

10)
SMITA JASHYAP SHAH



ZAVERI'S CONSULTANCY

ZAVERI'S CONSULTANCY

Consultant For
Stamp Duty Registration of Properties.

- Agreement for Sale
- Conveyance
- Leave and License
- Gift Deed
- Release Deed

And all other documents
regarding properties

Anuj P. Zaveri
+ 91 9920299089
zap1212@hotmail.com
B-10/42 & 43, Khira Nagar,
S.V. Road, Santacruz (W),
Mumbai 400054



401/4865

पावती

Original/Duplicate

Thursday, May 27, 2021

नोंदणी क्र.: 39M

1 26 PM

Regn.:39M

पावती क्र.: 5272 दिनांक: 27/05/2021

गावाचे नाव वाश


प्रमाणपत्राचा अनुक्रमांक. बंदर 15-4865-2021

प्रमाणपत्राचा प्रकार: पर्यायी जागेला करार

मादर वरगावनाचे नाव: मेसर्स पी आर व्हॅन्डवार्कर्स एल एल पी चे पार्टनर अविनाश बाघवानी

नोंदणी फी	₹. 800.00
बंदर हानाळणी फी	₹. 1100.00
गृहभट फी	₹. 300.00
पृष्ठांची संख्या: 55	

एकूण: ₹. 9200.00

आपणास मूळ रक्कम, शंभरतल प्रिंट, गुन्नी-२ अंदाजे
1:45 PM ह्या वेळेस मिळेल.

मह. न. नि. अधी-4

वाजार मूल्य: ₹.541787/-

मोबइला ₹.763400/-

भरलेले मुद्रांक शुल्क: ₹. 38500/-

सं. सो. मानभावं
सह. दुय्यम निबंधक, अंधेरी क्र. ४,
सुब्बर् उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: ₹.1100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2605202103581 दिनांक: 27/05/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001482859202122P दिनांक: 27/05/2021

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹.7800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001343429202122M दिनांक: 27/05/2021

बँकेचे नाव व पत्ता:

नोंदणी फी माफ़ी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

A. N. Wadhwa

REGISTERD ORIGINAL DOCUMENT

DELIVERED ON... 28 MAY 2021



401/4865

11865

उत्तर पावती

Original/Duplicate

Friday, 28 May 2021 11:34 AM

संदर्भा क्र. 39म

Regn. 39M

पावती क्र.: 5318 दिनांक: 28/05/2021

गावाचे नाव: -वांद्रा

दस्तावेजाचा अनुक्रमांक: वंदर 15-4865-2021

दस्तावेजाचा प्रकार: पर्यायी जागेचा करार

माध्यम करणाऱ्याचे नाव: मेगम पी आर लॅन्डमार्क्स एल एल पी चे पार्टनर श्रवितारा वाधवासी
वर्णन:

दस्त हाताळणी फी

₹. 360.00

पत्राची संख्या: 18

एकूण:

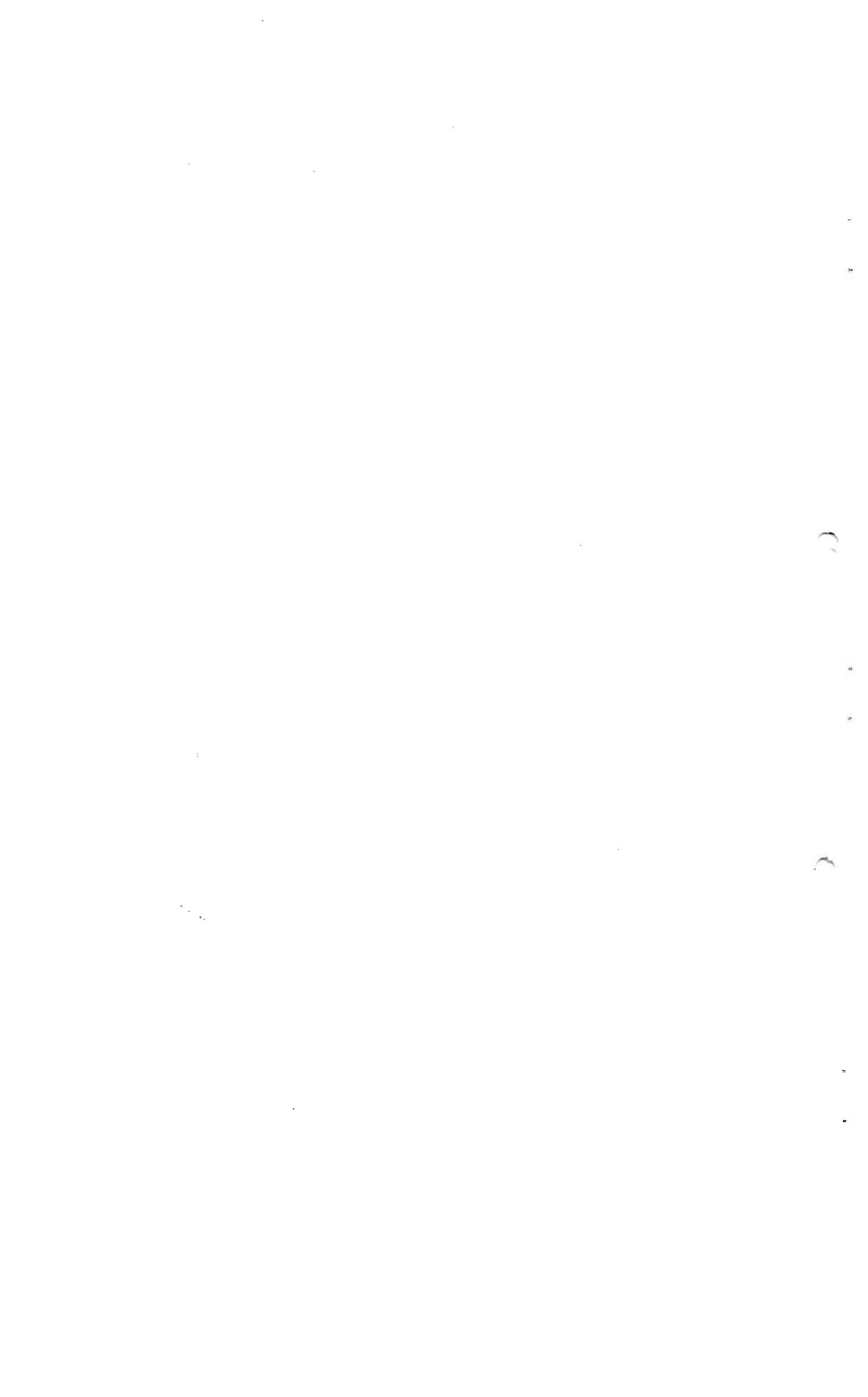
₹. 360.00

महं.द.दि.अधिका-4

1): वेतनाचा प्रकार: DHC रकम: ₹.360/-

डीडी/धनादेशास ऑर्डर क्रमांक: 2805202101687 दिनांक: 28/05/2021

बँकेचे नाव व पत्ता:





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2605202103581

Receipt Date 27/05/2021

Received from SMITA KASHYAP SHAH, Mobile number 9820156133, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered on Document No. 4865 dated 27/05/2021 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.

DEFACED

₹ 1100

DEFACED

Payment Details

Bank Name sbiepay

Payment Date 26/05/2021

Bank CIN 10004152021052602922

REF No. 2021146786862

Deface No 2605202103581D

Deface Date 27/05/2021



This is computer generated receipt, hence no signature is required.

बदर - १५
KASHYAP 2 03
२०२१





CHALLAN
MTR Form Number-6



GRN	MH001343429202122M	BARCODE			Date	19/05/2021-23 16 05	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)	AASFP7316G									
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4			Full Name	PR LANDMARKS LLP									
Location	MUMBAI			Flat/Block No.	Flat No. 101, 1st Floor PLATINA building, Mangal									
Year	2021-2022 One Time			Premises/Building	Milan CHS Ltd. C Village Bandra									
Account Head Details		Amount in Rs.		G										
0030045501	Stamp Duty	38500 00		Road/Street	Sharad Santacr									
0030063301	Registration Fee	7800 00		Area/Locality	MUMBA									
				Town/City/District										
				PIN	5 4									
				Remarks (If Any)	PAN2=AAKPS3041F--SecondPartyName=Smita Kashyap Shah-CA=7 63,400									
				Amount In Words	<table border="1"> <tr> <td colspan="3">बदर - १५</td> </tr> <tr> <td>४८८५</td> <td>३</td> <td>०३</td> </tr> </table>				बदर - १५			४८८५	३	०३
बदर - १५														
४८८५	३	०३												
Total		46,300 00		Seventy Six Thousand Three Hundred Rupees Only										
Payment Details				FOR USE IN RECEIVING BANK										
PUNJAB NATIONAL BANK				Bank CIN	Ref. No.	03006172021052000037	200521M573091							
Cheque/DD Details				Bank Date	RBI Date	20/05/2021-12 54 43	21/05/2021							
Name of Bank				PUNJAB NATIONAL BANK										
Name of Branch				Scroll No. , Date	1 . 21/05/2021									

