकडील SAS/०३/२८/२०२०-२१ दि.२९/०५/२०२१ चे वॉरन्ट ऑफ अटॅचमेंट ए-१ अन्वये सदर गिळकतीचे भाडेपट्टेदार कन्मवार नगर मुक्तीधाम को.ऑ.ही.सो.ली याचेवर म्युनिसिपल प्रॉपर्टी टॅक्सेस अॅण्ड अर्बन इमुव्हबल प्रॉपर्टी टॅक्सेसचा र.रु ९०३२५७/- चा बोजा असलेबाबतची नोंद दाखल केली.			फेरफार क्र. ४२२ प्रमाणे सही- 08/03/2021 न.भू.अ.घाटकोपर
08/03/2021	बोजाची नोंद बृह नुंबई महानगरपालिका एस वार्ड यांचेकडील SAS/०३/३७/२०२०-२१ दि.२९/०५/२०२१ चे वॉरन्ट ऑफ अटॅचमेंट ए-१ अन्वये सदर गिळकतीचे भाडेपट्टेदार अभय शिक्षण केंद्र यांचेवर म्युनिसिपल प्रॉपर्टी टॅक्सेस अॅण्ड अर्बन इमुव्हबल प्रॉपर्टी टॅक्सेसचा र.रु १२६५७०/- चा बोजा असलेबाबतची नोंद दाखल केली.			फेरफार क्र. ४२३ प्रमाणे सही- 08/03/2021 न.भू.अ.घाटकोपर
25/10/2021	भाडेपट्टा नोंद - सह दु.नि. कुर्ला ३ यांचेकडील र.द.क्र. १०१५५/२०२१ दिनांक २५/०६/२०२१ अन्वये महाराष्ट्र गृह निर्माण मंडळ यांनी दि. १८/०५/१९९५ पासून ते दि. १७/०५/२०२५, ३० वर्षे ० महिने कालावधीकरीता वार्षिक रक्कम रु. ३८४४९ दर साल या दराने दिल्याने भाडेपट्टादाराचे नावाची नोंद केली .	सह दु.नि. कुर्ला ३ 10155/2021 25/06/2021	L अष्टविनायक को ऑप ही सो लि ५८३.०५ चौ.मी	फेरफार क्र. ४३४ प्रमाणे सही- 25/10/2021 न.भू.अ., न.भू.अ. घाटकोपर
27/12/2021	भाडेपट्टा नोंद - पीबीडीर यांचेकडील र.द.क्र. १३६९/१९८९ दिनांक ०५/०२/१९८९ अन्वये महाराष्ट्र गृह निर्माण मंडळ यांनी दि. ०५/०९/१९८७ पासून ते दि. ३५/०८/२०८८, ९९ वर्षे ० महिने कालावधीकरीता वार्षिक रक्कम रु. ३४०८० दर साल या दराने दिल्याने भाडेपट्टादाराचे नावाची नोंद केली .	1369/1989 07/02/1989	L गौरीपुत्र को ऑप ही सोसा लि ८४४.१० चौ.मी	फेरफार क्र. ४३९ प्रमाणे सही- 27/12/2021 न.भू.अ., न.भू.अ. घाटकोपर
25/01/2022	भाडेपट्टा नोंद - सह दु.नि. कुर्ला ३ यांचेकडील र.द.क्र. १७८६५/२०२१ दिनांक १८/११/२०२१ अन्वये महाराष्ट्र गृह निर्माण मंडळ यांनी दि. १४/०९/२०१८ पासून ते दि. १४/०९/२०४९, ३० वर्षे ० महिने कालावधीकरीता वार्षिक रक्कम रु. ६८९३१ दर साल या दराने दिल्याने भाडेपट्टादाराचे नावाची नोंद केली .	सह दु.नि. कुर्ला ३ 17865/2021 18/11/2021	L कन्मवार नगर विक्रांत को ऑप हौसिंग सोसायटी लिमिटेड १२४.२० चौ.मी	फेरफार क्र. ४४५ प्रमाणे सही- 25/01/2022 न.भू.अ., न.भू.अ. घाटकोपर
25/01/2022	भाडेपट्टा नोंद - सह दु.नि. कुर्ला ३ यांचेकडील र.द.क्र. १७८६५/२०२१ दिनांक १८/११/२०२१ अन्वये महाराष्ट्र गृह निर्माण मंडळ यांनी दि. ०४/०५/२०२१ पासून ते दि. ०४/०५/२०५१, ३० वर्षे ० महिने कालावधीकरीता वार्षिक रक्कम रु. १००१० दर साल या दराने दिल्याने भाडेपट्टादाराचे नावाची नोंद केली .	सह दु.नि. कुर्ला ३ 17861/2021 18/11/2021	L कन्मवार नगर एकदंत को ऑप हौसिंग सोसायटी लिमिटेड ५८८.४० चौ.मी	फेरफार क्र. ४४६ प्रमाणे सही- 25/01/2022 न.भू.अ., न.भू.अ. घाटकोपर
25/02/2022	भाडेपट्टा नोंद - सह दु.नि. कुर्ला १ (पीबदर ३) यांचेकडील र.द.क्र. ४१/१९९८ दिनांक ०८/०७/१९९८ अन्वये महाराष्ट्र गृह निर्माण मंडळ यांनी दि. ०६/०५/१९९८ पासून ते दि. ०६/०५/२०१७, १९ वर्षे ० महिने कालावधीकरीता वार्षिक रक्कम रु. ६९९ दर साल या दराने दिल्याने भाडेपट्टादाराचे नावाची नोंद केली	41/1998 08/07/1998	L कन्मवार नगर घरकुल को ऑप ही सोसा लि ९३०.२१ चौ.मी	फेरफार क्र. ४४८ प्रमाणे सही- 25/02/2022 न.भू.अ., न.भू.अ. घाटकोपर
10/11/2022	भाडेपट्टा नोंद - सह दु.नि. मुंबई बांद्रे (बदर) यांचेकडील र.द.क्र. ३७१५/१९८५ दिनांक २५/१०/२०२१ अन्वये महाराष्ट्र गृह निर्माण मंडळ यांनी दि. २२/०७/१९८५ पासून ते दि. २५/०७/२०८४, ९९ वर्षे ० महिने कालावधीकरीता वार्षिक रक्कम रु. २५१८ दर साल या दराने दिल्याने भाडेपट्टादाराचे नावाची नोंद केली	3715/1985 25/10/2021	L न्यु भिम नगर को ऑप ही सो लि २०५०.०० चौ.मी	फेरफार क्र. ४४४ प्रमाणे सही- 10/11/2022 न.भू.अ., न.भू.अ. घाटकोपर

