



महाराष्ट्र शासन-नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०२०-२०२१

१. दस्ताचा प्रकार : पर्यायी जागेचा करारनामा अनुच्छेद क्रमांक : २५
 २. सादरकत्याचे नाव : मे. नंदिवर्धन कंस्ट्रक्शन्स प्रायव्हेट लिमिटेड
 ३. तालुका : मुंबई भाडे:- ४९.७८/-
 ४. गावाचे नाव : माटुंगा जुने क्षेत्र:- ६३९.१७ चौ फूट
 ५. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिमभुखंड क्रमांक : १५२/१० नविन क्षेत्र:- ८५१.५४ चौ फूट

६. मुल्य दरविभाग (झोन) : १६ उपविभाग : १०७

७. मिळकतीचा प्रकार : खुली जमिन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ. मी. दर : २,२४,५९०/-

८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : ८५१.५४ चौ.फुट कार्पेट /९४.९३ चौ. मी. बिल्टअप

९. कारपार्किंग : गच्ची : पोटमाळा :

१०. मजला क्रमांक : १८ वा मजला उद्वाहन सुविधा : आहे / नाही

११. बांधकाम वर्ष : बांधकामाचा प्रकार : आरसीसी/ इतर पक्के / अर्धे पक्के / कच्चे

१२. बाजारमुल्य तक्त्यातील मार्गदर्शक सुचना क्र. ज्या अन्वये दिलेली घट/वाढ

४०५+ भाडे :- ४९.७८ X ११२ = ५,५७५.३६/-
८५१.५४ कंस्ट्रक्शन्स कॉस्ट:- ८५१.५४-४०५ X १.२ X ३०.२५० X १.१० = १६,५६,५००/-

१३. निर्धारित केलेले बाजारमुल्य : रु. १६,६२,५००/-

१४. दस्तामध्ये दर्शविलेला मोबदला : रु.

१५. देय मुद्रांक शुल्क : रु. ८३,१२५/- भरलेला मुद्रांक शुल्क रु. २,५००/-

१६. देय नोंदणी फी : रु. १७,०००/-

सदर दस्तावर भरून घेण्यात आलेले मुद्रांक शुल्क हे महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम ३३ अ च्या अधिनतेने भरून घेण्यात आलेले आहे.

लिपीक:

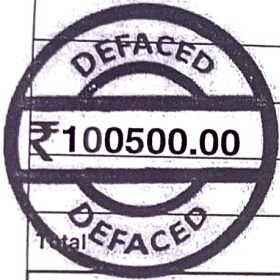


सह दुय्यम निबंधक

CHALLAN
MTR Form Number-6



GRN	MH012443630202021E	BARCODE	Date		01/03/2021-17:42:27	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4		Full Name	MESSERS NANDIVARDHAN CONSTRUCTIONS PRIVATE LIMITED			
Location	MUMBAI		Flat/Block No.	FLAT NO 1802, 18TH FLOOR, PARK PALLAZZO			
Year	2020-2021, One Time		Premises/Bulding				
Account Head Details		Amount In Rs.	Road/Street	DADAR HINDU COLONY, DADAR			
0030045501	Stamp Duty	83500.00	Area/Locality	MUMBAI			
0030063301	Registration Fee	17000.00	Town/City/District				
			PIN	4 0 0 0 1 4			
			Remarks (If Any)	SecondPartyName=MANOJMADEHUSUDAN RANJIVE AND OTHERS-			
			Amount In	One Lakh Five Hundred Rupees Only			
Total		1,00,500.00	Words				



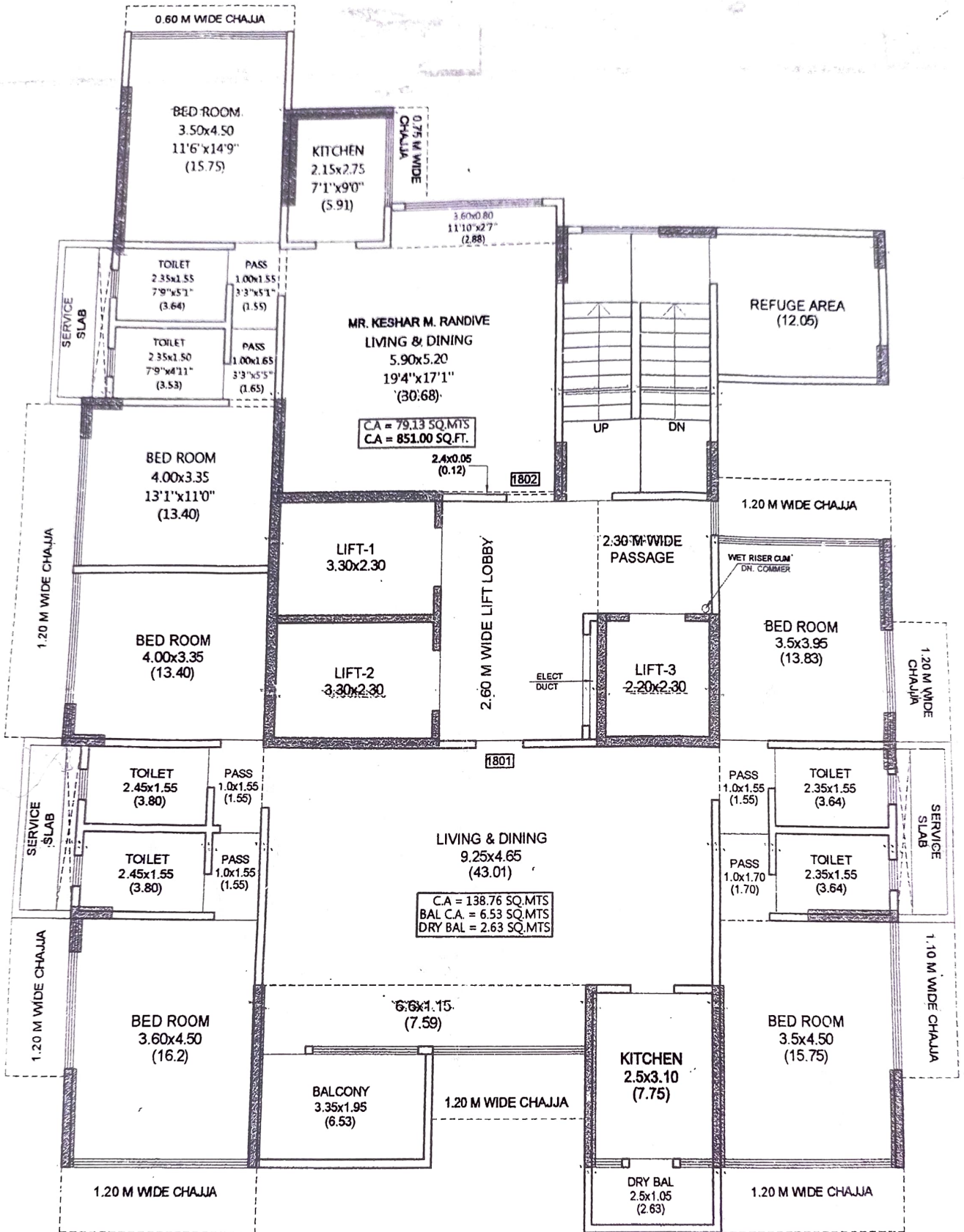
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332021030113257	693714165
Cheque/DD No.		Bank Date	RBI Date	01/03/2021-17:46:44	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निदेशक कार्यालय में नोंदणी कराने की च्या दस्तांसाठी लागू आहे . नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही .

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-508-3549	0005842896202021	02/03/2021-09:27:26	IGR549	17000.00
2	(IS)-508-3549	0005842896202021	02/03/2021-09:27:26	IGR549	83500.00
Total Defacement Amount					1,00,500.00

Signature



18TH FLOOR PLAN
SCALE 1:100



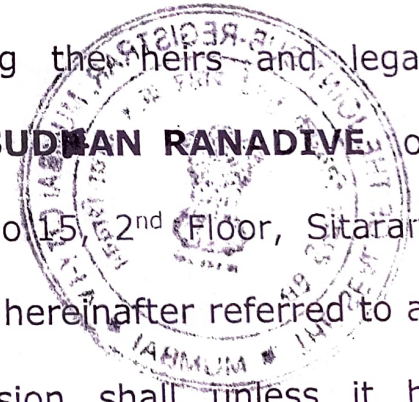
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**AGREEMENT FOR ALLOTMENT OF PERMANENT ALTERNATE
ACCOMODATION**

ARTICLES OF AGREEMENT made at Mumbai this 2nd day of March,
in the Christian Year Two Thousand and twenty^{one} **BETWEEN M/S.**
NANDIVARDHAN CONSTRUCTIONS PVT LTD, a Company registered
under the Companies Act 1956, having its office at 201, Oasis Silverstone,
Near Gajanan Maharaj Temple, Ram Maruti Road, Thane (W) hereinafter
referred to as "**the DEVELOPERS**" (which expression shall unless it be
repugnant to the context or meaning thereof mean and include the
successors in title and assigns) of the **ONE PART; AND 1) MR. MANOJ
MADHUSUDHAN RANADIVE 2) MS. SHILPI MADHUSUDHAN
RANADIVE 3) MR. SACHIN MADHUSUDHAN RANADIVE 4) MR.
KANCHAN MADHUSUDHAN RANADIVE** being the heirs and legal
representative of **Late MRS. KESHAR MADHUSUDHAN RANADIVE**, of
Mumbai, Indian Inhabitant, residing at Room No 15, 2nd Floor, Sitaram
Bhuvan, Hindu Colony, Dadar, Mumbai- 400 014, hereinafter referred to as
"the TENANT/OCCUPANT/S" (which expression shall unless it be
repugnant to the context or meaning thereof be deemed to mean and
include his/her heirs, executors and administrators) of the **OTHER PART.**

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WHEREAS:
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(i) By an Agreement dated 21st January, 2010 registered with the Sub-

Registrar of Assurances at Bombay under Serial No.736 of 2010 and

made between 1] **MR VIJAY SITARAM KOLHATKAR,** 2] **MRS**

ASHA RAVI JOSHI, 3] **SMT MANGALA YASHWANT KOLHATKAR,**

4] **MRS. VAISHALI KETAN GOKHALE,** 5] **MR VIVEK YASHWANT**

KOLHATKAR, 6] **MR ANIL YASHWANT KOLHATKAR,** 7] **MR**

JAYANT YASHWANT KOLHATKAR, (being the Owners of the

property described in the schedule hereunder written) as the

Assignors therein and **M/S. NANDIVARDHAN CONSTRUCTIONS**

PVT LTD as the Assignees therein being the Developers herein, the

said Assignors did thereby grant all development cum sale rights to

the said Assignees in respect of leasehold property being Plot No.160

of the Dadar Matunga Estate bearing C.S No 152/10, situate at 160,

Dadar Hindu Colony, Dadar, Mumbai 400014, admeasuring 1120 sq

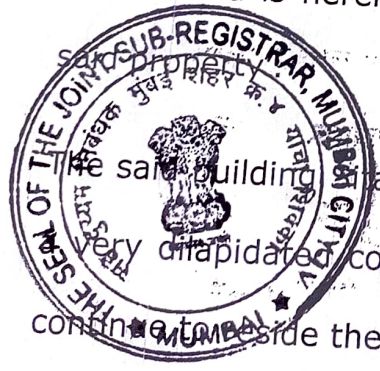
yards or thereabouts equivalent to 936.46 sq. mtrs or thereabouts,

together with the structure standing thereon known as "**SITARAM**

BHUVAN" and more particularly described in the Schedule

thereunder written, which corresponds with the Schedule hereunder

written and is hereinafter for the sake of brevity referred to as 'the



(ii) The said building Sitaram Bhuvan is more than 70 years old and is in

very dilapidated condition. It is also unsafe to use, occupy and to

continue to use the same.

(iii) The premises in the said building Sitaram Bhuvan had been let out by

the previous Landlord on monthly tenancy basis; the names of the

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the offer of the Developers on the terms and conditions recorded and written hereunder,

(vii) At the request of the Developers, the Tenant herein has agreed to handover vacant possession of the tenement in his/her occupation to the Developers for demolition thereof to enable the Developers to put up a multi-storey building thereon in lieu of the Developers offering to the Tenant herein a tenement in the building to be so constructed on the said property described in the Schedule hereunder written free of costs and on the terms and conditions hereinafter contained.

(viii) The Developer hereby confirm that there are no encumbrances on the property. The said property is free from all encumbrances and no person other than the developers have right, title and interest therein, other than Tenant/s and their title to the property is clear and marketable and that the developers herein have full authority and absolute right to redevelop the said property and to enter into the agreement with the tenant/s, as being done hereunder.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY EXPRESSLY AGREED BY AND BETWEEN THE PARTIES HERETO as follows

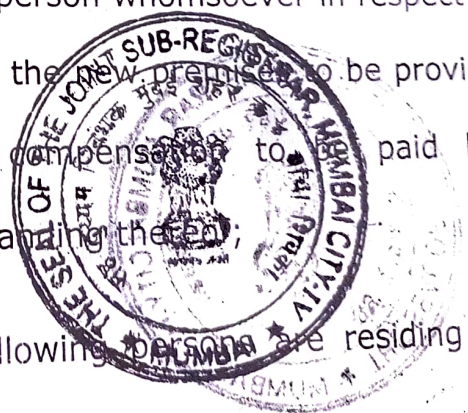


The Tenant hereby declares and the developer who is the landlord of the said property confirms that he/she is the legal tenant in respect of residential premises admeasuring **59.38 Sq.Mtr.** carpet (including common carpet) bearing Room No. **15** on the **2nd** Floor of the building known as "**Sitaram Bhuvan**" at 160, Sir Bhalchandra Road Hindu Colony, Dadar, Mumbai standing on the said entire property described in the Schedule hereunder written at a monthly rent of **Rs.49.78/-** exclusive of cess and municipal taxes and the said tenement is in the

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exclusive use, occupation and possession of the Tenant herein and no other person has any interest or right of any nature whatsoever in respect of the said tenement and the Tenant herein is the only person entitled to the tenancy rights thereof. The copy of rent receipt/ration card/election card/electric bill are annexed hereto as (**Annexure "B-Colly"**). The Tenant further agrees and confirms that the carpet area of the existing premises of the Tenant has been jointly surveyed and measured by the Tenant and the Developer and the same admeasures only **59.38 Sq.Mtr.** carpet (including common carpet) and that the Tenant will not make a claim for any additional area save as hereinafter set out. The Tenant agrees to indemnify the developers that they shall clear all their dues and outstanding with respect to any tax liable to be paid to any concerned local govt authority and/or any claim objection arising from litigation pending in any court of law or from any claim whatsoever that may be made by any person whomsoever in respect of the original/existing tenanted premises and/or any such prohibitory order due to any litigation of whatsoever nature that may be made by any person whomsoever in respect of the original tenanted premises and/or the new premises to be provided by the Developers or the transit compensation to be paid by the Developers as per mutual understanding between the



The tenant declares that the following persons are residing with him/her in the tenanted premises:

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[Handwritten signature]

- 1.
- 2.
- 3.

