

Asha Mankame.

Geetanjali Apt.

(S417)

मु.जि. यांचेकडून प्राप्त झालेला ई-मेल व दि. 15/3/15

GRN NO: MH000187084201516E  
MH000187138201516E 31/04/15  
OFFICE NO: 0000 1300 42201516  
0000 13010 3201516 4/13/2015



CHALLAN  
MTR Form Number-6

करल-१		
५३५	१	५३
२०१५		



पावती  
Friday, April 24, 2015  
12:30 PM

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 7312 दिनांक: 24/04/2015

गावाचे नाव: कुर्ला  
दस्तऐवजाचा अनुक्रमांक: करल1-5417-2015  
दस्तऐवजाचा प्रकार: पर्यायी जागेचा करार  
सादर करणाऱ्याचे नाव: आशा सी मानकामे

नोंदणी फी रु. 12060.00  
दस्त हाताळणी फी रु. 1140.00  
पृष्ठांची संख्या: 57

**DELIVERED**

एकूण: रु. 13200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 12:43 PM ह्या वेळीस मिळेल.  
दु. निबंधक कुर्ला 1

**DELIVERED**

बाजार मूल्य: रु. 1206000 /-  
भरलेले मुद्रांक शुल्क: रु. 60300/-

मोबदला: रु. 0/-

सह दुय्यम निबंधक  
कुर्ला-१ (वर्ग-२)

- देयकाचा प्रकार: eChallan रक्कम: रु. 12060/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000440932201516E दिनांक: 24/04/2015  
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: By Cash रक्कम: रु. 1140/-

मूळ दस्त, स्कॅन्ड प्रिंट व सि.डी. मिळाली

USER				
IGR197(KRL1)	Form ID			
4/2015-11:34:43				
er Details				
M/S AMEYA DEVELOPERS				
CTS NO. 621C/1 AND 621C/2				
305 SQ FT CARPET				
SION CHUNABHATTI MUMBAI				
0	0	0	2	2
RECEIVING BANK				
32015042313412		62039385		
015-18:14:11				
NK				
/04/2015				

*Handwritten signature*

करल-१		
५२०	२	५२
२०१५		

महाराष्ट्र शासन  
मुद्रांक जिल्हाधिकारी कुर्ला यांचे कार्यालय यांचे कार्यालय,  
तळमजला, नविन प्रशासकीय इमारत,  
आर. सी. मार्ग, चेंबुर, मुंबई -७१.

जा. क्र./अभि/अं.आदेश/२५५६/१५

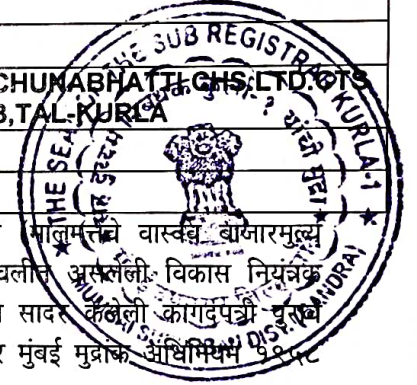
दिनांक :-

(मुंबई मुद्रांक अधिनियम १९५८ च्या कलम ३१ खालील कार्यवाही)  
निर्णय

15 APR 2015

उपरोक्त प्रकरण क्रमांक ADJ/1100901/54/15/K सह.अन्वये पक्षकार MRS.ASHA C.MANKAME यांनी दिनांक 08/01/2015 रोजी AGREEMENT OF PERMANENT ALTERNATE ACCOMMODATION TO THE EXITING MEMBER OF THE SOCIETY WITH DEVELOPER चा संलेख अभिनिर्णयाकरिता सादर केलेला आहे. सादर संलेखामधील तपशिल खालीलप्रमाणे

संलेखाचा निष्पादन दिनांक	31/12/2014
संलेखाचा प्रकार	AGREEMENT OF PERMANENT ALTERNATE ACCOMMODATION TO THE EXITING MEMBER OF THE SOCIETY WITH DEVELOPER
THE DEVELOPERS	M/S AMEYA DEVELOPERS
THE SOCIETY	CHUNABHATTI CHS.LTD.
THE TENANT	MRS.ASHA C.MANKAME
संलेखातील मिळकतीचे वर्णन	FLAT NO.201, 2ND FLOOR, KNOWN AS CHUNABHATTI CHS.LTD.OTS NO.621/C/1 & C/22, OF VILLAGE-KURLA-3, TAL-KURLA
क्षेत्रफळ	605 SQ.FIT.CARPET
मोबदला	FREE OF COST



उपरोल्लेखित संलेखातील मालमत्ता सन २०१४ करिताचे बाजारमूल्य मुंबई प्रदेश (मालमत्ते वास्वेद बाजारमूल्य निर्धारण करणे) नियम १९९५ मधील तरतुदी, तसेच मुंबई महानगरपालिका क्षेत्रासाठी प्रचलित असलेली विकास नियंत्रक निमावाली आणि बाजारमूल्य दरतत्क्यातील मार्गदर्शकमुचना व त्यामधील दर व दस्तासोबत सादर केलेली कागदपत्रे पुरावे पुरावे विचारात घेऊन 1206000/- इतके बाजारमूल्य निश्चीत करण्यात आले असून त्यावर मुंबई मुद्रांक अधिनियम १९५८ मधील तरतुदीनुसार खालीलप्रमाणे मुद्रांक शुल्क व दंड देय आहे.

M.V.	ARTICLE	St. Duty	PAID S.D. DEVELOPMENT AGREEMENT	BAL S.D.PAID	PENALTY PAID
1206000/-	25(b) read with Sec.4	60300/-	54000/-	6300/-	260/-

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहीतीच्या आधारे खालील प्रमाणे अंतिम आदेश पारीत करित आहे.

अंतिम आदेश

१.अभिनिर्णयाकरिता सादर केलेल्या संलेखास मुंबई मुद्रांक अधिनियम १९५८ च्या अनुसुची १ मधील अनुच्छेद 25(b) read with Sec.4 नुसार मुद्रांक शुल्क 6300/- देय असल्याबाबत जा.क्रं. 2181/09/04/2015 अन्वये अंतरिम आदेश पारीत करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्क व दंडाचा भरणा कोणत्याही आक्षेपाविना पक्षकारांनी 11/04/2015 रोजी पावती क्र/MH000187034201516,187138201516E द्वारे भरणा केला असल्याने 09/04/2015 रोजीची अंतरिम आदेश अंतिम आदेश म्हणून कायम करण्यात येत आहे.

(प्रतिमा पुदलवाड)  
मुद्रांक जिल्हाधिकारी, कुर्ला.



प्रती.

1.MRS.ASHA C.MANKAME  
2. SUB-REGISTRAR, KURLA-1,2,3,4.



CHALLAN  
MTR Form Number-6

करल-१  
५२९५ ३ ५५  
२०१५

**DEFACED FOR RS:6300.00**

SRN	MH0001870321536	AMOUNT	6300.00	DATE	11/04/2015	FORM ID	30052601
Department	Inspector General of Registration	Deface Number	0000130042201516	AMOUNT	6300.00	Payer Details	
Type of Payment	Non-Judicial Stamp	(Amt. in words)	Six Thousand Three Hundred Rupees Only	TAX ID (If Any)		Full Name	
Duty on Unstamped or Unsuff Stamped Doc SoS Mumbai		Office Name	CSK_COLLECTOR OF STAMPS KURLA	MAN No. (If Applicable)		M/S AMEYA DEVELOPERS	
Location	MUMBAI	Year	2015-2016 One Time	Flat/Block No.		CTS NO. 621/C/1 AND C/22	
Account Head Details		Amount In Rs.	6300.00	Premises/Building		Road/Street	
30052601	Amount of Tax					605 SQ. FT. CARPET	
				Area/Locality		CHUNABHATTI MUMBAI	
				Town/City/District			
				PIN	4 0 0 0 2 2		
				Remarks (If Any)		ADJ/1100901/84/104	
				Amount In	Six Thousand Three Hundred Rupees Only		
		6300.00		Words			
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	REF No.	6910333201504111367	61298160	
Cheque/DD No			Date	11/04/2015-19:35:15			
Name of Bank			Bank-Branch	IDBI BANK			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			



File No. : Not Available



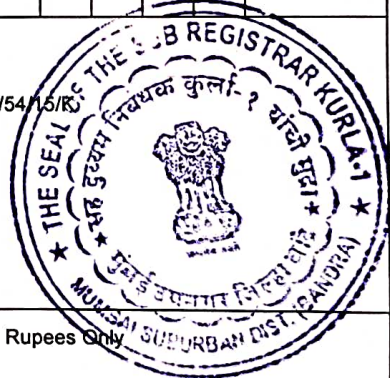
CHALLAN  
MTR Form Number-8

करल-१		
५२०५	४	५५
२०१५		

DEFACED FOR RS:260.00

SRN MH00018713 215 06		AMOUNT 260.00		Form ID	
Department		Inspector		Payer Details	
Sr.No. 0000130105201516		Deface No. 130105201516		TAX ID (If Any)	
Type of Payment Non-Judicial Stamps		(Amt.in words:Two Hundred Sixty Rupees Only)		PAN No. (If Applicable)	
Office Name CSK_COLLECTOR OF STAMPS KURLA		Full Name		M/S AMEYA DEVELOPERS	
Location MUMBAI		Flat/Block No.		CTS NO. 621/C/1 AND C/22	
Year 2015-2016 One Time		Premises/Building		Road/Street	
Account Head Details		Amount In Rs.		Area/Locality	
0030054401 Penalties		260.00		CHUNABHATTI MUMBAI	
				Town/City/District	
				PIN	
				4 0 0 0 2 2	
				Remarks (If Any)	
				ADJ/1100901/54/15/REG	
				Amount In	
				Two Hundred Sixty Rupees Only	
				Words	
				Total	
				260.00	
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	69103332015041111366	61298122
Cheque/DD No		Date		11/04/2015-19:34:15	
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available



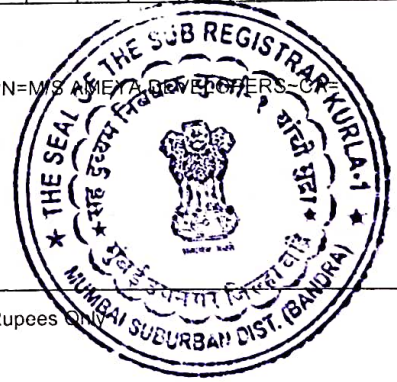


CHALLAN  
MTR Form Number-6

करल-१		
५००	५	१०
२०१५		

GRN	MH004939117201415E	BARCODE	[Barcode]			Date	01/01/2015-20:20:02	Form ID	25.2
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Non-Judicial Customer-Direct Payment			TAX ID (If Any)					
	Sale of Non Judicial Stamps SoS Mumbai only			PAN No. (If Applicable)					
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name		MRS. ASHA C MANKAME			
Location	MUMBAI			Flat/Block No.		CTS NO. 621C/1 AND 621C/2			
Year	2014-2015 One Time			Premises/Building					
Account Head Details		Amount In Rs.		Road/Street		605 SQ. FT. CARPET			
0030045501	Sale of NonJudicial Stamp		100.00	Area/Locality		SION CHUNABHATTI MUMBAI			
				Town/City/District					
				PIN		4 0 0 0 2 2			
				Remarks (If Any)					
				PAN2--PN=MS AMEYA DEVEKERS-02					
				Amount In		One Hundred Rupees			
Total		100.00		Words					
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN		REF No.		69103332015010210023		54799518	
Cheque/DD No		Date		01/01/2015-20:22:23					
Name of Bank		Bank-Branch		IDBI BANK					
Name of Branch		Scroll No. , Date		Not Verified with Scroll					

Mobile No. : Not Available



GRN NO: MH000187034201516E  
 MH000187138201516E 310104118  
 Defence No: 0000 1300 422015162  
 0000130103201516 13104118  
 MV = Rs 1206000/-  
 Area = 605 sq.ft Carpet

मु.जि. चांकेकडून प्राप्त झालेला ई-मेल व दि. 15/12/14 रोजीच्या पत्रासोबत प्राप्त झालेल्या दस्तऐवजी खातरजमा करण्यात आली असून, ते बरोबर असल्याचे आढळून आले आहे.