Department ID:
NOTE:- This challan is valid only if registered in Sub Registrar office only. Not valid for unregistered document.
सदर घलन केवल मुंबई उपनगर क्षेत्रातील नोंदणी कार्यालयाच्या दफ्तारासाठी लागू आहे. नोंदणी न करता घलन करणे ग्राह्य नाही.
Mobile No. 9820155439

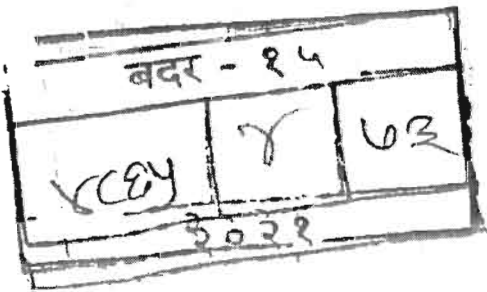
Signature Not Verified
Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2021.05.27
15:44:16 IST
Reason: Secure Document
Location: India

Challan Defaced

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-401-4865	0000741978202122	27/05/2021-13:26:01	IGR189	7800 00

GRN: MH001343429202122M Amount: 46 300 00 Bank: PUNJAB NATIONAL BANK Date: 19/05/2021-23 16 05

2	(IS)-401-4865	0000741978202122	27/05/2021-13 26 01	IGR189	38500 00
Total Defacement Amount					46,300.00



Signature Not Verified

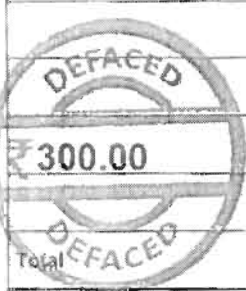
Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2021.05.27
15:44:16 IST
Reason: Secure
Document
Location: India



CHALLAN
MTR Form Number-6



GRN	MH001482859202122P	BARCODE			Date	25/05/2021-10:28:49	Form ID	
Department				Inspector General Of Registration				
Registration Fee				Payer Details				
Type of Payment				Ordinary Collections IGR				
Office Name				BDR15_JT SUB REGISTRAR ANDHERI 4				
Location				MUMBAI				
Year				2021-2022 One Time				
Account Head Details				Amount In Rs.				
0030063301				300.00				
Flat/Block No.				Flat No. 101				
Premises/Building				Platina Building Market, Man CHS				
Road/Street				Sanacruz West				
Area/Locality				Sanacruz West				
Town/City/District				MUMBAI SUBURBAN DIST.				
PIN				400 054				
Remarks (If Any)				PAN2=AASFP7316G-SecondPartyName=P R Landmarks LLP-				
Total				300.00				
Amount In				Three Hundred Rupees Only				
Words				बदर - १५				
Payment Details				STATE BANK OF INDIA				
FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN				
				Ref. No.				
				10000502021052500258				
				1909191854625				
Cheque/DD No				Bank Date				
				RBI Date				
				25/05/2021-10:29:18				
				Not Verified with RBI				
Name of Bank				Bank-Branch				
				STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date				
				Not Verified with Scroll				



बदर - १५

४८८५ ५ ०३

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Department ID:
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दफ्तर निषेध कार्यालयत नोंदणी करवावया दस्तासारी लागू आहे. नोंदणी व करवावया दस्तासारी सदर चालन लागू नाही.
Mobile No. 9821088756

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-401-4865	0000741983202122	27/05/2021-13:26:05	IGR189	300.00
Total Defacement Amount					300.00