09/12/2022	भाडेपट्टा नोंद - सह दु.नि. कुर्ला ३ यांचेकडील र.द.क्र. १११६/२०२२ दिनांक ०२/११/२०२२ अन्वये महाराष्ट्र गृह निर्माण मंडळ यांनी दि. १२/०८/२०२१ पासून ते दि. ११/०८/२०५१, ३० वर्ष ० महिने कालावधीकरिता वार्षिक रक्कम रु. ७००२२ दर साल या दराने दिल्याने भाडेपट्टादाराचे नावाची नोंद केली .	सह दु.नि. कुर्ला ३ 19167/2022 02/11/2022	L अष्टविनायक को ऑप हो सो लि (TirBH area) २४५.८२ चौ.मी	फेरफार क्र. ४९७ प्रमाणे सही- 09/12/2022 न.भू.अ., न.भू.अ. घाटकोपर
27/02/2023	भाडेपट्टा नोंद - सह दु.नि. कुर्ला ३ यांचेकडील र.द.क्र. १११७/२०२३ दिनांक ०२/०१/२०२३ अन्वये महाराष्ट्र गृह निर्माण मंडळ यांनी दि. ३०/१२/२०२२ पासून ते दि. २९/१२/२०५३, ३० वर्ष ० महिने कालावधीकरिता वार्षिक रक्कम रु. १४८६ दर साल या दराने दिल्याने भाडेपट्टादाराचे नावाची नोंद केली .	सह दु.नि. कुर्ला ३ 111/2023 02/01/2023	L कन्नमवार नगर गणेश को ऑप हौसिंग सोसायटी लिमिटेड ६३९.९१ चौ.मी	फेरफार क्र. ४८८ प्रमाणे सही- 27/02/2023 न.भू.अ., न.भू.अ. घाटकोपर