सह दुय्यम निबंधक  
 कर्ना-१ (२४-३)

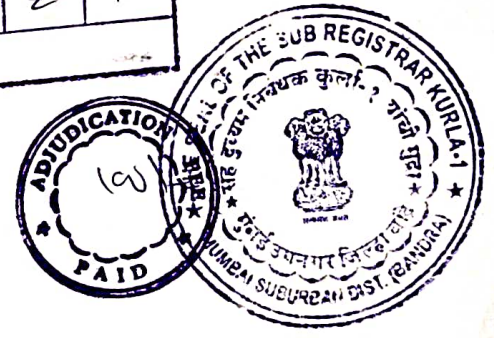
Certificate u/s. 41 of the Bombay Stamp Act, 1958  
 Office of the Collector of stamps, Kuria  
 ADJ No. 2516/15  
 Date: 15/12/14

Note: SD.Rs 54000 paid on Development Agreement is adjusted in the present document.

Received from shri. AMEYA DEVELOPERS  
 Residing at.....  
 Insufficient Stamp duty of Rs. (6300/-) has been paid  
 Vide challan No. 2516/15 Dated 10/12/14  
 Chargeable under article 25(b) of Schedule 1 of Bombay Stamp Act, 1958  
 Certified under Section 41 of the Bombay Stamp Act, 1958 the the proper duty of Rs. (6300/-) three thousand three hundred and thirty rupees only  
 And penalty Rs. (200/-) two hundred rupees only  
 Under article 25(b) Schedule 1 have been Paid in respect of this instrument.  
 This Certificate is subject to the provisions of section 53-A of Bombay Stamp Act, 1958  
 Place: Kuria  
 Date: 15/12/14  
 Collector of Stamp 4 Kuria

Certificate u/s. 32 (1) of the Bombay Stamp Act, 1958  
 Office of the Collector of stamps, Kuria  
 ADJ No.:  
 Date:

करल-१		
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२०१५		



Received from shri.....  
 Residing at.....  
 Stamp duty of Rs. ( )  
 Vide challan No. .... Dated.....  
 Certified under Section 32 (1) (b) of the Bombay Stamp Act, 1958 that the full duty of Rs. ( )  
 With which this instrument is chargeable Has been paid u/article No.....  
 Of Schedule  
 This Certificate is subject to the provisions of section 53-A of Bombay Stamp Act, 1958  
 Place.....  
 Date.....  
 Collector of Stamps Kuria

हे प्रमाणपत्र "मुंबई मुद्रांक अधिनियम १९५८ अन्वये असलेल्या नियमावलीने निर्धारित केलेले आहे. परंतु क्वत बसत नोंदणीसाठी नोंदणी अधिका-यासमोर दाखव झाल्यास, नोंदणी अधिनियम १९०८ च्या अधिनियमातील तरतुदी नुसार नोंदणी अधिका-री वस्त नोंदणीची कार्यवाही करतील."

**Agreement of Permanent Alternate Accommodation to the Existing Member of the society with Developer**

THIS AGREEMENT FOR PROVIDING PERMANENT ALTERNATE ACCOMODATION ON OWNERSHIP BASIS made at Mumbai on this 31 day of December 2014.

BETWEEN

**M/S. AMEYA DEVELOPERS**, a registered partnership firm of Smt. Jayashree Manohar Salgaonkar and Mrs. Sudha Vishvajet Salgaonkar, registered under the provisions of the For **CHUNABHATTI CO-OP HSG. SOC. LTD.** (Reg. No. BOMHSG/707/DJ/31-7-1964)

H. C. Mankam

श्री. म. जाधव  
 Chairman

Secretary

Treasurer

Handwritten text at the top right, possibly a date or reference number.

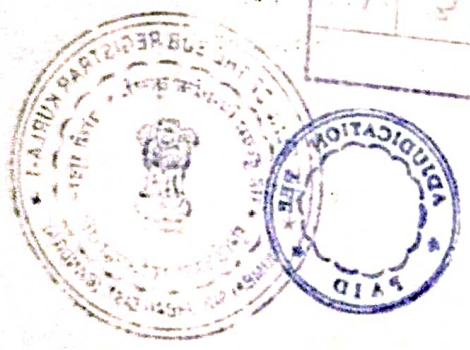
Collector of Stamps  
Kerala

Certificate No. 41 of the Bombay  
Stamp Act, 1928  
Office of the  
Collector of Stamps, Kerala  
ADJ No. \_\_\_\_\_

Received from the  
Resident of \_\_\_\_\_  
Residence \_\_\_\_\_  
No. \_\_\_\_\_  
Character of the article  
Certified under article  
Of Schedule I of Bombay Stamp Act, 1928  
Certified under Section 41 of the Bombay  
Stamp Act, 1928 the proper duty of  
Rs. \_\_\_\_\_  
And penalty Rs. \_\_\_\_\_  
Under article \_\_\_\_\_ of Schedule I have been  
Paid in respect of this instrument.  
This Certificate is subject to the provisions  
Of section 33-A of Bombay Stamp Act, 1928  
Place \_\_\_\_\_  
Date \_\_\_\_\_

Handwritten notes in red ink:  
"Original Document"  
"Collector of Stamps"  
"Kerala"

Collector of Stamps  
Kerala  
A rectangular stamp with a grid and handwritten text.



Handwritten text in a rectangular box, likely a receipt or acknowledgment in Malayalam.

Certificate No. 32 (1) of the Bombay  
Stamp Act, 1928  
Office of the  
Collector of Stamps, Kerala  
ADJ No. \_\_\_\_\_  
Date \_\_\_\_\_

Received from the  
Resident of \_\_\_\_\_  
Residence \_\_\_\_\_  
No. \_\_\_\_\_  
Character of the article  
Certified under Section 32 (1) (b) of the  
Bombay Stamp Act, 1928 the full duty  
of Rs. \_\_\_\_\_  
This Certificate is subject to the provisions  
Of Schedule I  
has been paid which is chargeable  
Under article No. \_\_\_\_\_  
This Certificate is subject to the provisions  
Of section 33-A of Bombay Stamp Act, 1928  
Place \_\_\_\_\_  
Date \_\_\_\_\_  
Collector of Stamps  
Kerala

For CHUNARANI...  
(Reg No. 200/1954 of 27-7-1954)  
HSG. SOC. LTD.



करल-१		
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२०१५		

Indian Partnership Act, 1932, and having its office at First Floor, B wing, Aditya Heritage, V. N. Purav Marg, Sion-Chunabhatti, Mumbai - 400 022, hereinafter referred to as **"THE DEVELOPERS"** (which expression shall, unless contrary to the context or meaning thereof, mean and include its successors and assigns) **OF THE ONE PART;**

AND

Mrs. Asha C. Mankame hereinafter referred to as **"THE MEMBER"** (which expression shall, unless contrary to the context or meaning thereof, mean and include its heirs, executors and legal representatives) **OF THE SECOND PART;**

AND

**CHUNABHATTI CO-OPERATIVE HOUSING SOCIETY LTD.**, a Society registered under Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/HSG/707 dated 31.7.1964 having its Registered office at Geetanjali, Dr. Javakar Lane, Sion Chunabhatti, Mumbai - 400 022, hereinafter referred to as **"THE CONFIRMING PARTY"** (which expression shall, unless contrary to the context or meaning thereof, mean and include its successor and members and legal representatives) of **THIRD PART;**

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

- By an Indenture of lease dated 8<sup>th</sup> June 1949 made between the Trustees of A. H. Wadia Trust of One part and Mrs. Anandibai Shantaram Surve of the other part leased out for the period of 99 years the open plot of the piece of land admeasuring about 633.32 square yards or 529.80 square meters being part of the Survey No. 292, Hissa No. 1, situated at Chunabhatti, Kurla within the registration District of Suburban Bombay and Sub-District Bandra. The said Lease Deed was registered on 8.6.1949 under No. 623, Volume No. 1.
- By a Deed of Assignment dated 7<sup>th</sup> day of October 1966 the said Smt. Anandibai Shantaram Surve

For **CHUNABHATTI CO-OP. HSG. SOC. LTD.**  
(Reg. No. BOM/HSG/707 DT. 31-7-1964)

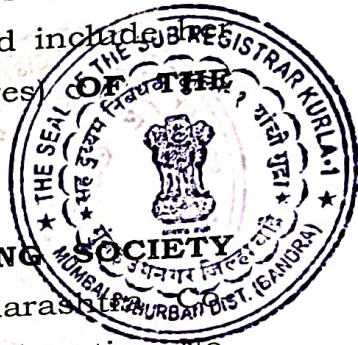
A. C. Mankame

ज. म. जाधव,  
Chairman

Secretary

Treasurer

*(Signature)*

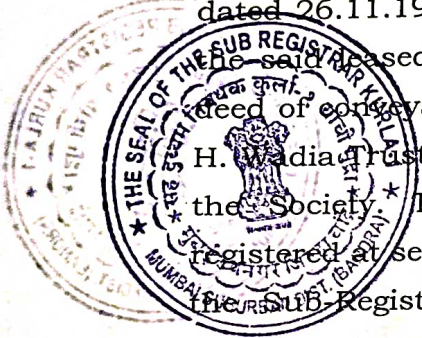


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2094	

assigned all her rights in the said leased property to Chunabhatti Co-operative Housing Society Ltd. for the consideration. (hereinafter referred to as the said

Society). The said deed of assignment was registered with the office of Sub- Registrar of Assurance vide No. BOM/R-3724-1-11 of 1966.

c. The Society applied to the said A. H. Wadia Trust for purchase of the said leased property and the said trust agreed for the same. The application for sanction from the Charity Commissioner was made and the learned Charity Commissioner vide his order dated 26.11.1969 granted his permission for sale of



the said leased property to the Society. And by the deed of conveyance dated 25<sup>th</sup> May 1970 the said A. H. Wadia Trust conveyed the said leased property to the Society. The said deed of Conveyance was registered at serial no. BND-1884/2/18 of 1970 with

the Sub-Registrar of Assurances at Bandra. The consideration thereof was paid. And accordingly the society became the absolute owner of the said leased property. There were discrepancies in the area of the said leased property and therefore the area was found to be 633.32 square yards i.e. 529.80 square meters as per approved plan. Hereinafter referred to as the **"The said Property"**. Hence the society became the absolute owner of the said property.