CHALLAN
MTR Form Number-6

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४८८५	६	५३
२०२१		

101



GRN	MH001343429202122M	BARCODE			Date	19/05/2021-23-16:05	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)	AASF7316G			
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4			Full Name	PR LANDMARKS LLP			
Location	MUMBAI							
Year	2021-2022 One Time			Flat/Block No.	Flat No. 101, 1st Floor, PLATINA building, Mangal			
				Premises/Bulding	Milan CHS Ltd. C.T.S No. G/516 of Village Bandra			
Account Head Details		Amount in Rs.		G				
0030045501	Stamp Duty	38500.00		Road/Street	Sharad Chandra Chatterjee Road, (East Avenue), Santacruz West			
0030063301	Registration Fee	7800.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	0 0 5 4			
				Remarks (If Any)	PAN2=AAKPS3041F-Second Party Name: Shri Kashyap Shah-CA=7,63,400			
				Amount In	Forty Six Thousand Three Hundred Rupees Only			
Total		46,300.00		Words				
Payment Details		PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	03006172021052000037	200521M573091			
Cheque/DD No.		Bank Date	RBI Date	20/05/2021-12:54:43	Not Verified with RBI			
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK					
Name of Branch		Scroll No. , Date	1 , 21/05/2021					

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलान केवल दुस्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Mobile No. : 9820155439

बदर - १५		
४८८५	०	५३
२०२१		

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2605202103581	Date	26/05/2021
Received from SMITA KASHYAP SHAH, Mobile number 9820156133, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.			
Payment Details:			
Bank Name	sbiipay	Date	26/05/2021
Bank CIN	10004152021052602922	REF No.	202114675736862
This is computer generated receipt, hence no signature is required.			



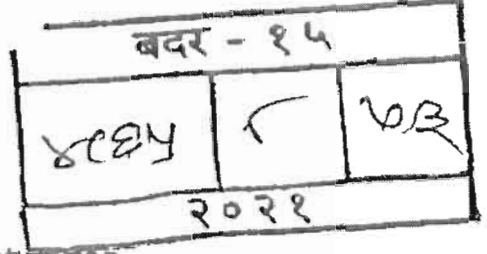
VALUATION REPORT FOR FLAT No. 101

As per Notification 621 dated 23/06/2015 ₹ 100/-

Village: BANDRA G

CTS No. 516 Zone: 26/158

RR Residence Rate: ₹ 349540/-



Extra Area: 13.88 sq. feet carpet area

13.88 X 1.2 / 10.764 = 1.55 square meter built up

1.55 x 349540 = ₹ 5,41,787/- MV

Consideration: ₹ 7,63,400/-

5% Stamp Duty: 38,170 + 100 = 38,270/- (₹ 38,500)

1% Registration Fees ₹ 7,800/-

The said Development agreement registered under document No. BDR 18-10761-2019 dated 17th Sept 2019.

The said Supplemental Development agreement registered under document No. BDR 18-9358-2020 dated 29th Oct 2020.

ANNEXURE HEREWITH

1. Property Card
2. Society Registration Certificate
3. Assessment Bill MCGM
4. Commencement Certificate (CC)
5. Intimation of Approval (I.O.A)
6. Amenities List
7. Share Certificate
8. Consideration, Area & Car Parking Statement
9. Index 2 of DA & Supp DA
10. Floor Plan
11. Developer board resolution
12. SGEM & MC Society Resolution
13. Society board resolution
14. PAN Card AADHAR of Society, Developer & Members



Developer	Member	Society	Society
<i>A. N. D.</i>	<i>S.K. Gadh.</i>	<i>A</i>	<i>am</i>

S.K. Gadh. A. N. D.

बदर - १५		
VCCY	e	VB

A G R E E M E N T



(Permanent Alternate Accommodation)

THIS AGREEMENT made at Mumbai this 27th day of May

BETWEEN

M/s. P.R. LANDMARKS LLP, PAN No. AASFP7316G incorporated under the Limited Liability Partnership Act, 2008, (bearing LLP identification No. AAG-5879) having its registered office at "Ashiana", 1st floor, 87, Linking Road, (Vithalbai Patel Road), Santacruz (West), Mumbai 400054, hereinafter referred to as the "DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the of the **FIRST PART,**

Handwritten notes:
 A.N.D
 paw

Mrs. SMITA KASHYAP SHAH, age 68 years having PAN No. AAKPS3041F an Indian Inhabitant, residing at Flat No. 101, Mangal Milan Co-operative Housing Society Ltd, Final Plot No. 198 of TPS IV, East Avenue, Santa Cruz (west), Mumbai 400054. hereinafter called the "MEMBER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her respective heirs, executors, administrators, and assigns) of the **SECOND PART.**