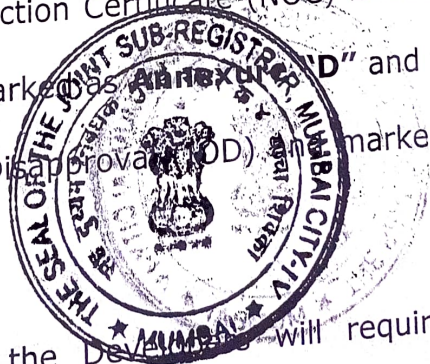
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property more particularly described in the Schedule hereunder written, the Developers agree and undertake to give to the Tenant a residential tenement admeasuring **79.11 Sq. Mtr.** carpet area free of cost including fungible area having **Flat No. 1802**, on **18th floor** in lieu of their existing tenanted premises with all the amenities and specifications mentioned in the list of amenities hereto annexed (**Annexure "C"**) in the proposed new building to be known as "**PARK PALLAZZO**" constructed by the Developers on "Ownership Basis" free of costs on the said property described in the Schedule hereunder written and agree to execute further agreements and documents if and when found necessary in the said tenement agreed to be allotted to all the Tenants in the said property including the Tenant herein.

The Developers having obtained from M.B.R. & R. Board (MHADA) a No Objection Certificate (NOC) for redevelopment of the said property and have also obtained sanctioned of building plans & specifications and have been granted the Intimation of Disapproval (IOD) by the Municipal Corporation of Greater Mumbai (MCGM). Hereto annexed a copy of No Objection Certificate (NOC) issued by M.B.R & R. Board (MHADA) and marked as **Annexure "D"** and also annexed a copy of Intimation of Disapproval (IOD) marked as **Annexure "E"**.



It is agreed and declared that the Developers will require to demolish the existing structures before being able to construct a building as envisaged hereunder for resettling the Tenants and the Developers shall handover possession of the tenanted premises and the

IN WITNESS WHEREOF the parties hereto have subscribed his/her respective hands and seals the hereinabove written.

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THE SCHEDULE HEREINABOVE REFERRED TO:

ALL THAT piece of land containing an area of 1,120 square yards equivalent to 936.46 sq. mtrs. or thereabouts situate on and being Plot No.160 of the Dadar Matunga Estate of the Corporation in the City and Island and Sub-Registration District of Bombay together with buildings and structures thereon and bounded on the North-East by Plot No.159 of the said Estate leased to K.R. Chaudhari on the South-East partly by Plot No.165 E of the said Estate agreed to be leased to P.T. Bandekar and partly by Plot No.165 F of the said Estate leased to R.M. Engineer on the South-West by Plot No.161 or the said Estate leased to V.N. Sarangekar another and on the North-West by Forty Feet Sir Bhalchandra Road which is a piece of land



bears New Survey No.1145 (part) and
Matunga Division.



Annexure "A"

List of name of the tenants with area of their respective tenanted premises
and measurement

Annexure "B-Colly"

The copy of rent receipt/ration card/election card/electricity bill.

Annexure "C"

List of Amenities and specifications

Annexure "D"

No Objection Certificate (NOC) issued by M.R.B. & R. Board (MHADA)

Annexure "E"

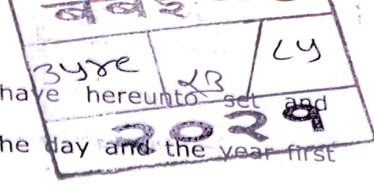
Intimation of Disapproval (IOD) issued by M.C.G.M.

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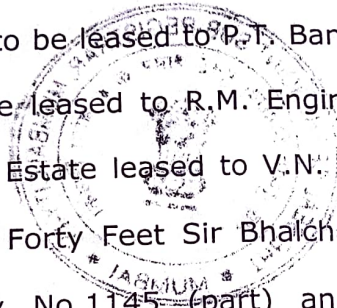
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed his/her respective hands and seals the day and the year first hereinabove written.



THE SCHEDULE HEREINABOVE REFERRED TO:

ALL THAT piece of land containing an area of 1,120 square yards equivalent to 936.46 sq. mtrs. or thereabouts situate on and being Plot No.160 of the Dadar Matunga Estate of the Corporation in the City and Island and Sub-Registration District of Bombay together with buildings and structures thereon and bounded on the North-East by Plot No.159 of the said Estate leased to K.R. Chaudhari on the South-East partly by Plot No.165 E of the said Estate agreed to be leased to P.T. Bandekar and partly by Plot No.165 F of the said Estate leased to R.M. Engineer on the South-West by Plot No.161 or the said Estate leased to V.N. Sarangdar another and on the North-West by Forty Feet Sir Bhalchandra Road which piece of land bears New Survey No.1145 (part) and a cadastral Survey No.152/10 Matunga Division.



Annexure "A"

List of name of the tenants with area of their respective tenanted premises and measurement

Annexure "B-Colly"

The copy of rent receipt/ration card/election card/electricity bill.

Annexure "C"

List of Amenities and specifications

Annexure "D"

No Objection Certificate (NOC) issued by M.R.B. & R. Board (MHADA)

Annexure "E"

Intimation of Disapproval (IOD) issued by M.C.G.M.

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महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
HEALTH DEPARTMENT
बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER MUMBAI



मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

(जन्म व मृत्यु नोंदणी अधिनियम, १९६९ मधील कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, २०००चे नियम ८/१३ अन्वये देण्यात आले आहे.)

(Issued under section 12/17 of the Registration of Births & Deaths Act, 1969 and Rule 8/13 of the Maharashtra Registration of Births and Deaths Rules, 2000.)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवहीतून घेण्यात आली आहे. जी की बृहन्मुंबई महानगरपालिका, तालुका Ward FN, जिल्हा मुंबई, महाराष्ट्र राज्याच्या नोंदवहीत उल्लेख आहे

This is to certify that the following information has been taken from the original record of death which is the register for Municipal Corporation of Greater Mumbai of Ward FN of District Mumbai of Maharashtra State.