हि मिळकत पत्रिका (दिनांक 27/02/2023 06:02:59 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 28/03/2023 01:03:53 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DLSR/Login/VerifyPropertyCard> या संकेत स्थळावर 2207100002464559 हा क्रमांक वापरावा.

हे सारणपत्र मिळकती माले दस्तऐवज आहे



M/S. SWASTIK HOMES

PARTNERSHIP DEED OF RECONSTITUTED FIRM  
ON DEATH AND ADDMISSION OF PARTNER



SIGNED SEALED AND DELIVERED BY THE }  
WITHINNAMED SHRI SANDEEP GANESHLAL JAIN }  
(The Continuing Partner) IN THE PRESENCE OF }  
\_\_\_\_\_ }

*Sandeep Jain*

SIGNED SEALED AND DELIVERED BY THE }  
WITHINNAMED SHRI HARSH KAMLESH VAGRECHA }  
(The Continuing Partner) IN THE PRESENCE OF }  
\_\_\_\_\_ }

*Harsh Vagrecha*

SIGNED SEALED AND DELIVERED BY THE }  
WITHINNAMED SHRI HIREN DINESH SHAH }  
(The Continuing Partner) IN THE PRESENCE OF }  
\_\_\_\_\_ }

*Hiren Dinesh Shah*

SIGNED SEALED AND DELIVERED BY THE }  
WITHINNAMED SHRI RAHUL BABULAL SAMAR }  
(The Joining Partner) IN THE PRESENCE OF }  
\_\_\_\_\_ }

*Rahul Babulal Samar*

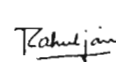
(21) All the partners hereto only if they jointly agree upon may admit any new partner or partners upon such terms and conditions as may be agreed upon by and between them.

(22) ARBITRATION : All disputes and differences of any nature whatsoever which shall, either during the continuance of partnership or after the determination thereof, arise between the partners or their respective representatives or between any of the partners and the legal representatives of the other partners touching these presents or the construction or application of any clause or thing herein contained or touching any account, valuation or division to be made hereunder or as to the rights, duties, liabilities or obligations of the parties hereto or as to any of the affairs of the firm, howsoever shall be resolved by reference to arbitration of a single arbitrator if the parties agree upon one or of two or more arbitrators to be appointed by each of the parties to the disputes in accordance with and subject to the provisions of the Indian Arbitration Act, 1940 or any statutory modification or enactment thereof for the time being in force and the award or awards of such arbitrator/arbitrators or umpire as the case may be shall be final and binding on all parties to the said dispute.

(23) Notwithstanding anything contained, recorded, stated or provided herein the partners shall have full powers and discretion to modify, alter and/or vary the terms and conditions of this DEED OF PARTNERSHIP in any manner whatsoever that they may think fit and proper by mutual agreement, which shall be reduced into writing and shall be signed by all the partners and thereupon the said writings shall become appendage to and part of THIS DEED.

(24) Save and except as hereinabove set forth, the relations between the parties hereto shall be governed and controlled by the provisions of the Indian Partnership Act, 1932 or any statutory modification or enactment thereof for the time being in force.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals at Mumbai this 7<sup>th</sup> day, of August, 2020.



said accounts and all the instructions issued to the said person or persons shall be binding upon the parties hereto.