AND

Developer	Member	Society	Society
A.N.D	SS	A	am

Handwritten notes:
 SS
 A.N.D

MANGAL MILAN CO-OPERATIVE HOUSING SOCIETY LIMITED,
 PAN No. AAAAM8609C, a Society registered under the
 Maharashtra Co-operative Societies Act 1960 under
 Serial No. BOM/HSG/H/6650 of 1981 having its address
 at Sharadchandra Chatterjee Road, (East Avenue),
 Santacruz (West), Mumbai 400054, hereinafter
 referred to as "The Society" (which expression shall
 unless it be repugnant to the context or meaning
 thereof be deemed to mean and include its successors)
 of the THIRD PART.

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२०२१		

WHEREAS

1) Mangal Milan Co-Operative Housing Society
 Limited having PAN No. AAAAM8609C a Society
 registered under the Maharashtra Co-operative
 Societies Act, 1960, (hereinafter referred to as
 "the Society") owns, (free from encumbrances,
 charges and/or claims and free from any
 litigation, injunction or prohibitory order
 attachment, or receivership), a plot of land
 measuring approximately 869.60 sq
 bearing CTS No. G/516 of Village Bandra,
 Original Plot No. 5B and Final Plot No. 198 of
 TPS IV, MSD situated at East Avenue, Santacruz
 (West), Mumbai 400054 together with an old
 multistorey building named "Mangal Milan"
 consisting of stilts at ground floor level and
 seven upper floors standing thereon. There are
 four closed garages (with shutters) and other
 structures in the compound of the said property.
 The said land, together with the said building
 and structures, are hereinafter collectively



Developer	Member	Society	Society
A.N.D	Signature	Signature	Signature

A.N.D
 Signature

बदर - १६		
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२०२३		

referred to as "the said immovable property". The said immovable property was conveyed in favour of the Society by and under a Deed of Conveyance dated 22nd April 2009 (registered with a Deed of Confirmation dated 6th September 2010) and is more particularly described in the First Schedule hereunder written.

2) The Member herein is the bona fide member and registered shareholder of the Society and holding 5 fully paid-up shares of ₹.50/- each bearing Serial Nos. 16 to 20 represented by Share Certificate No. 04 and holding Flat No. 101 measuring 1035 sq. feet built-up area located on 1st floor (hereinafter referred to as "the said existing flat"); The Member hereby states and declares that the said existing flat belongs to her and no person or persons other than him have any claim of whatsoever nature including by way of license or tenancy etc. The Member hereby also states that she has not entered into any agreement with any person or persons for sale, lease, development, tenancy or for any other purpose in respect of the said existing flat or property of the said Society and has not accepted any token deposit, earnest money or any consideration and she has not created any third-party rights save and except with the Developers herein.



3) By a Development Agreement dated 12th September 2019 registered with the Sub-Registrar of Assurances, Mumbai Suburban District under

Developer	Member	Society	Society
A.N.D	SHS.	A	SHS.

A.N.D

SHS.

Serial No. BDR-18/10761/2019 on 17.09.2019, and made between the Society (therein also called "the Society") of the First Part, Existing Members of the Second Part and M/s. P.R. LANDMARKS LLP, Limited Liability Partnership Act, 2008 (therein also called "the Developers") of the Third Part, the Society and the Existing Members granted development rights to the Developers in respect of the said property for the consideration and on the conditions contained in the said Development Agreement.

बिंदर - इन्ड		
8/24/19	9/2	103
२०२१		

4) Due to prevailing global pandemic on account of Covid-19 and the consequent lockdown the Developers could not obtain approval and sanction from MCGM to the building plans of the new building proposed to be developed on the Society's property within the time stipulated in the Development Agreement for the purpose of obtaining MCGM sanctioned plans and IOU in respect of the new building and hence by a Supplementary Agreement dated 29.10.2020 registered with the Jt. Sub-Registrar, Mumbai No. 7, Mumbai Suburban District under Serial No. BDR-18/9358/2020 on 29.10.2020, made between the Society (therein also called "the Society") of the First Part, Existing Members of the Second Part and M/s. P.R. LANDMARKS LLP, Limited Liability Partnership Act, 2008 (therein also called "the Developers") of the Third Part the Society and the Existing Members agreed to extend the time and granted further time to the