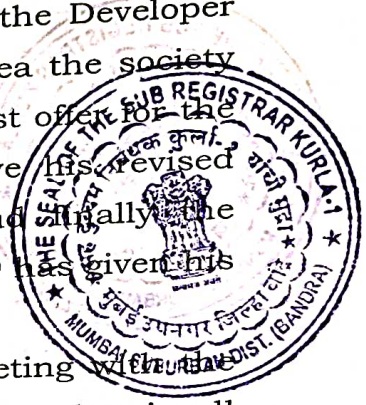
d. The said Society constructed a building of ground plus 3 floors and consisting total 12 flats and the said 12 flats are occupied by the members of the said Society. Each of the units is admeasuring different area.

e. The said Society found that the Original Building was about 38 years old and in an extremely dilapidated condition. Hence the Society was desirous of redeveloping the said Property through a third party as developer by demolishing the said Original Building and reconstructing a new building by using the balance floor space Index (if any) as

For CHUNABHATTI CO-OP. HSG. SOC. LTD.  
 (Reg. No. BOM/HSG/707 DT. 31-7-1964)  
 A. C. Manthani Chairman  
 Treasurer  
 Secretary  
 Treasurer

P. 1770 करल-१		
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well as Transfer of Development Rights (TDR) to put up a newly constructed building as per provision of the Development Control Regulations for Greater Bombay 1991 read with Regulation for the Grant of TDR to owners/ developers and as per the prevailing rules and regulations of the Mumbai Municipal Corporation and MHADA. The said Society having decided to redevelop invited tenders from the Developers and received 6-7 tenders. And after scrutinizing the said offers finally found the offer of the Developer is best one. And since the Developer being the reputed Developer of the area the Society requested the Developer to give his best offer for the redevelopment and the developer gave his revised offer and there was negotiations and finally the Developer by his letter dated 23.2.2009 has given his final offer for the redevelopment.



- f. The said Society thereafter had a meeting developer and the members on 8.3.2009 wherein all the members were present and the offer given by the Developer vide his letter dated 23.2.2009 was accepted by the said society. The said fact is confirmed by the said Society by its letter dated 14.3.2009 addressed by the Society to the Developer.
- g. The draft of the Development Agreement was placed before the General Body held on 9.8.2009 and by a resolution the draft of the Development Agreement has been approved by the members of the said society.
- h. The Developer accepted and confirmed the appointment as Developer of the said property. They also accepted to redevelop and reconstruct the said Property by demolishing the said Original Building and construct a new building consisting of Ground Plus 7 floors & part 8<sup>th</sup> floor by consuming the balance FSI (if any) and TDR as may be permissible by Development Control Rules or any other law as may be applicable. The said Society has retained

For CHUNABHAI HSG. SOC. LTD.  
 (Reg No BOMINS/07 DT/31-7-1964)

A. C. Mankame  
 Treasurer

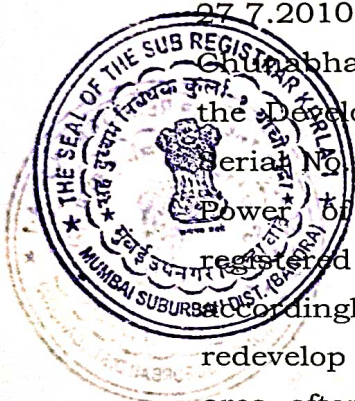
J. S. Jadhav  
 Chairman

*Jadhav*

P. 577/2009	
2094	carpet area of 4912 Sq ft for its members for providing 12 nos.

of 15% to the existing Carpet area to all the 12 existing members and allowed the developer to sell the remaining flats in the manner more specifically set out in the said Development Agreement. The Developer has also been permitted to keep 50% of the ground and first floor area for him as sale area and is allowed to convert the same for commercial use.

- i. Accordingly the Development Agreement dated 27.7.2010 was executed between the said Chunabhatti Co-operative Housing Society Ltd and the Developer and was registered on 17.8.2010 at Serial No. BDR-3/9414/2010 and also executed the Power of Attorney dated 17.8.2010 which was registered at Serial No. BDR-3/9415/2010 and accordingly the Developer has got the right to redevelop the said property and sale all the balance area after giving the 12 members the permanent alternate accomodation.
- j. The Developer has complied with all the conditions of the Development Agreement dated 17.08.2010 Commencement Certificate vide no CE/4358/BPES/AL dated 15 November 2011 from the Municipal Corporation of Greater Mumbai.
- k. In accordance with the plans sanctioned by the Municipal Corporation of Greater Mumbai, the Developers has developed the said plot described in the First Schedule hereto and has constructed thereon building to be known as **"Geetanjali Apartment"** consisting *inter alia* of Basement plus ground floor *plus seven* upper floors plus eight (pt).
- l. During the construction of the building there was amendment to the Development Control Regulation and concept of Fungible FSI was introduced. The developer was thus entitled to construct part 8<sup>th</sup> floor. There were fresh negotiations and the



A. C. Mankar  
 For CHUNABHATTI CO-OP. HSG. SOC. LTD.  
 (Reg. No. BOM/HSG/707 DT. 31-7-1964)

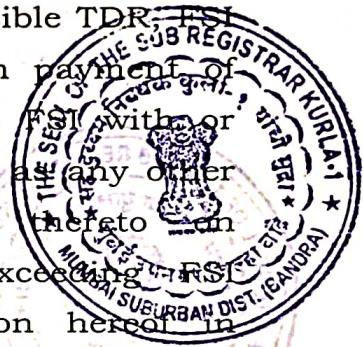
Chairman

*[Handwritten Signature]*

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developer agreed to give additional area and also additional amount of Rs. 6,00,000/- as corpus and accordingly amendment agreement dated 5.1.2013 was executed and was registered with the officer of Sub-Registrar of Assurances Kurla -1 vide no., KRL-1-195 of 2013.

- m. The developer by the said development agreement and amendment thereto (i) have constructed new building for residential cum commercial use upon demolishing existing old building by consuming and utilizing permission zonal FSI, admissible TDR, FSI which includes Government FSI on payment of premium and consequential fungible FSI with or without payment of premium as well as any other incidental additional construction thereto on payment of premium but not exceeding the prevailing on the date of execution hereof in accordance with the prevailing Development Control Regulation 1991 and/or any amendment thereto that may be sanctioned by the government (ii) to provide **12 residential premises** each admeasuring as per the list provided with the said development agreement and the amendment thereto to the existing members of the society ( which includes **additional carpet area** over and above the **existing carpet area** presently occupied by the members of the society) as and by way of permanent alternate accommodation at free of cost in lieu of the old premise. The said flat premise is more particularly described in the **second schedule** attached hereto copy of sanctioned plan is annexed here to and marked as **Annexure - I. (iii)** to pay corpus fund as per development agreement and supplementary agreement to the society towards the hardship to the members of the society which they may fact during the phase of construction building on the said property (iv) to provide car parking in the compound and stilt area for the members (v) to



For CHUNABHATTI CO-OP. HSG. SOC. LTD.  
(Reg. No. BOM/HSG/707 DT. 21-7-1964)

A. C. Mankame

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Chairman

Secretary

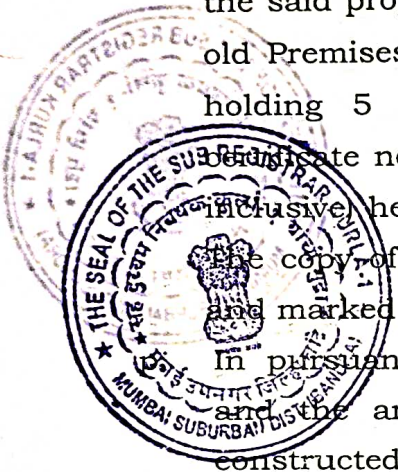
Treasurer

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provide the society office/ fitness centre as per sanctioned O.C. plan.

The said Development Agreement provides to execute agreement for alternate accommodation with each individual members of the society who are in use, occupation and possession of the premise in the building standing on the said property.

- o. The member was in use, occupation and possession of the premises bearing Flat no. 1 on Ground floor admeasuring about 433 square feet carpet area as per the society's record in the building standing on the said property (hereinafter referred to as the said old Premises) and incidental thereto the member is holding 5 fully paid up shares bearing share certificate no. 1 bearing distinctive No. 1 to 5 (both inclusive) hereinafter referred to as the said Shares. A copy of the share certificate is annexed hereto and marked as **Annexure -II**.



In pursuance to the said development agreement and the amendment thereto the Developer have constructed the building consisting of basement, ground plus eight upper floors under the professional supervision of Architect Mr. Vishvajeet M. Salgaonkar registered with the Council of Architects vide no. CA/87/10502 and the Structural Engineers who was appointed for the preparation of the structural design and drawings of the buildings.

- q. The present draft of the Agreement for Permanent Alternate Accommodation has been approved in the meeting of the Managing Committee of the society held on 22/07/2014.
- r. Full stamp duty amounting to Rs. **7,43,500/- (Rupees Seven Lakhs Forty Three Thousand Five Hundred only)** ( Rs. 5,85,050/- on Development Agreement dated 17.08.2010 and Rs. 1,58,450/- on the amended development agreement dated 5.1.2013) has been paid as per the market value adjudicated by Collector of Stamps, Kurla. As such

A. C. Munkar

For CHUNABHATTI CO-OP. HSG. SOC. LTD.  
(Reg. No. BOM/HSG/707 DT. 31-7-1964)

Chairman

Secretary

Treasurer

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this agreement for alternate accommodation has been executed upon payment of Rs. 100/- towards the stamp duty. The copy of the valuation report for assessing the market value of the said development agreement dated 17.8.2010 and 5.1.2013 issued by the collector of Stamps together with stamp duty paid challan are annexed hereto and marked as **annexure-III** and **annexure IV** respectively.

- s. The parties hereto are desirous of recording the terms and conditions agreed between them which are hereinafter appearing.

NOW THIS DEED WITNESSETH and it is hereby agreed, confirmed and recorded by and between the parties hereto as follows:—

1. The society hereby confirms that the member is the holder of the 5 shares of Rs. 50/- each having share certificate serial no. 1 and the distinctive no. 1 to 5 and by virtue of the said membership the member was in use, occupation and possession as owner thereof the flat no. 1 on Ground floor of the society building situated on the property more particularly described in first Schedule hereunder written and known as Chunabhatti Co-operative Housing Society Ltd., situated on land admeasuring about 633.32 square yards or 529.80 square meters being part of the Survey No. 292, Hissa No. 1, CTS no. 621C/1 & 621C/2, situated at Chunabhatti, Dr. Jawkar Lane, Sion Chunabhatti, Mumbai - 400 022,.
2. The developers hereby allot and give the member a flat FREE OF COST being flat no. 201 on the 2<sup>nd</sup> floor of the new building constructed on the said property by the developer in pursuance to the plan approved by the Municipal Corporation of Greater Mumbai and the member will be the owner of the said flat. The Society being the confirming party has confirmed the allotment and the member is ready and willing to accept the allotment.