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मृताचे पूर्ण नाव /
Full Name of Deceased : MRS. KESHER M.
RANADIVE

लिंग/
Sex : Female

मृत्यु दिनांक/
Date of Death : 16.09.2011

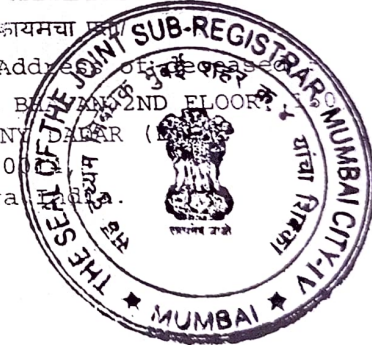
मृत्युचे ठिकाण/
Place of Death : MUMBAI

आईचे पूर्ण नाव/
Name of Mother : MRS.

वडिलांचे/पतीचे पूर्ण नाव/
Name of Father/Husband : MR.
MADHUSUDAN RANADIVE

मृत व्यक्तीचा मृत्यूसमयीचा पत्ता/
Address of deceased at the time of death:
15, SITARAM BHAVAN,
2ND FLOOR, 160, HINDU COLONY,
DADAR (E),
MUMBAI, 400014,
Maharashtra, India.

मृत व्यक्तीचा कायमचा पत्ता/
Permanant Address of deceased:
15, SITARAM BHAVAN, 2ND FLOOR,
HINDU COLONY, DADAR (E),
MUMBAI, 400014,
Maharashtra



नोंदणी क्रमांक/
Registration No. : 741469408

नोंदणी दिनांक/
Date of Registration : 04.10.2011

शेरा/
Remarks (if any) :
प्रमाणपत्र दिल्याचा दिनांक/
Date of Issue : 25.01.2012



निर्गमित करणा-या प्राधिका-यांची सही/
Signature of the Issuing Authority:
प्राधिका-याचा पत्ता/
Address of the issuing authority :
Ward FN, Mumbai.

"प्रत्येक जन्म आणि मृत्युची घटना नोंदवल्याची खात्री करा"

Note: The authenticity of this certificate must be verified from appropriate authority.

MAHANAGAR TELEPHONE NIGAM LTD., BOMBAY TELEPHONES
TELEPHONE BILL FOIL

For normal and due data are accepted only at the Cash Collection Centres of the Concerned area office

MADHUSUDAN G RANDIVE
SITARAM BHUVAN 160 SIRBAL CHAND
WARD HINDU COLONY DADAR
BOMBAY 400014

3582 33 49
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TELEPHONE No. 4144045 7 BILL DATE 01/12/92

The Department is entitled to disconnect the service if the bill is not paid by due date. Due Date 21/12/92

002515 002896 381 0 0 150 231
15/09/92 15/11/92

PREVIOUS METER READING & DATE	CURRENT METER READING & DATE	METERED CALLS	DEBIT CALLS	CREDIT CALLS	FREE CALLS	NET CHARGEABLE CALLS
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ITEM	AMOUNT (RS. P.)	TOTAL AMOUNT (RS. P.)
CALL CHARGES - LOCAL & STD (IF ANY)		
231 CALLS	184.80	184.80
RENTAL CHARGES. 01/01/93-28/02/93		330.00

DETAILS OF STD-CALLS MADE

DATE	CALL-ENDING TIME	CALLED TEL-NO	DURN IN SEC	CHARGED CALLS
14/10	1127	023522514	104	26
21/10	1731	021254596	17	2
22/10	0820	021254596	33	4
22/10	1449	021254596	99	13
03/11	0734	021254596	39	3
03/11	1931	082125851	51	9
03/11	1938	082125851	343	5
12/11	1946	082125851	5	



NET AMOUNT PAYABLE



10 DEC 1992

GENERAL BANK OF INDIA
DADAR TR. EXT. COUNTER
B-53



महानगर टेलीफोन निगम लिमिटेड, मुंबई
MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI.



पंजीकृत कार्यालय : जीवन पारती, टावर - 1, 12th फ्लोर, 124, कनॉट सर्कस, नई दिल्ली - 110001
 Regd. office : Jeevan Bharti, Tower - 1, 12th Floor, 124, Connaught Circus, New Delhi - 110001

Name & Address : **0047318 PSTN :04**
MADHUSUDAN G RANDIVE
 160 SHARAD BHUVAN
 HINDU COLONY SIRBALCHANDRARD
 DADAR
 MUMBAI-400014

नाम और पता :
 मधुसुदन जी रणदिवे
 160 शीताराम भुवन
 हिन्दू कॉलोनी सिर्बालचन्द्ररद
 दादर
 मुंबई-400014

बिल की अवधि
 Billing Period
 01/02/2010 से / to 31/03/2010

अंतिम तारीख
 Due Date
 29/04/2010

देय राशि
 Amount Payable
 551.00

24144045

20412840451044978875080420100000551

3588 30/4/10
 2029

टेलीफोन नं. Telephone No.	ग्राहक खाता क्रमांक C. A. No.	बिल नं. Bill No.	बिल की तारीख Bill Date	श्रेणी कोड Category Code	शुल्क योजना Tariff Plan	ग्रुप कोड Group Code	ब्रॉडबैंड शुल्क योजना Broadband Tariff Plan
24144045	2041284045	1044978875	08/04/2010	NON-OYT GENERAL	MTNL Economy		
पारफेक्ट मीटर रीडिंग Opening Meter Reading	अंतिम मीटर रीडिंग Closing Meter Reading	मीटर कॉल Metered Calls	डेबिट कॉल Debit Calls	क्रेडिट कॉल Credit Calls	मुफ्त कॉल Free Calls	निकल कॉल शुल्क Net Call's Chargeable	
9100	9225	125	0	0	120	5	

Other Credit Details : Charge desc.		From dt.	Amount	वर्तमान शुल्क {विवरण} Current Charges Details		राशि {रुपये में} Amount (Rs.)
Discount on ECS Payments-SYSTE		17/02/2010	5.00	मासिक सेवा शुल्क	Monthly Service Charges	500.00
Details of Payments received after last bill :				कॉल शुल्क	Call Charges	4.00
BillDate	BillAmnt	DueDate	PaidDate	पाइवैन्ड मासिक सेवा शुल्क	Broadband Monthly Service Charges	0.00
08/02/2010	546.00	02/03/2010	17/02/2010	पाइवैन्ड उपयोग शुल्क	Broadband Usage Charges	0.00
				मासिक सी पी ई सेवा शुल्क	Monthly CPE Service Charges	0.00
				डेबिट	Debits	0.00
				क्रेडिट	Credits	5.00
				सेवा कर @ 10%	Service Tax @ 10%	50.40
				शिक्षण कर @ 3%	Educational Cess @ 3%	1.51
				देय तारीख तक भुगतान की जाने वाली राशि	Amount Payable upto Due Date	551.00
				अधिभार	Surcharge	20.00
				निश्चित तारीख के बाद देय राशि	Amount Payable after Due Date	571.00

Unlimited Broadband @Rs.495 with Free Landline

Special Launch Offer
For Details & Booking Dial 1500 (Toll Free) 22221500

K. Swaminathan
 Chief Accounts Officer (CSMS & CG)

F & O. E. MTNL MUMBAI SERVICE TAX REGN NO.: AAACMO828ST001
 Website: <http://mtnlmumbai.in>
 Dial 1660 for your Billing Details (IVRS based)
GO Green
 Get Landline Bills through email by "E-Bills registration"
 Vis: <http://selfcare.mtnl.net.in> > bill payment

Surf Unlimited with Unlimited Broadband
 Now freedom of Unlimited download with limited Monthly bill
 Unlimited Broadband plans- 256 Kbps, 384Kbps, 512Kbps, 752Kbps, 1Mbps, 1.5Mbps & 4Mbps
 Now available on demand.