Developer	Member	Society	Society
A.N.W	S.K.	P	ca

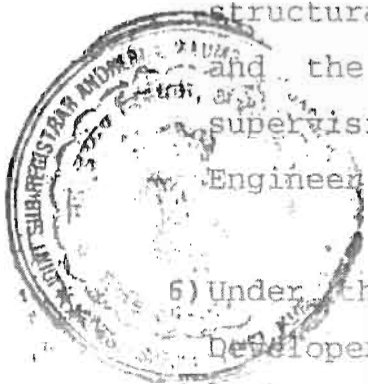
A.N.W

S.K. Jadhav

नदर - १५		
४८६५	१३	४३
२०२२		

Developers to enable them to obtain plans sanctioned of the new building from the MCGM and also modified certain terms and conditions of the Development Agreement dated 12th September 2019;

5) The Developers have appointed an Architect and a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Developers accept the professional supervision of the Architect and the Structural Engineer till the completion of the building.



6) Under the circumstances mentioned above, the Developers alone have the sole and exclusive right to develop the said property and to sell the flats in the said new building being constructed on the said property by the Developers (save and except the flats and car parking spaces agreed to be allotted to the Existing Members of the Society) and to enter into agreement/s with the purchaser/s of the flats and to receive the sale price in respect thereof.

7) The Developers declare and confirm that they have got all Plans approved from the concerned local authority i.e. (MCGM) BMC and obtained IOD (Intimation of Disapproval) bearing no. CHE/WS/0924/H/337 (NEW)/IOD/1/New dated 15th March 2021 for FSI of 2.7 to be utilized for construction of a new Building. All the drawings such as all Floor plans, Sections, Lifts,

Developer	Member	Society	Society
A.N.W	[Signature]	[Signature]	[Signature]

A.N.W

[Signature]

Parking's, and all common facilities with details of the said new building are approved by BMC and Full set of sanctioned building plans as approved by MCGM has been handed over to the Society.

हस्तान्तरित		
४८५	४	७३

8) In keeping with the provisions of the Development Agreement and the Supplemental Agreement, the Members have on 3rd April 2021 handed over vacant possession of their respective existing flat and the Developer has simultaneously therewith paid over to the respective Member their respective Hardship Compensation less the mentioned hereunder and the compensation for temporary alternative accommodation and other sums referred to in the Development Agreement.



9) The Developers shall, accordingly, commence the construction of the said building in accordance with the Sanctioned plans/Drawings.

10) As per the said Development Agreement read with the Supplementary Agreement, the Developers are entitled to demolish the existing building known as "Mangal Milan" and construct thereon new building as per the plans sanctioned by the Municipal Corporation of Greater Mumbai (MCGM) AND WHEREAS it was inter alia agreed in the said Development Agreement read with the Supplementary Agreement that the members of the Society including the Member herein shall be provided with (as set out in the said Development

Developer	Member	Society	Society
A.N.D	G.S.	A	new

A.N.D

G.S.

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२०२२		

Agreement) flats in the new building, consuming not only the FSI of the said plot of land, namely, FSI "1" but also utilizing Transferable Development Rights (TDRs) + Premium FSI to the extent of FSI 1, Fungible FSI to the extent of 0.70 (i.e. total FSI 2.70) and also all the benefits (inclusive of Fungible FSI presently available under the D.C. Regulations) and also car parking spaces as stated herein AND WHEREAS the Development Agreement read along with the Supplementary Agreement, has clarified that in calculating and computing the 'carpet area' of the respective Residential Flat of the Member/s:-



(i) The measurement will be taken from "finished wall surface to finished wall surface" and not "skirting to skirting".

(ii) The area of the column projecting within the Residential Flat will not be deducted/excluded.

(iii) The area of the door-jambes will be included;

(iv) The area of thickness of walls or any other elevation features will not be included in the carpet area.

The proposed new building to be constructed by the Developer shall be as per the Plans that have been prepared by the Developer and at the cost of the Developer and have been approved by BMC and have been approved by the said Society

Developer	Member	Society	Society
A.N.W	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

A.N.W

[Signature]

and also by the Existing Members, individually for their own Flat and jointly for the Entire Building.