A. C. Mankame

For CHUNABHATTI CO-OP. HSG. SOC. LTD.  
(Reg. No. BOM/HSG/707 DT. 31-7-1964)

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Chairman

Secretary

Treasurer

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3. The developer has provided the amenities to the said flat as agreed in the development agreement and the possession of the said flat is handed over by the developer to the member on execution of this agreement.

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4. The developer has provided the car parking area in the compound and stilt area of the building to the members as agreed in the development agreement.
5. The member on taking the possession of the permanent alternate accommodation is handed over to her shall be fully entitled to quietly and peacefully possess, occupy, enjoy and hold the said premises unto and to the use and benefit of the member without any hindrance, lien, charge, interest, denial, demand, interruption, eviction or claim of whatsoever nature from the developer or any person or persons claiming through, under or in trust for the developer.



The developer doth hereby further agree and undertake that from time to time and at all times hereafter, at the request and cost of the member herein, he shall do and execute all documents, deeds and writings whatsoever as may be necessary for better and more perfectly transferring the right, title, interest and benefit of the developer in the said flat and every part thereof to the exclusive use and benefit of the member as aforesaid.

7. The developer declares and has represented, covenanted and assured to the member:—
  - (a) That the developer has paid and discharged in full all the dues and liabilities in respect of the said premises including the Municipal outgoings, taxes, rates, maintenance charges etc. payable to the said society upto the date hereof;
  - (b) That the developer is holding the said flat as per the development agreement and except the developer no other person or persons have any

A. C. Munkam

For CHUNABHATTI CO-OP. HSG. SOC. LTD. (Reg. No. BOM/HSG/707 DT. 31-7-1964)

Chairman

Secretary

Treasurer



करल-१		
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right, title, interest, claim or demand of any nature whatsoever upon the said flat;

- (c) That neither the developer nor any one on his behalf has committed or omitted any act, deed, matter or thing whereby his holding of the said flat including the right to peaceful use, occupation, ownership and enjoyment of the said flat and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or whereby the said shares and his other right, title and interest therein may become liable to attachment and sale whether by a decree or order of the competent Court or otherwise;
- (d) That the developer has not created or purported to create any tenancy, license charge, lease, mortgage, lien or any kind of third party rights over the said premises and no other person or party have any right, title or interest, claim or demand in to or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same are free from all encumbrances and there is no pending litigation of any kind whatsoever.
- (e) That the member shall peaceably and quietly be entitled to hold and own the said flat including the right to enter upon and remain in sole occupation and enjoyment of the said flat and/or any part thereof in the member's own right without any interference disturbance, interruption, claim or demand whatsoever and/or any person or persons lawfully and equitably claiming by from, through, under or in trust for the developer;
- (f) That the developer has not received any notice for acquisition or requisition of the said flat.

For CHUNABHATTI CO-OP. HSG. SOC. LTD.  
(Reg. No. BOM/HSG/707/DT/31-7-1964)

A. C. Manikam  
Treasurer

Chairman

Secretary

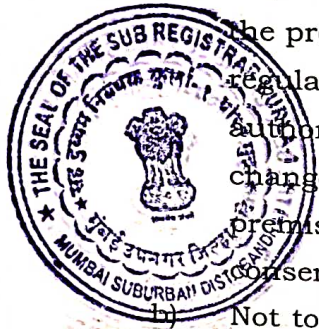
Treasurer

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(g)	Relying upon the aforesaid statements, covenants and assurances of the developer,
२०१५	the member has accepted the allotment of the said flat.

8 The member for herself with intention to bring all persons into whomsoever hands the premises may come, do hereby covenant with the Developers as follows :

a) To maintain the said flat at member's own cost in good tenantable repair condition from the date of possession of the premises is taken and shall not do or cause to be done anything in or to the said building in which the premises is situated against the rules and regulations or bye-laws of concerned local authority and/or said co-op. society or change/ alter or make addition in or to the premises or any part thereof without written consent of the society.



b) Not to store in the premises any goods which are hazardous combustible, are dangerous nature or are heavy as to damage the construction or structure of the said building in which the premises is situated or storing of which goods is objected by concerned local or other authority and shall not carry or cause to be carried heavy package on those upper floors which damage or likely to damage the staircase, common passage or any other structure of the said building in which the premises is situated on account of negligence or default of the premises member in this behalf, the premises member shall be liable for the consequences of the breach.

c) To carry at her own costs all internal repairs to the said premises and maintain the premises in the same condition, state and order in which it was delivered by the

A. C. Mankar  
 For CHUNABHATTI CO-OP. HSG. SOC. LTD.  
 (Reg No BOM/HSG/707 DT. 31-7-1964)  
 Chairman Secretary Treasurer

करल-१		
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Developers to the premises member and shall not do or suffered to be done anything in or to the said building in which the premises is situated or the premises which may be given as per the regulations and bye laws of the concerned local authority or other public authority.

- d) Not to demolish or caused to be demolished the premises or any part thereof nor at any time make or caused to be made any addition or alteration of whatever nature in or to the premises or any part thereof nor any alteration in the elevation and outside colour scheme of the said building in which the premises is situated and shall keep the portion, sewers, drains, pipes and the premises and appurtenances thereto in good tenantable repair and condition and in particular so as to support shaft and protect the other parts of the building in which the premises is situated and shall not chisel or in any other manner damage column beams wall, slabs, or RCC paradise or other structural members in the premises without the prior written permission of the Developers and/ or the society.
- e) Not to do or permit to be done any act or thing which may render void or voidable to any insurance of the said property and the said building in which the premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said property and the said building in which the premises is situated.

For CHUNABHATTI CO-OP. HSG. SOC. LTD.  
(Reg No. BOM/HSG/707 DT 31-7-1964)

A. C. Mankame

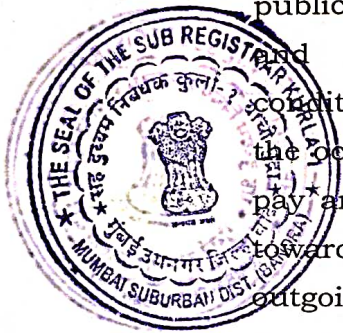
Chairman

Secretary

Treasurer

करल-१	
g)	To bear and pay increase in local taxes, water charges insurance and such other levies, if any which are imposed by the concerned local authority and/or Government and/or other public authority on account of changes of user of the premises by the member viz. user for any purposes other than the residential purpose.
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h) The member shall observe and perform all the rules and regulations and byelaws of the society as amended from time to time and the rules/regulations of the concerned local authority and of the Government and other public bodies. The member shall also observe and perform all the stipulations and conditions laid down by the society regarding the occupation and use of building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings in accordance with the terms of this Agreement.



i) In the event of the member committing any act in contravention of the above provisions, the member shall be responsible and liable for consequences thereof to the concerned local authority and/or other public authority and the Developers shall stand discharged of their obligations hereunder or under the law for the time being in force.

9. The member has inspected the said flat and the amenities provided by the developer and are satisfied that the quality of the construction and the amenity provided are as agreed in the development agreement and there is no any complaint of whatsoever nature.

10. The member hereby agree that on the allotment of the said flat to the member there shall be no claim from her or the said Chunabhatti Co-operative Housing Society Ltd., against the developer and all the terms of the development

For CHUNABHATTI CO-OP. HSG. SOC. LTD.  
(Reg. No. BOM/HSG/707 DT, 31-7-1964)

A. C. Marikame

Chairman

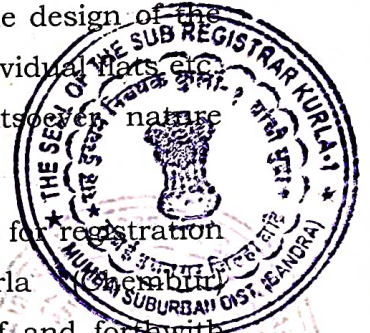
Secretary

*[Handwritten Signature]*

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agreement are complied with by the developer. The member hereby declares that on execution of the present deed the developer is absolved of his liabilities under the development agreement.

11. The member shall not claim any exclusive right the right over the common areas which are meant for all the members.
12. The member hereby declares and confirms that the developer has complied with all the conditions of the development agreement and the amendment thereto and the members including the present member are satisfied with the quality of the construction and the design of the building, amenities common and in the individual flats etc. The member has no complaint of whatsoever nature against the developer.
13. The member shall at lodge this Agreement for registration with Sub-Registrar of Assurances at Kurla within three months from the date hereof and forthwith inform the Developers the serial number at which the same is lodged to enable them to admit execution of the same.
14. All the costs, charges and expenses of this Agreement and the cost of preparing, engrossing, stamping, registering all the agreements, conveyance, transfer deeds or any other documents or document required to be executed by the Developers in favour of the member and/or the Society as well as the entire professional costs of the Advocates of the Developers for preparing and approving this Agreement and all other documents shall be borne by the developer. The stamp duty and registration charges payable on this Agreement in particular shall have to be borne and paid by the developer.



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

For CHUNABHATTI CO-OP. HSG. SOC. LTD.

A. C. Munkhame

For CHUNABHATTI CO-OP. HSG. SOC. LTD.  
(Reg. No. BOM/HSG/707 DT. 31-7-1964)

Treasurer

Chairman

Secretary

Treasurer

dhg

dhg

**THE FIRST SCHEDULE OF THE PROPERTY ABOVE  
REFERRED TO:**

2099	All that flat
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premises being no. 1 situated on Ground floor admeasuring about 433 sq. ft. carpet area as per society's records in the building known as "Geetanjali Apartment" was standing on the said property on the land bearing survey no. 292, Hissa No. 1 (part), CTS No. 621C/1 and 621C/2 admeasuring about 633.32 square yards i. e. 529.80 sq. mtrs. or thereabout situated at Village Kurla of Chunabhatti Co-operative Housing Society Ltd. at ~~Sion Trombay~~ <sup>Dr. Javkar</sup> Road, Sion Chunabhatti, Mumbai - 400 022, within the limits of Brihanmumbai Municipal Corporation in the District and Registration Sub-District of Mumbai City and Mumbai Suburban and bounded as follows, that is to say :

*A.C. Mankhane*



- On or towards the North by: Survey No. 292 Hissa NO. 1 (part) C.TS. No. 620
- On or towards the South by: Survey No. 292 Hissa NO.(part) C.TS. No. 621C/3
- On or towards the East by: Survey No. 292 Hissa NO.(part) C.TS. No. 621C/3/A
- On or towards the West by: Dr. Javkar Lane

**THE SECOND SCHEDULE OF THE FLAT ABOVE  
REFERRED TO:**

ALL THAT flat premise being no.201 situated on 2<sup>nd</sup> floor, admeasuring about 605 square feet carpet up in the building known as "Geetanjali Apartment" constructed by the developer herein on the land bearing survey no. 292, Hissa No. 1(part), CTS No. 621C/1 and 621C/2 admeasuring about 633.32 square yards i. e. 529.80 sq. mtrs. or thereabout situated at Village Kurla,