(15) Each of the partners shall be at liberty to draw such amount per month as may be mutually agreed upon by the partners but the sums so drawn out by each of them are to be accounted for in the accounts of the said partners respectively on taking the annual accounts.

(16) **DEATH, RETIREMENT OR INSOLVENCY :** Death, retirement or insolvency of a partner shall not dissolve the partnership firm and on the death, retirement or insolvency of any partner, the accounts of the partnership shall be made upto the date of his death, retirement or insolvency and the amount which may be found to be due and payable to such partner shall be paid to him, his assignees or his legal heirs as the case may be within six months from the date of such death, retirement or insolvency and the remaining partner shall be entitled to carry on the business in partnership with such other person and/or persons as they shall deem fit and proper.

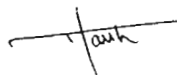
(17) In the event of death of any partner, the surviving partners shall be entitled to carry on the business alongwith the legal heirs of the deceased partner and/or his nominees appointed by him and all such legal heirs collectively and/or their nominees will have the same rights and duties as that of the deceased partner.

(18) On the dissolution of the partnership hereby constituted by consent of the parties hereto or otherwise, the same shall be wound up and the assets thereof sold and distributed as provided by the Indian Partnership Act, 1932 or any other statutory modification or re-enactment thereof for the time being in force and subject to the provision thereof, but so that each partner shall be at liberty to bid at any such sale of any of the partnership asset.

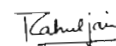
(19) Any notice required to be given hereunder shall be deemed to be duly given if the same shall be delivered personally to the person to whom the same is intended to be given or left for him at or sent by post by registered letter to his usual or last known address or in the case of a notice to a partner left for him at the office of the partnership firm.

(20) All the parties hereto may jointly appoint, authorise, nominate and/or constitute any other person to act for them and/of for and on behalf of partnership firm.









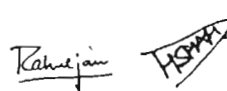
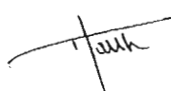
The parties hereto shall bear the losses incurred by the firm including loss of capital, if any, in the same proportion.

(11) The partners state, confirm and declare that they shall be jointly and severally liable and responsible to bear and discharge all the debts, liabilities, claims and demands outstanding against the partnership firm time to time from commencement of this partnership and they shall jointly and severally keep the partnership firm well and sufficiently saved, harmless and indemnified of and from all such debts, liabilities, claims and demands by and from any persons, firms, companies, local authorities etc.

(12) **BOOKS OF ACCOUNTS** : All necessary and proper books of accounts shall be kept and maintained by the partnership firm, wherein shall be entered particulars of all moneys, goods and effects belonging to or owing to the said partnership firm or paid , received, sold or such other transactions , matters and things relating to the said business as are usually entered in the books of accounts kept by persons engaged in business of the like manner and character. The said books of account together with all letters, papers or writings concerning or belonging to the partnership shall be kept at the place of business of the partnership firm or at such other place or places as may be mutually agreed upon by the parties hereto and each partner shall at all times have free access to and the right to inspect and to have copies of the same.

(13) **ACCOUNTING YEAR:** The accounts of the partnership firm shall be taken annually on 31<sup>st</sup> March of each year or as defined as per section 2 of the Income Tax Act, 1961. At the end of every accounting year during the continuance of partnership, an account shall be taken of all the assets and liabilities and of the profits and losses of the partnership business for the year and the same shall be entered in the books of accounts.