जदर-३५		
४८४	१६	०३
२०२१		

11) The Developers have also annexed to this agreement the copies of the following documents viz.:

a. Copy of the Property Card of the said property - Annexure 'A'.

b. Copy of the plan of the said flat agreed to be allotted to the Member duly approved by the MCGM - Annexure 'B'.

c. Copy of Full I.O.D. bearing No. CHE/WS/0924/H/337 (NEW)/IOD/1 dated 15th March 2021 with all enclosures Annexure 'C'.



d. Plans showing the Parking space allotted to the MEMBER in the Stilt and Podium level P 2 as marked clearly by red colour outlines bearing Parking Nos. S 1 (on Ground Level) in Stilt and P 203 at Podium level 2. Annexure 'B1 and B2';

12) The Society has at its Special General Body Meeting held on 26 June 2019 unanimously passed a resolution authorizing the Managing Committee and The Managing Committee passed a Resolution at its meeting held on 2nd April 2021 authorizing Two (2) Committee Members to sign and execute

Developer	Member	Society	Society
A.N.D.	SKL.	R	pu

A.N.D.

SKL.

बदर - १५		
४८६५	१५	५३
२०२१		

all Redevelopment documents inter alia this Agreement on behalf of the Society, and to appear before the Sub-Registrar of Assurances on behalf of the Society for registering all/this Agreement/s. A copy of the aforesaid resolutions dated 26 June 2019 and dated 2nd April 2021 are annexed hereto (and marked as Annexure " D1 & D2";

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:



1) The Member hereby confirms the said Development Agreement dated 12th September 2019 registered with the Sub-Registrar of Assurances, MSD under Serial No. BDR-18/10761/2019 on 17.09.2019, and the Supplementary Agreement dated 29.10.2020, registered with the Jt. Sub-Registrar Andheri No. 7, Mumbai Suburban District under Serial No. BDR-18/9358/2020 on 29.10.2020, and hereby confirms the grant of development rights in respect of the said property to the Developers herein on the terms and conditions contained in the said Development Agreement and Supplementary Agreement.

2) The Member herein held on what is known as "ownership basis" and was in actual physical possession of the said existing flat being Flat No. 101 on the 1st floor of the old building "Mangal Milan". The Member has before the execution hereof, vacated and handed over the said existing flat to the Developers to enable

Developer	Member	Society	Society
A N W	[Signature]	A	[Signature]

A N W

[Signature]

the Developers to demolish the same along with the other flats for the बकरपोश of redevelopment.

<u>बकरपोश</u>		
४८६५	१५	०३
२०२१		

3) The Developer has informed the Member herein and the Member is aware that in view of the planning constraints and to provide uniformity in elevation of the new building the area of the New Flat being provided to the Member will be slightly greater than the Member's entitlement area mentioned in Development Agreement (Annexure Statement 'B'). Such a situation has been contemplated in Clause 12(f) of the aforesaid Development Agreement. Accordingly, the Member herein is being provided with an additional area of 13.88 sq. ft. (equivalent to 1.29 Sq Mtrs) carpet area.



4) As agreed in clause 12(f) of the said Development Agreement, since the area being provided is in excess of the Member's entitlement under the Development Agreement, the Member is liable to compensate the Developer for such excess carpet area of 13.88 sq. feet @ ₹. 55,000/- per sq. ft., thus aggregating to an amount of ₹. 7,63,400/- (Rupees Seven Lakh sixty-three thousand four hundred) It has been mutually agreed between the parties that an amount of ₹. 5,32,884/- towards the additional area being provided to the Member herein in the circumstances aforesaid, has been adjusted from the aggregate Hardship Compensation payable to the Member as stated in the said Development

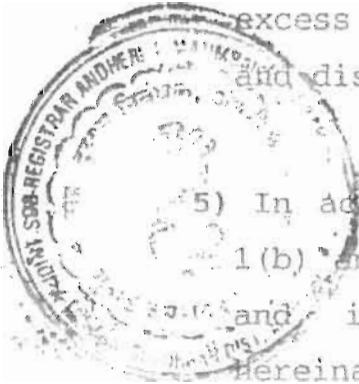
Developer	Member	Society	Society
A. N. W.	[Signature]	[Signature]	[Signature]

A. N. W.

[Signature]

बदर - १५	
४८६५	१२ १०३

Agreement. The balance amount of ₹. 2,30,516/- has now been paid by the member to the Developer and the Developer hereby confirms the receipt of Balance amount as above The Developer hereby acknowledges that now there is no other claim or any demand pending by the Developer from the Member herein. The Developer hereby acknowledges receipt of the entire compensation for the excess area and of and from the same releases and discharges the Member.