*A.C. Mankhane*  
 For CHUNABHATTI CO-OP. HSG. SOC. LTD.  
 (Reg. No. BOM/HSG/707 DT. 31-7-1964)  
 Chairman  
 Secretary  
 Treasurer

*Judha*

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at Sion Trombay Road, Sion Chunabhatti, Mumbai -  
400 022,

SIGNED AND DELIVERED by )

the Developers within named )

**M/s. Ameya Developers** )

through their partner

For) Ameya Developers

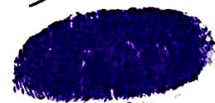
Mrs. Sudha Vishvajeet Salgaonkar )

*Sudha*  
Partner



In the presence of..... )

1. Akshay S. Bhatelkar *Akshay*
2. दि. दे. नारायण दि. दे. नारायण



SIGNED AND DELIVERED by )

the member within named )

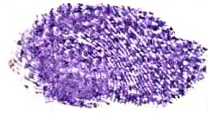
Mr. Mrs. Ashu C. Mankame )

A.C. Mankame



In the presence of.... )

1. Akshay S. Bhatelkar *Akshay*
2. दि. दे. नारायण दि. दे. नारायण

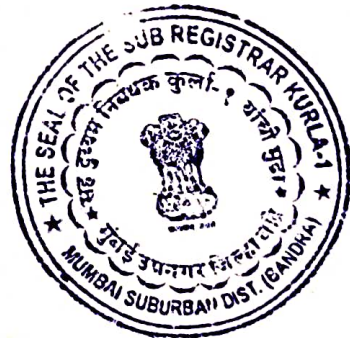


SIGNED AND DELIVERED by )

The confirming party within named )

Through its chairman/secretary )

Mr. Jaggnath M. Jadhav )



For CHUNABHATTI CO-OP. HSG. SOC. LTD.  
(Reg. No. BOM/HSG/707 DT 31-7-1966)

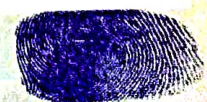
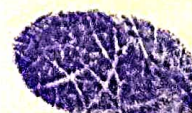
In the presence of....

1. Akshay S. Bhatelkar *Akshay*  
उपनिवेश समितिके अध्यक्ष
2. दि. दे. नारायण दि. दे. नारायण

उ. म. जाधव  
Chairman

*Jadhav*  
Secretary

Treasurer



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**MUNICIPAL CORPORATION OF GREATER MUMBAI**

CE / 4358 / BPES / AL 30 MAY 2014

To,  
M/s. Ameya Developers  
C.A. to M/s. Chunabhathi CHS Ltd.,  
102, 'B' Wing, Aditya Heritage,  
V.N. Purav Marg, Slon-Chunabhathi,  
Mumbai - 400 022.



Sub : Full occupation permission to the Basement (Pt) for storage + Gr.(Pt) for Polyclinic with separate staircase + Stilt (Pt) for parking + 1<sup>st</sup> (Pt) for fitness centre, part polyclinic and part residential user + 2<sup>nd</sup> to 7<sup>th</sup> + 8<sup>th</sup> (Pt) for residential user on plot bearing CTS No. 621C/1 & 2 of village Kurla-III situated at Dr. Javkar Lane, V.N. Purav Marg, -Chunabhathi, Mumbai - 400 022.

Gentleman,

The full development work of the Basement (Pt) for storage + Gr.(Pt) for Polyclinic with separate staircase + Stilt (Pt) for parking + 1<sup>st</sup> (Pt) for fitness centre, part polyclinic and part residential user + 2<sup>nd</sup> to 7<sup>th</sup> + 8<sup>th</sup> (Pt) for residential user is completed under the supervision of Architect Shri. Vishvajeet Salgaonkar of M/s. Sleek Line, having License No. CA/87/10502, Licensed Structural Engineer Shri.P.M.Sane of M/s.Swapneel Consultants, having License No. STR/S/123 & Site Supervisor Shri Sharad D. Prabhu, Site Supervisor having License No.P/361/SS-II may be occupied on the following conditions.

- 1) That the certificate under section 270-A of M.M.C. Act shall be submitted within 3 months or before applying for B.C.C. whichever is earlier.

One set of certified completions plans is hereby returned in the token of Municipal approval.

Note : This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal corporation Act.

Yours faithfully,

  
Executive Engineer  
(Building Proposal) E.S.-I



करल-१		
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मुंबई महानगरपालिका,  
 प्रमुख अभियंता इमारत प्रस्ताव  
 (पूर्व उपनगरे) यांचे कार्यालय

29 MAY 2014

बीवायसीएचई/बीपी/ ईएस



130 MAY 2014

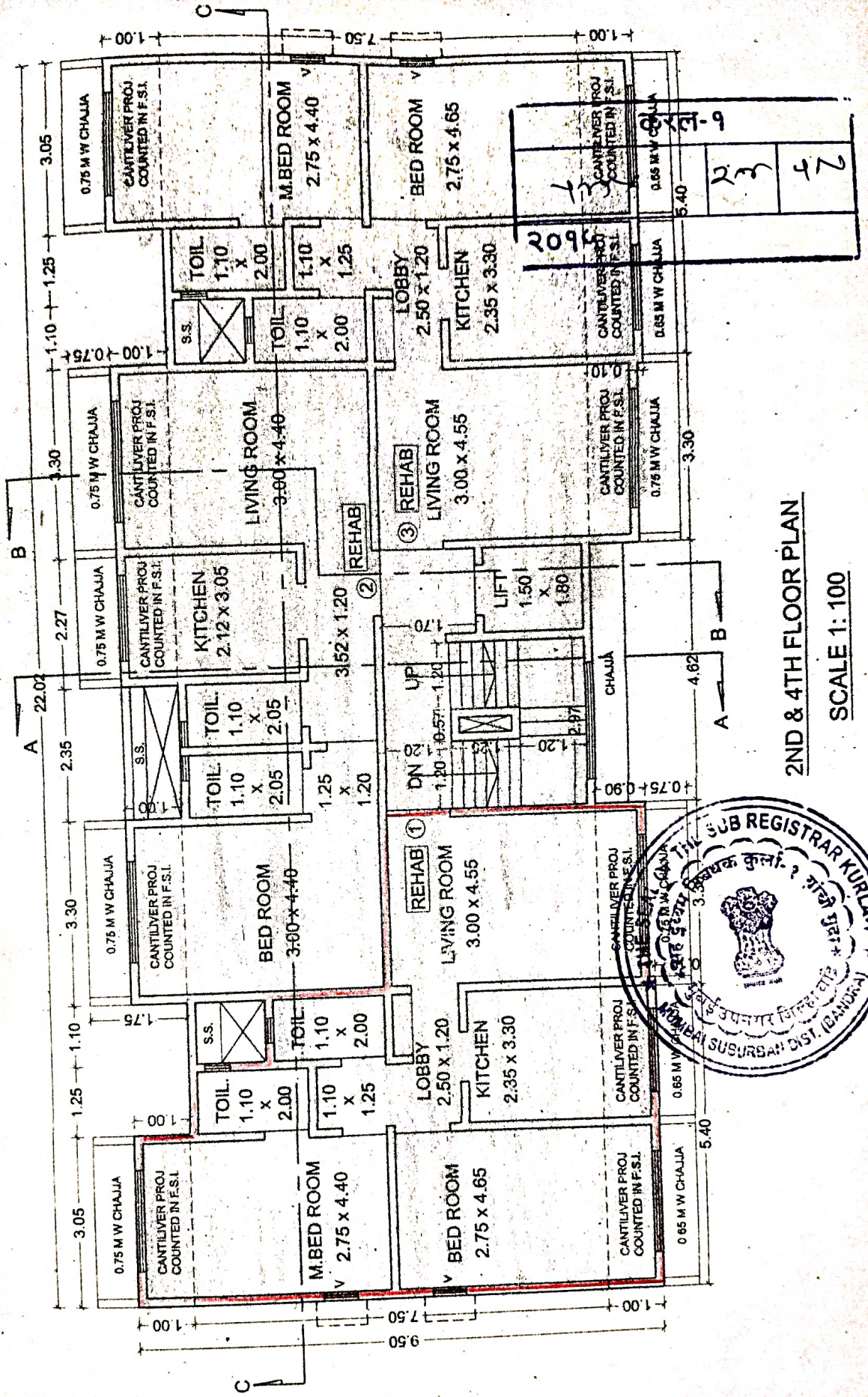
Full/Part Occupation  
 Residential... Floors/Building No...

Is hereby granted subject to  
 conditions mentioned in this office  
 letter No. CE/4358/B.P.E.S/A

Executive Engineer Building Proposal  
 (Eastern Suburbs.) - I

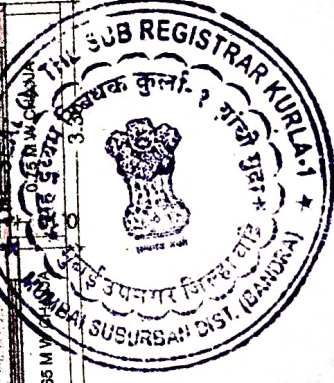
S. E. (BP) L

Permission to...  
 for storage...  
 with separate...  
 for parking...  
 part...  
 sent 2nd to...



2ND & 4TH FLOOR PLAN

SCALE 1: 100



THE CHUNABHATTI

CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act, 1960) (Registration No. BOM/SHG and Date 7-7-1961)

No. 1

Authorised Share Capital Rs. 4,00,000/- Divided into 8000 Shares each of Rs. 50/- only

Member's Register No. 1

THIS IS TO CERTIFY that ~~Shri~~ Smt. Asha Chandrakant Mankame

of Bombay 22 is the Registered Holder of [ FIVE ] Shares from No. 1

to 5 of Rs. Two hundred fifty only [ 250/- ]

in THE CHUNABHATTI CO-OPERATIVE HOUSING SOCIETY LTD.