REGISTRAR MUMBAI CITY
 MUMBAI

Mahanagar Telephone Nigam Limited, Mumbai. Detach and enclose this slip with your Payment.

20412840451044978875080420100000551

C. A. No.	Bill No.	Due Date	Amount Payable	Surcharge

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ
(म्हाराचा घटक)

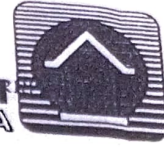
MUMBAI BUILDING REPAIRS AND
RECONSTRUCTION BOARD

(A MHADA UNIT)

No.R/NOC/Full O.C./F-1868/
Dated: 31 OCT 2019
M/s Nandivardhan Constructions Pvt. Ltd. (P.A. Holder),
201- Angels Paradise, Veer Sawarkar Marg,
Near Maharashtra Vidyalaya,
Thane (West) - 400 602.

8631

8631
MHADA



10
(iv)

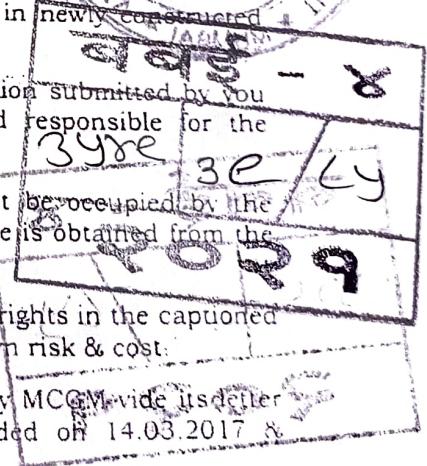
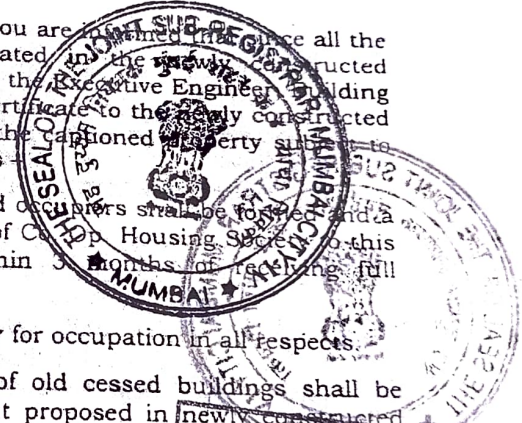
Sub :- Redevelopment of property at C.S.No.152/10 of Matunga Divn.
Plot No.160 of Dadar Matunga Estate, Building No.57, bearing
cess No.FN/7285, situated at Sir Bhalchandra Road, Hindu
Colony, Dadar (E), Mumbai-400014, known as "Sitaram Bhavan"
-Granting NOC for obtaining Full Occupation Certificate from
MCGM.

- Ref:- 1) NOC issued by this office letter No.R/NOC/F-1868/4417/
MBRRB-10 dated 03.11.2010 (FSI 2.50).
2) Revised NOC issued by this office letter No.R/NOC/F-1868/
2626 / MBRRB-12 dated 22.05.2012 (FSI 3.00).
3) Your letter dated 17.12.2018 and 10.07.2019.

Please refer to your letter dated 17.12.2018 and 10.07.2019 cited under
reference.

In connection with the captioned property, you are requested to ensure all the
existing tenants/occupants have been rehabilitated in the newly constructed
building this office has no objection for applying to the Executive Engineer, Building
Proposal of MCGM for obtaining full occupation certificate to the newly constructed
building for rehab as well as sale component on the captioned property subject to
the fulfilment of the following terms and conditions -

- 1) That a Co.Op.Hsg. Society along with all the old occupiers shall be formed and a
certified true copy of certificate of registration of Co.Op. Housing Society to this
effect shall be furnished to this office within 3 months of getting full
Occupation Certificate from MCGM.
- 2) That all the tenements /flats shall be kept ready for occupation in all respects.
- 3) That all existing / old tenants / occupiers of old cessed buildings shall be
rehabilitated compulsorily as per the allotment proposed in newly constructed
building.
- 4) If it is subsequently found that the documents / information submitted by you
for NOC are incorrect or forged, then you will be held responsible for the
consequences / losses, if any thereof arises in future.
- 5) Tenements constructed for free sale component shall not be occupied by the
prospective buyers unless & until full occupation certificate is obtained from the
MCGM.
- 6) In future, if anybody claims tenancy / occupancy or other rights in the captioned
property, the same will have to be settled by you at your own risk & cost.
- 7) This No Objection is based on the approval to the plans by MCGM vide its letter
No. EB/6835/FN/A dated 16.07.2015 & further amended on 14.03.2017 &



For the
Director

गृहनिर्माण भवन, कल्याणमर, वाटे (पूर्व) मुंबई ४०० ०५९
दुरध्वनी - ६६०४५३८७, ६६४०५३९८, २६५२०४७२
फॅक्स (०२२) २६५९९३९७ / ०४७२ / २०५८, पत्रपेटी क्र ८९३५

Griha Nirman Bhavan Kananagar, Bandra (E), Mumbai- 400051
Phone : 66045387, 66405318, 26590472
Fax (022) 26591397 / 0472 / 2058, Post Box No 8135

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. EEBPC/6835/KFMA of 26/10/16

COMMENCEMENT CERTIFICATE

To,

M/s Nandwardhan construction
Pvt. Ltd. 201 Angle Paradise
Near Savarkar Road
Thane (W) 400061

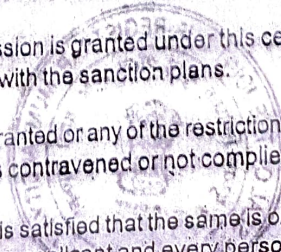
Ex. Eng. Bldg. Proposal (City) - II
New Municipal Building, C.S. No. 355 B
Bhagwan Walmik Chowk, Vidyajankar Marg
Opp. 157/158 An Mandir
Salt Pan Road, Antophill, Wadala (East)
Mumbai-400037

3478		47 / 49
------	--	---------

Sir,

With reference to your application No. 3477 dated 15-2-2013 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act., 1966, to carry out development for Redevelopment of property bearing plot no. 160 of Dadar Matunga Estate c.s. No. 152/10 of Matunga Division and building permission under section 346 of the Bombay Municipal Corporation Act., 1838, to erect a building in Building No. --- on Plot No./C.S.No./G.T.S. No. 160 of 152/10 Division/Village/Town Planning Scheme No. --- Situated at Road/Street Six Bhalechandra Road Ward AN the Commencement Certificate/Building permit is granted on the following conditions :-

- 1) The land vacated in consequence of the 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 person until occupancy permission has been granted.
- 3) The Commencement Certificate/Development permission shall be valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act. 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai, if -
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanction plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting and the applicant and every person deriving title through or under his in such an event shall be deemed to have carried out the development work in contravention of Sec 43 & 45 of the Maharashtra Regional and Town Planning Act, 1966.