(14) **BANK ACCOUNT:** The bank accounts of the partnership firm shall be with such bank or banks as all the partners may from time to time agree upon and the same shall be operated by any two of the partners as may be agreed upon by and between the parties hereto or as may be agreed upon between all the partners from time to time. The parties hereto may also appoint, authorise and nominate such other person or persons whom they think fit to operate upon the



Further, the total remuneration payable to the working partners shall be worked out as under :

On the first Rs.3.00,000/- of the book profit or in case of a loss Rs.1,50,000 or at the rate of 90 per cent of the book-profit whichever is more;

On the balance of the book-profit at the rate of 60 per cent.

**EXPLANATION :** For the purposes of this clause the expression "BOOK PROFIT" as defined in S.40(b) of I.T. ACT, 1961 or any statutory modification or re-enactment thereof, for the time being in force".

The remuneration payable to the working partner as above shall be credited to their respective accounts on ascertainment of book profits.

The partners shall be entitled to increase or reduce the above remuneration. The parties hereto may also agree to revise the mode of calculating the above remuneration and decide to pay salary and grant the benefit of house rent allowance, rent free quarters, motor car or conveyance allowance, medical expenses, accident and/or life insurance policy premium, provident fund, gratuity, bonus, commission on sales/gross receipts and/or other benefits to the above and/or the other partner or partners either on monthly or yearly basis as they may mutually agree upon.

(10) **SHARE OF PROFIT:** The net profits or losses of the partnership business after payment of all expenses and/or other outgoings inclusive of interest on capital, if any, as well as remuneration payable to the working partners, if any, hereinabove including capital profits or losses, if any shall be divided by the partners hereto in the following proportions:

SR.NO.	NAME OF THE PARTNERS	PROFIT/LOSS (%)
(1)	SHRI SANDEEP GANESHLAL JAIN	21 %
(2)	SHRI HARSH KAMLESH VAGRECHA	28 %
(3)	SHRI HIREN DINESH SHAH	21 %
(4)	SHRI RAHUL BABULAL SAMAR	30 %
	TOTAL	100 %

*[Handwritten signature]*

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of partnership. Further, the party of the 5<sup>th</sup> part, the joining Partner, shall introduce Rs.30,000/- towards his initial capital contribution. Accordingly, the capital of the existing partners shall be adjusted as per the reconstituted ratio.

The Share of Profit of the firm and any other amounts introduced by the partners in the firm as may be mutually agreed upon by them shall be credited to the partners current account and all losses and withdrawals shall be debited too thereto.

(8) If in addition to the capital contributed by the partners, any further capital is required for the business of the partnership firm, the parties hereto shall be entitled to raise the required capital and finances by way of loans, deposits, advances and borrowings from any person or persons, firms, companies, corporations, bank, bankers, association, trusts and from any other financing institutions at such rate of interest and on such terms and condition, as to the security for repayment as may be available and as it may be in the best interest of the firm. but with the concurrence and signatures of all the partners and only after their unanimous decision in that regard.

(9) REMUNERATION TO PARTNER: It is agreed by and between the parties hereto that the following partners (hereinafter referred to as 'working partner') shall devote their time and attention in the conduct of the affairs of the firm. As the circumstances and business need may require.

Name of the Partner		% to total Remuneration
SHRI SANDEEP GANESHLAL JAIN		21.00 %
SHRI HARSH KAMLESH VAGRECHA		28.00 %
SHRI HIREN DINESH SHAH		21.00 %
SHRI RAHUL BABULAL SAMAR		30.00 %
Total		100.00 %

The yearly remuneration payable to each of above working partners shall be as per mutual understanding and which shall be calculated as percentage of the Book Profit for each accounting year in the following manner which shall be divided between the partners in the above ratio.

NOW THIS INDENTURE WITNESSETH AND IT IS MUTUALLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

(1) **FIRM NAME:** The business of the partnership shall be carried on and conducted in the firm name and style of MESSRS "SWASTIK HOMES" and/or in any other name that may be mutually agreed upon in writing by and between the parties hereto from time to time.