Subject to the Bye-laws of the said Society and

that upon each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at ~~CHUNABHATTI~~ this 1st

day of February 1989:

V. Sivaramaiah, Chairman  
G. Subbarao, Hon. Secretary  
G. Subbarao, Member of



करल-१		
५२७	२५५८	
२०१५		



No. 1

Authorised Share Capital Rs. 4,00,000/- divided into 8000 Shares each of Rs. 50/- only  
 Member's Register No. 1

THIS IS TO CERTIFY that Shri Smt. Arba Chhabhai Gul Mehadani

of Bombay 22 is the Registered Holder of FIVE (5) Shares from No. 1

to 5 of its two hundred fifty only 250/-

CO-OPERATIVE HOUSING SOCIETY LTD

Subject to the Bye laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid

in accordance with the common seal of the said Society at MUMBAI this 27th day of February 1964

V. Srinivasan

Chairman

Secretary

Hon. Secretary

M. S. Kulkarni

Member of the Committee

करल-१		
५००	२५	५०
२०१५		



करल-१

477	24	42
2096		

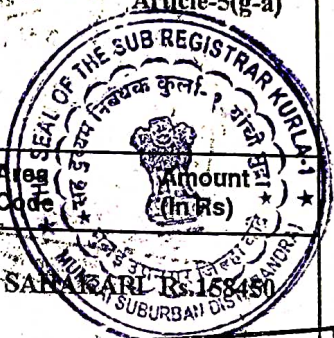
1) शासन परिपत्रक क्रमांक.२०००/१४/प्र.क्र.२५/म-१, दि. २४/३/२०००.  
 2) नो.म.वि.व.मु.नि., पुणे यांचे पत्र क्र.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३१९, दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE TOWN HALL, FORT MUMBAI - 400 001.  
 Office.: COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND FLOOR, RAMKRISHNA CHEMBURKAR MARG, MUMBAI - 400 071. B051422

RECEIPT FOR PAYMENT TO GOVERNMENT  
 M/S SAMEYA DEVELOPERS  
 Stamp Duty  
 NOT TRANSFERABLE  
 Receipt Date: 29/Dec/2012  
 Received From :  
 On Account of :  
 Article-5(g-a)

CNT 1 SD 459  
 31 DEC 2012  
 DELIVERED

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Amount (In Rs)
P.O	028043	29/12/12	THE CHEMBUR NAGARIK SANKAR SION-CHUNABHATTI	Rs. 158450



ADJ/1100901/1218/12/K

31 DEC 2012

करल - १

Set	17
-----	----

Case No.:  
 Lot No.: Lot Date :  
 Total D.O.:

Sr. No.	Description of Stamp	Quantity	Denomination	Amount



Rs. 158450.00  
 At the time of Registration, please produce the original receipt before the Sub- Registrar.  
 Cashier / Accountant  
 Rupees :  
 FOR COLLECTOR OF STAMPS, KURLA  
 NEW ADM. BLDG. R.C.MARG, CHEMBUR, MUMBAI - 71  
 Signature / Designation



करल-१		
५३३	२५	५५
२०१५		

१) शासन पारपत्रक क्र. १०/९४/प्र.क्र. २५/ न-१, दि. २४/३/२०००.  
 २) नो.न.मि.व.सु.मि. ३. १७-३/ संगणक/ सुदांक पावती सुरक्षा/०६/३९९, दि.४/१०/२००६.

Page 1 of 1

# GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 001.

E 154611

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt Date : 07-AUG-10

Receipt No. : 19227

Received From : M/S AMEYA DEVELOPERS

On Account of : INSUFFICIENT STAMP DUTY

Counter No. CNT-2

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs)
		02-AUG-10	BANK OF INDIA (BOI)	0	585,050.00



बदर-३
१२१० ९
२०१०

Case No. SDE/NEW/799/10

Lot No. :

Lot Date :

Total D.O.:

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
	<del>585000</del> 585050			
Total :				585,050.00

Rs. : 585050

Rupees Five Lakh Eighty Five Thousand Fifty only

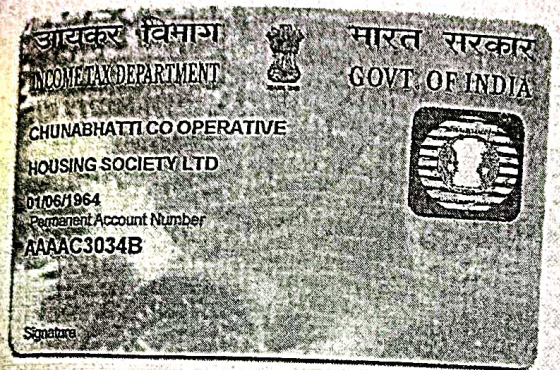
Cashier (Accountant)  
Sub-Registrar.

Registration, please produce the original receipt before





करल-१		
धर	२२	५०
२०१५		


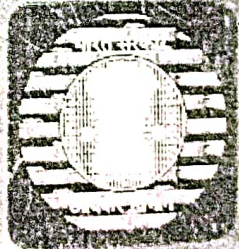



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

ASHA C MANKAME  
 RG PATANKAR  
 04/03/1945  
 Permanent Account Number  
**AQSPM3808N**

A. C. Mankame  
 Signature

मालमत्ता पत्रक

कुर्ला भाग - ३  
 तालुका/न. भु. मा. का. -- न. भू. अ. कुर्ला  
 जिल्हा -- मुंबई उपनगर जिल्हा  
 शासनाला दिवलेली भावना/सामान्य भावना  
 सारणीय आणि त्यांच्या केंद्र तणावनाची नोंद घेणे

सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी	धारणाधिकार
६२१क/२		१४.४८	

करल-१  
 २०१५  
 ३० ५५

क्र.सं.	व्यवहार	खंड क्रमांक	नविन घटक (धा) पट्टेदार (प) किर्या भार (भा)	साक्षात्करण
२२०६/२०१०	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र. सी/ कार्या-२ डी/ एकत्री /पो.वि./ एस.आर.के.११६५ दि.१८/०६/२००९ अन्वये व क्र. सी/कार्या-२क/क्षे.दु./एस आर-२४२८ दि.१२/०१/२०१० अन्वये, न.भू.क्र. ६२१ क मध्ये पोर्टविभाजनाने न.भू.क्र. ६२१ क/२ चो नविन मिळकत पत्रिका उघडली.		धा. सेट बँक (रस्त्याकडे)	क्र. रकार क्र.१७५ प्रमाण मधी. २२०१/२०१० न.भू.अ. कुर्ला

न.भू.अ. कुर्ला  
 मुंबई उपनगर जिल्हा

खरी नकल -

नज क्रमांक १६३..... अर्जदाराचे नांव (१) अर्जदाराचे भर्ज केव्याची तारीख [११/११/१०] एकाच शुल्कात नकल तयार करून देण्याची तारीख [१३/१०/१०] एकाच शुल्कात तयार करून देण्याची तारीख [१३/१०/१०] एकाच शुल्कात तपासणी करून घेण्याची तारीख [१३/१०/१०] एकाच शुल्कात खरी नकल तयार करून देण्याची तारीख [१३/१०/१०] एकाच शुल्कात

सु. सी. जाधव  
 प. भू. क्र.



१३/११/१०  
 सु. सी. जाधव  
 प. भू. क्र.

सिद्धाचे शुल्क।  
 एकूण रक्कम। ६८८





सूची क्र. दोन INDEX NO. II

गावाचे नाव : कुर्ला

करल-१		
म	32	५०
209५		

(1) विलक्षण प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 11,701,000.00  
बा.भा. रु. 11,701,000.00

(2) भू-मापन शोर्टहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: विकसन करारनामा, मौजे कुर्ला -3, जागा व बांधकाम, सर्वे नं 292, हिस्सा नं पैकी, सि टी एस नं 621 सी /1 व 621 सी /2, क्षेत्र 633.32 चौ वार म्हणजेच 529.80 चौ मि, --- चुनाभट्टी को ओं ही सो लि, गितांजली बिल्डींग, डॉ जावकर लेन, सायन चुनाभट्टी मु 22, तळ +3 मजले, ----- सदरहु मिळकतीबाबतचा विकसन हक्क

(3) क्षेत्रफळ (1)  
(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

(5) वस्तपेवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) चुनाभट्टी को ओं ही सो लि तर्फे चेअरमन जे एम जाधव - -; घर/फ्लॉट नं: चुनाभट्टी को ओं ही सो लि, गितांजली, डॉ जावकर लेन, सायन चुनाभट्टी मु 22; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.  
(2) चुनाभट्टी को ओं ही सो लि तर्फे सेक्रेटरी बी जी चावडा - -; घर/फ्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(6) वस्तपेवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मेसर्स अमेया डेव्हलपर्स तर्फे भागीदार सुधा विश्वजीत साळगांवकर - -; घर/फ्लॉट नं: जी 3 कुलस्वामीनी निवास, गुलमोहर लेन सायन चुनाभट्टी मु 22; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAMFA2520K

- (7) दिनांक करून दिल्याचा 27/07/2010
- (8) नोंदणीचा 17/08/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 9414 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 585050.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रु 30000.00
- (12) शेष



मालमत्ता पत्रक

तालुका/न.भू.मा.का. --न.भू.अ. कुर्ला

वधारा/मोजे -- कुर्ला भाग-३

जिल्हा --

मालमत्ता क्रमांक / पत्र.पं. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
६२१क/१	६२१क/१		५१४.९८	शेती

शासनाला दिलेल्या प्रकाशित तपशील आणि त्यांच्या कर तपशील

सुविधाधिकार

करल-१

हक्काचा मालक	वर्ष	पट्टेदार
५५५	३१	५५
	२०१५	

इतर भार

इतर शीरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)
२२/०१/२०१०	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र. सी/ कार्या-२ डी/ एकत्री /पो.वि./ एस.आर.के.११६५ दि.१८/०६/२००९ अन्वये व क्र. सी/कार्या-२क/क्षे.दु./एस आर-२४२८ दि.१२/०१/२०१० अन्वये, न.भू.क्र. ६२१ क मध्ये पोटविभाजनाने न.भू.क्र. ६२१ क/१ ची नविन मिळकत पत्रिका उघडली.		



खरी नकल -

न.भू.अ. कुर्ला  
मुंबई उपनगर जिल्हा

बिल क्रमांक ६६६ अर्जदाराचे नाव अर्जदार

अर्ज केल्याची तारीख २१/०१/१० एकूण शुल्क १

नकल तयार तारीख २३/०१/१० तयार शुल्क १०२

दिल्याची तारीख २३/०१/१० नकल शुल्क १

तयार करणारी अर्जदार तयार शुल्क १

तपासणी करणारी अर्जदार तपासणी शुल्क १

खरी नकल अर्जदार खरी नकल शुल्क २

एकूण शुल्क १२५

नगर भूमापन अधिकारी  
कुर्ला.

जिल्हा शुल्क  
एकूण शुल्क १२५

Thursday, April 16, 2015  
12:52 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म  
Regn.: 39M

करल-१

पावती क्र.: 6697 दिनांक: 16/04/2015

गावाचे नाव: कुर्ला  
दस्तऐवजाचा अनुक्रमांक: करल1-4912-2015  
दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र  
सादर करणाऱ्याचे नाव: मेसर्स अमेय डेव्हलपर्स तर्फे भागिदार सुधा विश्वजीत साळगांवकर

नोंदणी फी रु. 100.00  
दस्त हाताळणी फी रु. 240.00  
पृष्ठांची संख्या: 12

RECEIVED

एकूण: रु. 340.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे  
12:46 PM ह्या वेळेस मिळेल.