Blue

P.T.O.

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736450

27/11/2020

List No.2

Secondary Registrar: Co-Secondary
Registrar Mumbai City 3

Diarrhea No. : 736/2010

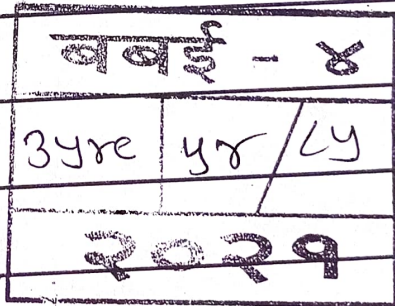
Register:

Regn: 63m

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

Name of the village: Matunga

(1) Type of deed	.Agreement
(2) Compensation	Rs.67500000.00
(3) Market price (In case of lease, the leaseholder pays the lease to be mentioned)	Rs. 67500000.00
(4) Survey, subdivision and house number (if any)	Name of the Corporation: Mumbai Municipal Corporation Description: ADJ M 123-10-Certification-91-10- Dated 19-01-10 ---- CS No. 152/10 --- Plot No. 160 Complete land in Hindu Colony Dadar Pu Mu 14 Construction area 936.46 sq. M. Floor + 2 floors and terrace construction including the entire construction as well as all the tenants and other information as mentioned in the document.
(5) Area	936.46 sq.m.
(6) When assessment or judy is given.	-
(7) The name and address of the respondent, if any, or the order or order of the civil court, the name and address of the respondent.	1): Name: -Vijay Sitaram Kolhatkar Age: -67 Address: -67-759-67 Prabhat Road, Deccan Gymkhana Pune Pin Code: -411004 PAN No: - 2): Name: -Asha Ravi Joshi Age: -53 Address: -67-759-67 Prabhat Road, Deccan Gymkhana Pune Pin Code: -411004 PAN No: - 3): Name: -Mangala Yashwant Kolhatkar on behalf of the Attorney and himself Anil Yashwant Kolhatkar Age: -54 Address: -67-759-67 Prabhat Road, Deccan Gymkhana Pune Pin Code: -411004 PAN No: - 4): Name: -Vaishali Ketan Gokhale Age: -56 Address: -67-759-67 Prabhat Road, Deccan Gymkhana Pune Pin Code: -411004 PAN No: - 5): Name: -Vivek Yashwant Kolhatkar Age: -59 Address: -67-759-67 Prabhat Road, Deccan Gymkhana Pune Pin Code: -411004 PAN No: - 6): Name: -Jayant Yashwant Kolhatkar Age: -52 Address: -67-759-67 Prabhat Road, Deccan Gymkhana Pune Pin Code: -411004 PAN No: -
(8) The name and address of the respondent, if there is an order or order of the party taking the documents or of the civil court.	7): Name: -May Nandivardhan Constructions Pvt Ltd Director Anil - Mutha Age: -36 Address: -201 Angles Paradise, Veer Savarkar Road, Thane Pin Code: -60 PAN No: -
(9) Date of filing the document	2010-01-21
(10) Date of registration of diarrhea	2010-01-21
(11) Serial number, volume and page	736/2010
(12) Stamp duty as per market price	3375000.00
(13) Registration fee as per market price	30000.00
(14) Shera	-





बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

संस्था क्रमांक
FN1403190010000

मान्यता कर वर्ष
2019-2020

देयक क्रमांक
201910BIL09286869
201920BIL09286870

देयक दिनांक
18/05/2019

759 - 67, RAMKRISHNA P ROAD, SHIWAJI NAGAR/DECON
GYMKHANAPUNE 400 004

Daji Road, King's Circle, Malunga (East),
Mumbai - 400 019.

मालमत्ता क्रमांक, सदनिर्धारक क्रमांक, इमारतीचे नाव/ चिग, सी. टी. एम. क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गचे नाव, टिकान, मान्यतेचे वर्ग, करदात्याची नावे
F-7285 57, SIR BHALCHANDRA RD HOUSE SITARAM BHUWAN SHANKAR SITARAM KOLHATKAR SITA RAM SHANKAR KOLHATKAR YE

प्रथम करनिर्धारण दिनांक: 31/03/1961
एकूण भांडवली मूल्य: ₹ Thirteen Crore Six Lakh Thirty Thousand Five Hundred Ninety Only
(अक्षरी) जमनीदारी क्रमांक: - एकूण भांडवली मूल्य: ₹ 130630590

देयक नकार करतरेवेळी 31/03/2010 वा तारखेपूर्वीची धरुवाकी ₹ 0 01/04/2010 वा तारखेनंतरची धरुवाकी ₹ 3097909
देयक काळावधी: 01/04/2019 ते 31/03/2020

कराचे नाव	01/04/2019	ते	30/09/2019	01/10/2019	ते	31/03/2020
सर्वसाधारण कर			326577			326577
जल कर			0			0
जललाभ कर			205743			205743
मलनिःसारण कर			27363			0
मलनिःसारण लाभ कर			24099			127363
म.न.पा. शिक्षण उपकर			96667			124099
राज्य शिक्षण उपकर			27433			96667
रोजगार हमी उपकर			6532			27433
वृक्ष उपकर			150225			6532
पथ कर			1064639			150225
एकूण देयक रक्कम			0			1064639
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
अर्ली वॉर्ड योजनेनुसार लाभाची रक्कम			1064639			1064639
भरावयाची निव्वळ रक्कम			1045959			0
प्रतिदानाची निव्वळ रक्कम			1055299			1027279
* 30.06.2019 पर्यंत भरावयाची निव्वळ रक्कम			1064639			1036619
* 31.07.2019 पर्यंत भरावयाची निव्वळ रक्कम						1064639
* 31.07.2019 नंतर भरावयाची निव्वळ रक्कम						
अक्षरी रुपये			₹ Ten Lakh Sixty Four Thousand Six Hundred Thirty Nine Only			₹ Ten Lakh Sixty Four Thousand Six Hundred Thirty Nine Only
अंतिम देय दिनांक			26/08/2019			31/12/2019

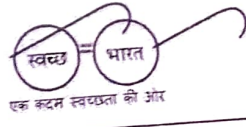
बुबई - ४
27363
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To make payment through NEFT:
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPOFN1403190010000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of "MCGM"

Asaram
देविदास शि. क्षीरसागर
करनिर्धारक व संकलक (प्र.)

* अर्ली वॉर्ड इन्फेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.
मालमत्ता लेखा क्रमांकांमधील पहिले ११ अंक इमारतीची यु.आय.डी. (युनिक आयडेंटिटी) असून, प्रत्येक इमारतीच्या दर्शनी भागावर यु.आय.डी. स्टीकर लावण्याचा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधातील पत्रव्यवहारात सदर यु.आय.डी. क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.