(2) **COMMENCEMENT:** The partnership firm shall be deemed to have come into force with effect from the 16<sup>th</sup> day of January, 2019, and as amended date 11<sup>th</sup> day of July, 2020 and shall include transaction if any dealt in jointly before writing down this agreement.

(3) **PLACE OF BUSINESS:** The business of the partnership shall be carried on and conducted at 312A, Swastik Disa Corporate Park, Kohinoor Compound, L.B.S. Marg, Ghatkopar(W), Mumbai-400 086 and /or at such other place as the partners hereto may from time to time hereafter decide and agree upon.

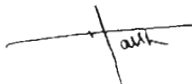
(4) **NATURE OF BUSINESS:** The business of the partnership firm shall be that of Builders and Developers and/or such other allied lines of business or businesses as partners may decide from time to time.

(5) **DURATION:** The duration of the partnership shall be 'AT WILL'.

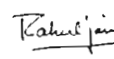
(6) **CAPITAL & INTEREST:** The Capital for the business of the partnership shall be contributed by the parties hereto in such proportion and at such time as may be mutually agreed upon by and between the parties from time to time and shall bear interest at the rate of 12% p.a. or at such other rate as may be mutually agreed upon or prescribed U/s.40 (b) of the Income Tax Act. 1961 shall be payable to the partners on the amount for the time being standing to their credit in their respective capital, current, loan, deposit or any other account whatsoever. Accordingly, the partnership shall also charge interest at the rates as stated above on the debit balance in the account of any partner.

(7) **CAPITAL:** Capital required for the purpose of smooth running of the business shall be brought in by the parties as may be mutually decided from time to time. The normal withdrawals out of capital account shall be allowed to the parties hereto during the Continuation









PURSUANT to the Deed of Partnership dated 16<sup>th</sup> January, 2019, the parties hereto of the 1<sup>st</sup> to 3<sup>rd</sup> parts carried on business in partnership under the name and style of M/s. Swastik Homes at 312A, Swastik Disa Corporate Park, Kohinoor Compound, L.B.S. Marg, Ghatkopar (W), Mumbai - 400 086, as that of Builders and Developers, along with SHRI DINESH NATVARLAL SHAH.

AND WHEREAS party of the 4<sup>th</sup> Part SHRI DINESH NATVARLAL SHAH, expired on 11<sup>th</sup> day of July, 2020.

AND WHEREAS the partnership deed executed by the partners of the erstwhile partnership firm provided the clause 16 and 17 which reads as "DEATH, RETIREMENT OR INSOLVENCY" that the partnership firm shall not dissolve on death of a partner and any one shall be taken as partner in place of the deceased and the partnership business shall continue on the same terms and condition as mentioned in the original Deed.

AND WHEREAS THE Party of the 5<sup>th</sup> Part (1) SHRI RAHUL BABULAL SAMAR, expressed his desire and willingness to join as partner in the said partnership business and WHEREAS the parties hereto of the 1<sup>st</sup> to 3<sup>rd</sup> parts agreed to admit him as party of the 5<sup>th</sup> part hereto with effect from 11<sup>th</sup> day of July, 2020.

AND WHEREAS the Parties hereto 1<sup>st</sup> to 3<sup>rd</sup> and 5<sup>th</sup> Parts reconstitute and continue the said partnership business in the firm name and style of M/S "SWASTIK HOMES" with effect from 11<sup>th</sup> day of July, 2020.

AND WHEREAS the parties hereto are desirous of recording the terms and conditions governing the Partnership into writing:




**PARTNERSHIP DEED OF RECONSTITUTED FIRM**

**ON DEATH OF PARTNER**

THIS PARTNERSHIP DEED OF RECONSTITUTED FIRM ON DEATH OF PARTNER is made and entered into at Mumbai, this 7<sup>th</sup> day of August in the Christian year Two Thousand Twenty BETWEEN;