ड. निबंधक कुर्ला 1

बाजार मूल्य: रु. 1/-  
भरलेले मुद्रांक शुल्क: रु. 500/-

RECEIVED

मोबदला: रु. 0/-

सह दुय्यम निबंधक  
कुर्ला-१. (वर्ग-२)

- 1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 240/-



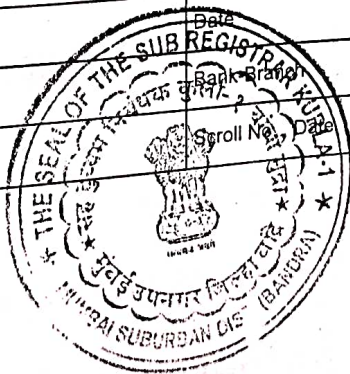
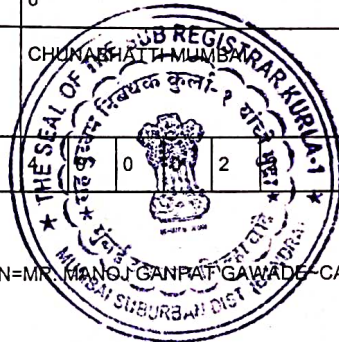
मूळ दस्त, स्कॅन्ड प्रिंट व सि.डी. मिळाली

CHALLAN  
MTR Form Number-6

करल-१		
२०१५	१	२
२०१५		

**DEFACED FOR RS:500.00**

MH00022189	15/04/2015	AMOUNT	500.00	16/04/2015	18/03/2012	108197 (KRL1)	Form ID	25.2												
Inspector	Number Of Registration	500.00	6/04/2015	18/03/2012	10/04/2015-15:39:55															
Deface No	181436204516	Payer Details करल-१																		
Defacement	Non-Judicial Customs Direct Payment	<table border="1"> <tr> <td>TAX ID (if Any)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>PAN No. (if Applicable)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Full Name</td> <td colspan="3">२०१५ M/S AMEYA DEVELOPERS</td> </tr> </table>							TAX ID (if Any)				PAN No. (if Applicable)				Full Name	२०१५ M/S AMEYA DEVELOPERS		
TAX ID (if Any)																				
PAN No. (if Applicable)																				
Full Name	२०१५ M/S AMEYA DEVELOPERS																			
(Amt. In words: Five Hundred Rupees Only)	Sale of Non Judicial Stamps SoS Mumbai only																			
Name	KRL1_JT SUB REGISTRAR KURLA NO 1																			
Address	MUMBAI																			
Period	2015-2016 One Time																			
Account Head Details	Amount In Rs.	Flat/Block No.	Premises/Buiding																	
45501 Sale of NonJudicial Stamp	500.00	Road/Street	CTS NO. 621C/1 AND 2																	
		Area/Locality	0																	
		Town/City/District	CHUNABATI MUMBAI																	
		PIN	0 2																	
		Remarks (if Any)	PAN2--PN=MR. MANOJ GANPAT GAWADE-CA																	
		Amount In	Five Hundred Rupees Only																	
	500.00	Words	=																	
Bank Details	IDBI BANK	FOR USE IN RECEIVING BANK																		
Cheque-DD Details	Bank CIN	REF No.	69103332015041513842	61516879																
DD No		Date	15/04/2015-19:28:38																	
Bank		Bank Branch	IDBI BANK																	
Branch		Roll No.	100, 16/04/2015																	



No.: Not Available

करल-१		
२९२	२	३२
२०१५		

करल-१		
५२५	३१	५०
२०१५		



### POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENT SHALL COME, WE  
 1) MRS. SUDHA VISHVAJEET SALGAONKAR, 2) SMT.  
 JAYASHREE MANOHAR SALGAONKAR THE PARTNERS OF  
 M/S. AMEYA DEVELOPERS, having its office at B-102,  
 Aditya Heritage, V. N. Purav Marg, Sion-Chunabhatti,  
 Mumbai - 400 022, SEND GREETINGS.

*Sudha*

J. M. Salgaonkar

करली-१	IV
२०१५	3 २२

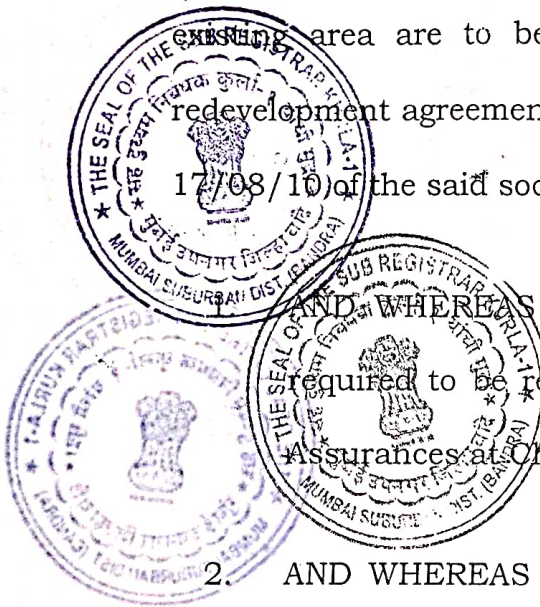
AND WHEREAS we have constructed a building known as "Geetanjali Apartment" on plot bearing C.T.S. No. 621C/1 & 2 of Chunabhatti Co-operative Housing Society

करली-१	(Geetanjali Apartment)
२०१५	3 २२

at Dr. Jawkar Lane, Chunabhatti, Mumbai 400 022., it is a redevelopment project there are 12 nos. of existing Tenants in the said

society whose individual agreement of permanent Alternate Accommodation with an extra area in addition their

existing area are to be registered as per the registered redevelopment agreement vide no. BDR3-09414-2010 dated 17/08/10 of the said society.



AND WHEREAS the said Agreements of Flats are required to be registered with the Sub-Registrar of Assurances at Chembur.

2. AND WHEREAS it is not possible for us to attend the office of Sub - Registrar of Assurances Chembur, for admitting the execution of the said Agreements.

3. AND WHEREAS for the said purpose we are desirous of appointing the Attorney to act on our behalf and our above said partnership firm in the manner hereinafter appearing:

*[Signature]* J. M. Salgaonkar.

NOW KNOWN YOU ALL THESE PESENT WITNESS THAT

WE 1) MRS. SUDHA VISHVAJEET SALGAONKAR, 2)

SMT. JAYASHREE MANOHAR SALGAONKAR THE

PARTNERS OF M/S. AMEYA DEVELOPERS, (hereinafter

referred to as 'said firm') do hereby nominate (Jointly &

Severally ) constitute and appoint **MR. MANOJ GANPAT**

**GAWADE** of Mumbai as our true and lawful Attorney

(hereinafter referred to as the said Attorney), to do all or

any of the following acts, deeds matters and things that

is to say in our name and our behalf.

1. We hereby specifically authorize the said Attorney to

present for registration and to execution thereof <sup>admit the</sup> on

behalf of us in capacity as a Partner of the said firm all

the Agreements of Permanent Alteration Accommodation

of Flats executed by us on behalf of the said firm

2. To do all or other acts, deeds, matters and things

for the purpose of effectually getting the said Agreements

of Permanent Alteration Accommodation of Flats duly

registered with the Sub-Registrar of Assurance at

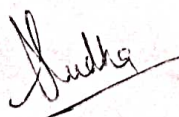
Chembur.

3. And we hereby agree to ratify and confirm in

capacity as a partner of the said firm whatever the said

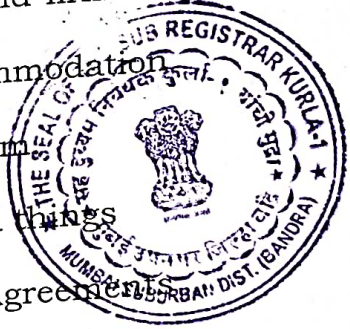
Attorney shall do or cause to be done by virtue of these

presents.

 J.M. Salgaonkar.

करल-१		
२२	२	३२

करल-१		
२२	३२	४२



IN WITNESS WHEREOF WE 1) MRS. SUDHA VISHVAJEET SALGAONKAR, 2) SMT. JAYASHREE MANOHAR SALGAONKAR THE PARTNERS OF M/S. AMEYA DEVELOPERS HAVE CAUSED OUR HANDS TO THE HEREUNTO AFFIXED THIS day of April 2015.



SIGNED, SEALED AND DELIVERED

for Ameya Developers



By within named

MRS. SUDHA VISHVAJEET SALGAONKAR

2) SMT. JAYASHREE MANOHAR SALGAONKAR

The Partners of M/S. AMEYA DEVELOPERS)

for Ameya Developers



J. M. Selgekar  
Partner



1) Akshay S. Bhatelkar. *Akshay*



M. N. D. (Molten N)

Specimen Signature of Attorney

MR. MANOJ GANPAT GAWADE



*Manoj*

Before Me.

Witness

*Manoj*



1) Akshay S. Bhatelkar. *Akshay*



करल-१  
 १ ३२

**YOUR POWER BILL**  
 The Tata Power Company Limited  
 Distribution Customer Services, Dharavi Receiving Station,  
 Near Shalimar Industrial Estate, Matunga West, Mumbai 400019  
**INVISIBLE GOODNESS**  
 Lighting up Lives!

Name: **AMEYA DEVELOPERS**  
 Address: OFF NO - 101-102  
 CTS 471  
 V N PURAV MARG  
 OPP-TATA NAGAR  
 CHUNABHATTI MUMBAI 400022  
 (M) : 9819815231 ; (Call 18002095161 to Update)

Consumer No.: 2285572		करल-१	
Bill No	9101882176	Tariff Category	LT II (a) - Comm. 0-20 kW
Bill Date	11.03.2015	Next Meter Reading Date	09.04.2015
Bill Period	10.02.2015 To 09.03.2015	MRU	M1709321
Bill Month	MAR 2015	Supply Division	BKC
Meter No.	ST038393	Type of Supply	3PHASE
Metered Units	453	Zone	EZ
Units Billed	498		

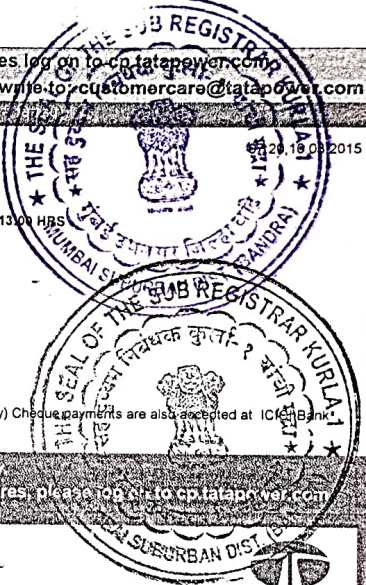
Bill Amount (बिल राशि) ₹	Other Dues (अन्य बकाया) ₹	Bill Amount Payable (बिल देय राशि) ₹
2.00	0.00	5,682.00

Bill Amount On or Before Discount Date - 18.03.2015  
 Rs. 5,634.00  
 Discount availed last month Rs.49.00

Bill Amount On or Before Due Date - 25.03.2015  
 Rs. 5,682.00

ALL : 1-800-209-5161 (24 x 7 Toll Free No.)  
**FIRE / ACCIDENT 25774399**  
 For bill & payment facilities log on to [cp.tatapower.com](http://cp.tatapower.com)  
 For further communication please write to [customercare@tatapower.com](mailto:customercare@tatapower.com)  
**CUSTOMER RELATIONS AND BILL PAYMENT OPTIONS**

Power Bill Collection Centre.  
 Power Bill Collection Centre Shop No.1, Maruti Krupa, Near Bldg No.14 6, #Kannamwar Nagar 1, Vikhroli (E) Mumbai 400079.  
 Power Bill Collection Centre Shop No. 4, Sunny CHS, LBS Road, Next To SBI Bank Kurla (W) Mumbai 400024.  
 Power Customer Relations Centre -MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY: 9:00 TO 13:00 HRS  
 No. 2, Raina Co-operative Housing Society, Next to Canara Bank, Kalina Kurla Road Kalina, Kalina Mumbai 400098.  
 No. 5, Anupam A Wing, Opposite MTNL Building, LBS Marg, Ghatkopar (W) Mumbai 400086.  
 Cheque Drop Box.  
 PURA HALV POOL KURLA (W) Mumbai 400024.  
 Kiosk.  
 Power Customer Relations Centre, Shop No 6, 7, Matruchaya CHS, Bldg No.5, T ilak Nagar Chembur (E) Mumbai 400089.  
 Power Customer Relation Centre, Shop No.5, Anupam A -Wing, Opposite MTNL Building, LBS Marg Ghatkopar (W) Mumbai 400086.  
 Payments are also accepted at Itz Cash World Outlets, SUVIDHAA Outlets & ICICI Bank Branches (Over the counter Cash payments only) Cheque payments are also accepted at ICICI Bank Branches (Over the counter Cheque payments only) & at SKYPAK Cheque Drop Boxes.