NIKHIL P. MALAP
 (Govt. Authorised Stamp Vendor L. No. 82/2001)
Mahalaxmi Typing Centre
 Shop No. 3, Ground Floor, Expert Motor Training School, Narayan Apartment,
 Behind Town Hall, Court Naka, Thane (W) - 400601

RECEIPT **24 MAR 2017**

Date: _____

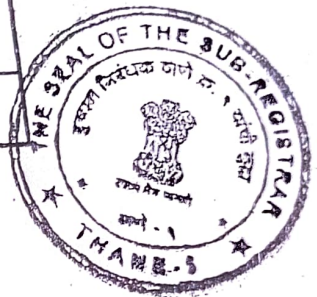
RECEIVED with thanks from Mr./M/s. Anil N. Mutha / Aniket sodhav
 Sum of Rs. 500/- (Rupees Five Hundred Only)
 against the payment of purchasing Non Judicial General Stamp Papers.

Date: 24 MAR 2017 Sr. No. of Stamp: 16169 Code No.: 2343528 Amount: (500/-)

(Shri. Nikhil P. Malap)
 Stamp Vendor
 I Say Received

बवई - ४

3582	३३/६५
२०२९	



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I **Mr. Anil N. Mutha**, an adult, Indian Inhabitant, Director and Authorised Signatory of M/S **Nandivardhan Constructions Pvt. Ltd.**, having its registered office at 201, Oasis Silver Stone, Near Gajanan Maharaj Temple, Ram Maruti Road, Thane. SEND GREETINGS:-

३५८२

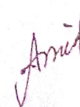


दस्त क्रमांक ३९६२ / २०१७

३१६

WHEREAS:-

- a) M/S Nandivardhan Constructions Pvt. Ltd., is a Company incorporated and registered under Companies Act 1956 having registered office at 201, Oasis Silver Stone, Near Gajanan Maharaj Temple, Ram Maruti Road, Thane (said "Company"); I am one of the Director/authorised Signatory of the said Company by Resolution passed in the Meeting of the
- b) The said Company is Owner, fully seized and possessed of and otherwise well and sufficiently entitled to construct and develop and/or developing all that piece of land containing an area of 1,120 square yards equivalent to 936.46 sq. mtrs. or thereabouts situate on and being Plot



No.160 of the Dadar Matunga Estate of the Corporation in the City and Island and Sub-Registration District of Bombay together with buildings and structures thereon and more particularly described in the Schedule hereunder written and hereinafter referred to as the "said property "

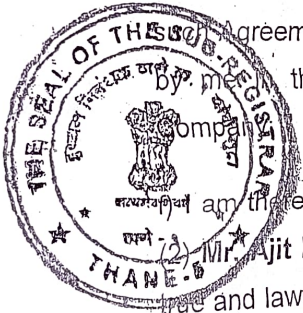
c) The said company has started development of the said Property by constructing the building to be known as "PARK PALLAZZO" thereon;

d) As Director/authorised Signatory of the said Company I am required to enter into various Agreements/deed/s with various person/tenant/s for the sale/purchase of Flat/Room/Shop/office/s such as agreement for sale, transfer deed/s on ownership basis as per the provision of Maharashtra Ownership of Flats Act and/or such other agreement/deed/s i.e Tenancy Transfer/surrender agreements, agreement for providing permanent/temporary alternate accommodation or any other subsequent Agreement/Deed/Document/s like deed of rectification/correction and/or supplementary agreement etc required to be registered being the Owner/landlord of the said property;

e) However, it is not practically possible for me to personally attend the office of Sub-Registrar of assurances at Bombay and execution of

बवई - ४	
3/8/20	१४/८
२०२१	

Agreement/Deed/Document/s etc. that may be signed and executed in the capacity of Director /authorised Signatory of the said



Therefore, desirous of appointing (1) Mr. Amit Kumar Prasad and (2) Mr. Ajit Bhoir, jointly and/or severally from the said Company as my true and lawful Attorney (hereinafter referred to as "my said attorneys") for

me, on my behalf to admit and lodge Agreements/Deed/Document/s or any other documents of any nature signed and executed by me in my

capacity as a Director/authorised signatory of Nandivardhan Constructions Pvt. Ltd., and attend the execution thereof.



त न न - ६
दस्ता क्रमांक ३१६४/२०१७
४/१६

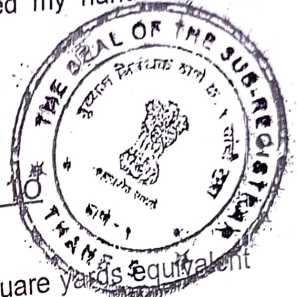
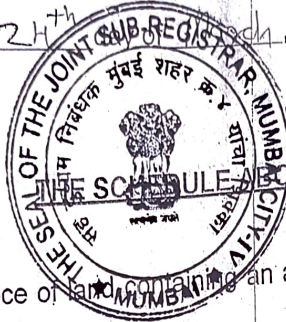
NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT

I hereby appoint, constitute and nominate (1) Mr. Amit Kumar Prasad and (2) Mr. Ajit Bhoir, jointly and/or severally both are adults, (hereinafter referred to be our true and lawful Attorney for the said company (hereinafter referred to as "my said attorneys") for me, on my behalf to admit the execution of the Agreement/deed/Document/s etc. and lodge the same for registration that may be entered into, signed and executed by me in my capacity as a Director /authorised signatory of M/S Nandivardhan Constructions Pvt. Ltd., and admit

the execution thereof on my behalf and to do all such other acts, deeds, matters and things that may be necessary to complete the formality of admission of such agreements/documents and registration thereof.

I agree to ratify all such acts, things and deeds that may be done by the said (1) Mr. Amit Kumar Prasad and (2) Mr. Ajit Bhoir, jointly and/or severally in capacity of being my attorney on behalf of the said company, in pursuance of the power herein.

IN WITNESS WHEREOF, I have set and subscribed my hands to this writings this 24th day of April, 2017.



ALL THAT piece of land containing an area of 1,120 square yards equivalent to 936.46 sq. mtrs. or thereabouts situate on and being Plot No.160 of the Dadar Matunga Estate of the Corporation in the City and Island and Sub-Registration District of Bombay together with buildings and structures thereon and bounded on the North-East by Plot No.159 of the said Estate leased to K.R. Chaudhari on the South-East partly by Plot No.165 E of the said Estate agreed to be leased to P.T. Bandekar and partly by Plot No.165 F of the said Estate leased to R.M. Engineer on the South-West by Plot No.163 of the said Estate leased to V.N. Sarangdhar and another and on the North-West by Forty Feet Sir Bhalchandra Road which piece of land bears New Survey No.1145 (part) and Cadastral Survey No.152/10 Matunga Division.

Plot No. 163 of the said Estate leased to V.N. Sarangdhar and another on the North-West by Forty Feet Sir Bhalchandra Road which piece of land bears New Survey No. 1145 (part) and Cadastral Survey No. 152/10 Matunga Division.

SIGNED, SEALED & DELIVERED

By the within named Director of M/S Nandivardhan Constructions Pvt. Ltd.



Authorised signatory Mr Anil N. Mutha

Handwritten signature 'अनिल न. मुठा' and '3y8e ey / ty' in a box.