- (1) **SHRI SANDEEP GANESHLAL JAIN**, residing at Flat No.1101, 11<sup>th</sup> Floor, K.L. Mehri, Gujjar Road, Opp. Jain Mandir, Santacruz(W), Mumbai-400054, Indian inhabitant, hereinafter referred to as "The party of the FIRST PART"; (The Continuing Partner)
- (2) **SHRI HARSH KAMLESH VAGRECHA**, residing at 202, 2<sup>nd</sup> Floor, B-Wing 'Spring Time', 3<sup>rd</sup> Road, Santacruz(E), Mumbai-400 055, Indian inhabitant, hereinafter referred to as "The party of the SECOND PART"; (The Continuing Partner)
- (3) **SHRI HIREN DINESH SHAH**, residing at 1004/5/6, Sahyadri, Neelkanth Valley, Ghatkopar(E), Mumbai-400 077, Indian inhabitant, hereinafter referred to as "The party of the THIRD PART"; (The Continuing Partner)
- (4) **SHRI DINESH NATVARLAL SHAH**, residing at 1004/5/6, Sahyadri, Neelkanth Valley, Ghatkopar(E), Mumbai-400 077, Indian inhabitant, hereinafter referred to as "The party of the FOURTH PART"; (Deceased Partner)

AND

- (5) **SHRI RAHUL BABULAL SAMAR**, residing at BMC Bldg., No.25/10, Rawli Camp, Sion Koliwada, Mumbai-400 022, Indian inhabitant, hereinafter referred to as "The party of the FIFTH PART"; (The Joining Partner)

(Which expression shall unless it be repugnant to the context or meaning hereof be deemed to mean and include each one of their heirs, executors, administrators, and assignees).

The block contains four handwritten signatures in black ink. From left to right: a signature that appears to be 'Sandeep', a signature that appears to be 'Harsh', a signature that appears to be 'Hiren', and a signature that appears to be 'Rahul'.

जोडपत्र - २

7 AUG 2028

मुद्रांक दिवसी नोंदणी  
मुद्रांक क्रमांक 5608 दिनांक

१. स्थाना प्रकरण - Band

२. वस्तू नोंदणी करण्यात आले का? होय/नाही

३. मालकांनी व बांधकामात व्यय -

मुद्रांक क्रमांक घेण्याचे नाव - SWASTIK HOMES

४. असे असल्यास त्याचे नाव, २११ Swastik Disha Corporate Park

पत्ता व शहर - Narayan Pawar

५. इतर कायदाबाहेरचे नाव -

६. मुद्रांक शुल्क रक्कम -

मुद्रांक क्रमांकाची सही - (मंकर साहेबराव यादव)

मुद्रांक दिवसाचे दिनांक/पत्ता - ठाणे जिल्हा न्यायालय

पत्ता (प.स.) - ४०० ५०१

परवाना मुद्रांक क्रमांक - १२०१०३१

ज्या कायदाबाहेरी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कायदाबाहेरी मुद्रांक खरेदी केल्यापासून ६ महिन्यांत घेण्याचे बंधनकारक आहे.

SWASTIK HOMES  
312, Swastik Disha Corporate Park  
L.B.S. Road, Ghatkepar (W),  
Mumbai - 400 086.  
Tel. No.: 022 - 66890099



महाराष्ट्र MAHARASHTRA

2020

AW 614957



अहमदनगर कार्यालय, अहमदनगर  
- 4 AUG 2020  
मुद्रांक प्रमुख निजीक / निजीक

THIS STAMP PAPER FORMS PART OF THE RECONSTITUTED PARTNERSHIP DEED OF SWASTIK HOMES

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800049000**

*Project: Swastik Tulip , Plot Bearing / CTS / Survey / Final Plot No.: C.T.S. No. 356(pt) at Hariyali, Kurla, Mumbai Suburban, 400083;*

1. **Swastik Homes** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400086.*
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **24/01/2023** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date:24-01-2023 14:24:31

Dated: 24/01/2023  
Place: **Mumbai**

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



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