Online Clearing Service (ECS) for hassle free Bill Payment. Please register one time to avail this facility.  
 Complete list of customer Relations Centre / Online Payment and other cash and cheque collection centres, please log on to [cp.tatapower.com](http://cp.tatapower.com)

**CELEBRATING**

**100 YEARS**

**INVISIBLE GOODNESS**

**TATA**

**Lighting up Lives!**

**YEARS**

M1709321/EZ/ New/ YEL 9819815231 Adj.Rev.:9101728677

Dear Customer,  
 We are pleased to inform you that we have rectified the fixed/energy charges Feb'15 in the current bill



- Tips to Save Electricity**
- Switch off the lights and fans when not in use.
  - Switch off the mains when the appliances are not in use.

*Sunil Joglekar*  
 Sunil Joglekar  
 Chief, Customer Relations

आयकर विभाग  
INCOME TAX DEPARTMENT  
AMEYA DEVELOPERS

भारत सरकार  
GOVT. OF INDIA

24/02/2005  
Permanent Account Number  
AAMFA2520K




करल-१		
४९२	७	९२
२०१५		

आयकर विभाग  
INCOME TAX DEPARTMENT  
JAYASHREE M. SALGAONKAR  
ANANT NARAYAN MAYEKAR

भारत सरकार  
GOVT. OF INDIA

16/09/1937  
Permanent Account Number  
CNPPS8210Q

T. M. Salgaonkar  
Signature




करल-१		
५५५	२०	५५
२०१५		



आयकर विभाग  
INCOME TAX DEPARTMENT  
SUDHA V. SALGAONKAR  
SIVARAMIYER SUBRAMANY

भारत सरकार  
GOVT. OF INDIA

13/04/1974  
Permanent Account Number  
BAKPS1752G


आयकर विभाग  
INCOME TAX DEPARTMENT  
MAHOJ GANPAT GAWDE  
GANPAT SHANKAR GAWDE

भारत सरकार  
GOVT. OF INDIA

07/12/1970  
Permanent Account Number  
AQJPG0094P



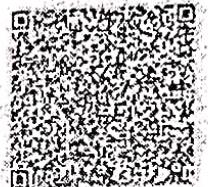


करल-१		12
reg	5	52
2096		

करल-१		12
4	3	42
2096		

भारत सरकार  
GOVERNMENT OF INDIA

अक्षय संतोष भालेकर  
Akshay Santosh Bhalekar  
जन्म वर्ष / Year of Birth : 1992  
पुरुष / Male



3885 4929 0616

आधार — सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O संतोष भालेकर, माईयात्रा  
मंदिर, १०५/७ स्वदेशी मील कंपाऊंड  
व्ही.एन.पुरव मार्ग, चुनाभट्टी, मुंबई,  
महाराष्ट्र, 400022


Address: S/O Santosh Bhalekar,  
Saibaba Mandir, 107/7 Swadeshi  
Mill Compound V.N.Purav Marg,  
Chunabhatti, Mumbai,  
Maharashtra, 400022

1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1447,  
Bangalore-560 801

  
 भारत विधानसभा आयोग  
 ओळखपत्र  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

NNX2237667



करल-१		
५५५	२५	
२०१५		

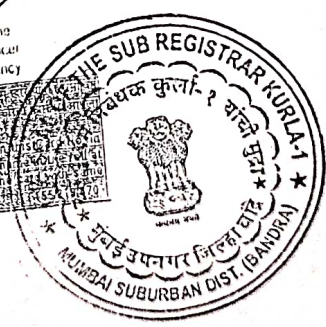
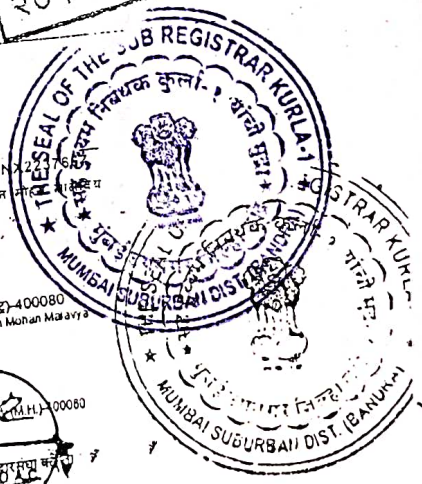
मतदाराचे नांव : नितेश लक्ष्मीकांत राखुंडालिया  
 Elector's Name : Nilesh Laxmikant Raikundalia  
 वडीलांचे नांव : लक्ष्मीकांत राखुंडालिया  
 Father's Name : Laxmikant Raikundalia  
 लिंग / Sex : पुरुष / MALE  
 जन्म तारीख / Date of Birth : XXXX/1981

करल-१		
५५५	१	१२
२०१५		

करल-१		
२०२१	२	२५
२०१५		

पत्ता : को-७०१, विनायक आश्रम, मदन मालव्या मार्ग, मुलुंड पश्चिम,  
 मुंबई उपनगर (पश्चिम) - ४०००८०  
 Address: 701, Vinayak Ashram, Madan Mohan Malaviya Marg, Mulund West, Mumbai Suburban Dist. (BANDRA)

TEHSIL-Kurla  
 DISTT-Mumbai Suburban Dist. (M.H.)-400080  
 Date: 01/10/20  
 155-मुलुंड पश्चिम विधानसभा क्षेत्र  
 मध्य प्रदेश राज्य  
 राजधानी भवन  
 The Signature of the  
 Electoral Registration Officer  
 at 155 Mulund Constituency



करल-१		
५५५	५५	५५
२०१५		

## घोषणापत्र

मी, ~~मनीज गाणपत गावडे~~ याद्वारे घोषित करतो की, दुय्यम  
 निबंधक..... कुर्-९ यांचे कार्यालयात पयशि जगिषा कवार्  
 याशिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री सुधा विश्वजीत  
 व इ. यांनी दि. १६/०१/२०१५ रोजी मला दिलेल्या  
 कुलमुखत्यार पत्राच्या आधारे मी सदर दस्त नोंदणिस सादर केला आहे.  
 निष्पादीत करुन कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार  
 यांनी कुलमुखत्यार पत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार  
 व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे  
 कुलमुखत्यारपत्र रद्दबातल उरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध  
 असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे  
 आढळून आल्यास, नोंदणी अधिनियम १९०८ चे नियम ८२ अन्वये शिक्षेस मी  
 पात्र राहीन याची मला जाणीव आहे.

*M. J. Kulkarni*  
 कुलमुखत्यारपत्र धारकाचे

नांव व सही

नांक :- २०/०८/२०१५



करल-१		
५०००	५३	५०
२०१५		



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

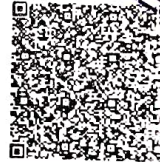
नोंदविण्याचा क्रमांक / Enrollment No 2017/60320/14581

To,  
दिनानाथ दत्तात्रय नलावडे  
Dinanath Dattatray Nalawade  
S/O: Dattatray Nalawade  
Gitanjali Tower Flat No. 502  
Javakar Line  
Near Lotus Bakery Sion Chunabhat  
Mumbai  
Sion Mumbai Mumbai  
Maharashtra 400022  
9969668890

Ref: 2504 / 07V / 55212 / 55241 / F



SE260546139FT



आपला आधार क्रमांक / Your Aadhaar No. :

**4982 3119 4882**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India



दिनानाथ दत्तात्रय नलावडे  
Dinanath Dattatray Nalawade  
जन्म तारीख / DOB : 01/01/1940  
पुरुष / Male



**4982 3119 4882**

आधार - सामान्य माणसाचा अधिकार

Summary 1 (GoshwaraBhag-1)



शुक्रवार, 24 एप्रिल 2015 12:30 म.नं.

दस्त गोपवारा भाग-1

करल 1

दस्त क्रमांक: 5417/2015

दस्त क्रमांक: करल 1 /5417/2015

बाजार मुल्य: रु. 12,06,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.60,300/-

करल-१		
१२०६	५५	५२
२०१५		

दु. नि. सह. दु. नि. करल 1 यांचे कार्यालयात

अ. क्र. 5417 वर दि.24-04-2015

रोजी 12:21 म.नं. वा. हजर केला.

पावती:7312

पावती दिनांक: 24/04/2015

सादरकरणाराचे नाव: आशा सी मानकामे

नोंदणी फी

रु. 12060.00

दस्त हाताळणी फी

रु. 1140.00

पृष्ठांची संख्या: 57

एकुण: 13200.00

दस्त हजर करणाऱ्याची सही:

*(Signature)*

दु. निबंधक कुर्ला 1

*(Signature)*

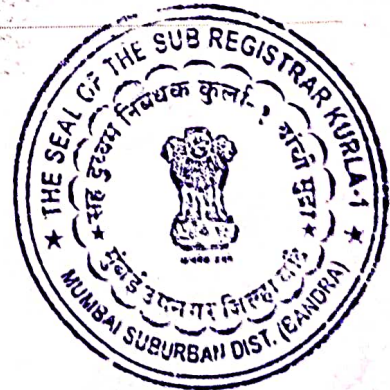
दु. निबंधक कुर्ला 1

दस्ताचा प्रकार: पर्यायी जागेचा करार

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 24 / 04 / 2015 12 : 21 : 56 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 24 / 04 / 2015 12 : 23 : 02 PM ची वेळ: (फी)



Share Certificate No. 13

Member's Regn. No. 21

No. of Shares FIVE

# Share Certificate

**CHUNABHATTI CO-OP. HSG. SOC. LTD.**

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 400,000/- Divided into 8000 Shares of Rs. 50/- each

Registration No. Bom/HSG/707

Date 31-7-1964

This is to certify that Sri / Smt. / M/s. Asha Chandrakant Mankame

is the Registered Holder of Five fully paid up shares

of Rs. FIFTY each numbered from 61 to 65 both inclusive, in

**CHUNABHATTI CO-OP. HSG. SOC. LTD.**

Subject to the Bye-laws of the said Society

Give Under the Common Seal of the said Society at Mumbai

this 20<sup>th</sup> day of September 20 15



*[Signature]*

Authorised

M.C. Member

*[Signature]*

Secretary

*[Signature]*

Chairman

P.T.O