Signature

02/03/2021



सूची क्र.2

दुय्यम निबंधक : सह दुनि मुंबई शहर 4

दस्त क्रमांक : 3549/2021

नोंदणी :

Regn.63m

(1)विलेखाचा प्रकार

गावाचे नाव : माटुंगा

(2)मोबदला

पर्यायी जागेचा करार

0

(3) बाजारभाव(भाडेपट्ट्याच्या

बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

1662500

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

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: जुना रूम क्र.15 च्या पैकी पाक पलाऊ विन्डिंग मध्ये सदनिका क्र.1802,क्षेत्रफळ 79.11 चौ. मी.,कार्पेट क्षेत्रफळ,18वा मजला,160.सर भालचंद रोड,हिंदू कॉलनी,दादर पूर्व मुंबई- 400014 कायमस्वरूपी देण्यात येत आहे. सि. एस. क्र. 152/10 माटुंगा विभाग व इतर माहिती दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 152/10 ;))

(5) क्षेत्रफळ

1) 94.93 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-मे. नंदिवर्धन कंस्ट्रक्शन्स प्रायव्हेट लिमिटेड तर्फे संचालक अनिल एन. मुथा तर्फे कबुलीजबाबासाठी मुखत्यारपत्रधारक अमितकुमार गौरीप्रसाद वय:-26; पत्ता:-प्लॉट नं: 201, माळा नं: -. इमारतीचे नाव ओयासिस सिल्व्हर स्टोन, ब्लॉक नं: गजानन महाराज मंदिराच्या जवळ, राम मारुती रोड, रोड नं: ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AACCN1260G

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

1): नाव:-मनोज मधुसूदन रणदिवे वय:-56; पत्ता:-प्लॉट नं: रूम क्र.15, माळा नं: 2रा मजला, इमारतीचे नाव: सीताराम भवन, ब्लॉक नं: हिंदू कॉलनी, रोड नं: दादर, महाराष्ट्र, MUMBAI. पिन कोड:-400014 पॅन नं:-ALZPR8067J

2): नाव:-शिल्पी मधुसूदन रणदिवे वय:-51; पत्ता:-प्लॉट नं: रूम क्र.15, माळा नं: 2रा मजला, इमारतीचे नाव: सीताराम भवन, ब्लॉक नं: हिंदू कॉलनी, रोड नं: दादर, महाराष्ट्र, MUMBAI. पिन कोड:-400014 पॅन नं:-AGCPR6433Q

3): नाव:-सचिन मधुसूदन रणदिवे वय:-48; पत्ता:-प्लॉट नं: रूम क्र.15, माळा नं: 2रा मजला, इमारतीचे नाव: सीताराम भवन, ब्लॉक नं: हिंदू कॉलनी, रोड नं: दादर, महाराष्ट्र, MUMBAI. पिन कोड:-400014 पॅन नं:-AADPR6281R

4): नाव:-कांचन मधुसूदन रणदिवे वय:-45; पत्ता:-प्लॉट नं: रूम क्र.15, माळा नं: 2रा मजला, इमारतीचे नाव: सीताराम भवन, ब्लॉक नं: हिंदू कॉलनी, रोड नं: दादर, महाराष्ट्र, MUMBAI. पिन कोड:-400014 पॅन नं:-AGUPR1131M

(9) दस्तऐवज करून दिल्याचा दिनांक

02/03/2021

(10)दस्त नोंदणी केल्याचा दिनांक

02/03/2021

(11)अनुक्रमांक,खंड व पृष्ठ

3549/2021

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

83500

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

17000

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणगाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

सह दुय्यम निबंधक वर्ग -२
मुंबई शहर क्र. ४.



वरील गोपवारा भाग २

वर्ग ५
दस्तावेज क्रमांक 1549/2021

02/03/2021 9:30:33 AM
वरील दस्तावेज क्रमांक 1549/2021

वरील गोपवारा भाग - १

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा छपा
1	नाव:अमोज मधुसूदन रणदिवे पत्ता:प्लॉट नं: रुम क्र.15, गाळा नं: 2रा मजला, इमारतीचे नाव: सीताराम भवन, ब्लॉक नं: हिंदू कॉलनी, रोड नं: दादर, महाराष्ट्र, स्वाक्षरी: MUMBAI. पॅन नंबर:ALZPR8067J	जिहून देणार		
2	नाव:शिल्पी मधुसूदन रणदिवे पत्ता:प्लॉट नं: रुम क्र.15, गाळा नं: 2रा मजला, इमारतीचे नाव: सीताराम भवन, ब्लॉक नं: हिंदू कॉलनी, रोड नं: दादर, महाराष्ट्र, स्वाक्षरी: MUMBAI. पॅन नंबर:AGCPR6433Q	जिहून देणार		
3	नाव:सचिन मधुसूदन रणदिवे पत्ता:प्लॉट नं: रुम क्र.15, गाळा नं: 2रा मजला, इमारतीचे नाव: सीताराम भवन, ब्लॉक नं: हिंदू कॉलनी, रोड नं: दादर, महाराष्ट्र, स्वाक्षरी: MUMBAI. पॅन नंबर:AADPR6281R	जिहून देणार		
4	नाव:कांचन मधुसूदन रणदिवे पत्ता:प्लॉट नं: रुम क्र.15, गाळा नं: 2रा मजला, इमारतीचे नाव: सीताराम भवन, ब्लॉक नं: हिंदू कॉलनी, रोड नं: दादर, महाराष्ट्र, स्वाक्षरी: MUMBAI. पॅन नंबर:AGUPR1131M	जिहून देणार		
5	नाव:मे. नंदिवर्धन कंस्ट्रक्शन्स प्रायव्हेट लिमिटेड तर्फे, संचालक अनिल एन. मुथा तर्फे कबुलीजबाबाराठी मुख्य यारपट्टाधारक अमितकुमार गौरीप्रसाद पत्ता:प्लॉट नं: 201, गाळा नं: 2रा मजला, इमारतीचे नाव: आर्यासिंह सिव्हर स्टोन, ब्लॉक नं: गुलाबगन, महाप्राज्ञ मंदिराच्या जवळ, रोड नं: मारुती रोड, रोड नं: ठाणे पश्चिम, महाराष्ट्र, ठाणे. पॅन नंबर:AACCN1260G	जिहून देणार वय: 26 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तथाकथीत पर्यायी जागेचा करार या दस्तऐवज करून दिल्याचे कबूल करतात.
शिकका क्र.3 ची वेळ:02 / 03 / 2021 09 : 28 : 57 AM

ओळख:- खालील इस्म असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तींशी ओळखतात व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा छपा
1	नाव:शशिकुमार - तिवारी वय:40 पत्ता:२/३७,कंधारिया मॅशन, दादर पश्चिम, मुंबई पिन कोड:400028			
2	नाव:धीरेंद्र - त्रिपाठी वय:31 पत्ता:२/३७,कंधारिया मॅशन, दादर पश्चिम, मुंबई पिन कोड:400028			

शिकका क्र.4 ची वेळ:02 / 03 / 2021 09 : 29 : 21 AM

शिकका क्र.5 ची वेळ:02 / 03 / 2021 09 : 29 : 36 AM नोंदणी पुस्तक 1 मध्ये

मह. दफ्त. निबंधक, मुंबई-4