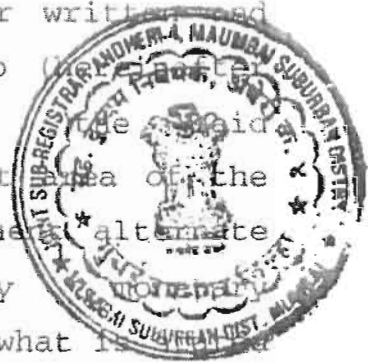


5) In accordance with the provisions of Clauses 1(b) and 19 of the said Development Agreement, and in accordance with what is stated hereinabove, the Developer has agreed to construct for and make available to the Member residential flat admeasuring approximately 1078.02 Sq.ft (equivalent to 100.15 sq. meters) carpet area, (including additional area of 13.88 Sq.ft carpet as mentioned hereinabove para 3 & 4) which also includes the area of the exclusive (open balcony/deck) to be located on the 1st upper habitable floor of the new proposed building known as "PLATINA" (hereinafter referred to as "the said Residential Flat") shown bounded red on the Plan hereto annexed and marked "B", along with and as appurtenant thereto the right to use along with the owner/occupant of Flat No. 102, the entry passage area admeasuring 15.6 Sq Ft. at the entrance of both the flats (which area has been mentioned in Development Agreement and counted in the FSI) shown hatched blue on the Plan "B"

Developer	Member	Society	Society
A.N.D	[Signature]	[Signature]	[Signature]
A.N.D	[Signature]		

hereto annexed and also the right **बदले विलग** with the owner/occupant of Flat No. 102, the servants' bath-cum-WC (at the mid-landing between the Podium Level P 2 and the 1st upper habitable floors) shown hatched blue on the Plan "B" annexed hereto and to two car parking spaces No. S 1 (on Ground Level) located in stilt & P 203 located at Podium level P 2 (shown bounded red on Plans "B1" and "B2" annexed hereto) which said residential flat and appurtenant car-parking spaces are more particularly described in the Second Schedule hereunder written and shown on the plan annexed hereto (collectively referred to as the said Premises"), being the entitlement of the Member, as and by way of permanent alternate accommodation, without any consideration or cost subject to what is hereinabove, and to execute this Agreement.

Flat No.	102,	the
	the mid-landing	



6) The said residential flat shall be provided with amenities (as mentioned in Development Agreement) and is as per the list annexed hereto and marked as Annexure 'E'.

7) The Developers shall use good quality material and best workmanship for the construction of the entire new building/s and the said residential flat.

8) The Developers hereby agree to complete the construction of the new building, give

Developer	Member	Society	Society
A.N.D	[Signature]	[Signature]	[Signature]

A.N.D

[Signature]

बदर - १५		
४८८५	२१	४८
१०		

possession of the said residential flats to the said members, including the Member herein along with Full Occupation Certificate in accordance with the provisions in that regard set out in the said Development Agreement read with the said Supplementary Agreement.



9) The Society shall be liable to pay and have paid the taxes and other outgoings in respect of the said immovable property upto the "Appointed Date", as provided in Clause 9(b) of the Development Agreement). Thereafter all such charges shall be borne and paid by the Developers alone till such time the full occupation certificate in respect of the newly constructed building is obtained. The respective Existing Member shall be liable to pay the proportionate outgoings, (commencing after 15 days from the date possession thereof along with the Full Occupation Certificate is offered to him in respect of the premises of such Existing Member to the Society/concerned authorities as set out in detail in the said Development Agreement.

10) The Member shall take possession of the said residential flat within 15 days of the Developers giving written notice to the Member intimating that the said flat is ready for use and occupation along with a Certified copy of the full Occupation Certificate.

Handwritten signature/initials

Developer	Member	Society	Society
A.N.W	<i>Handwritten signature</i>	<i>Handwritten signature</i>	<i>Handwritten signature</i>

A.N.W

बदर - १५		
VCEN	22/03	
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11) The Developer shall promptly attend all defects in respect of the terrace for five (5) years and shall immediately attend to defects in the new Building in workmanship or quality for a period of five (5) years from date of Occupation Certificate in accordance with what is stipulated in the Development Agreement.

12) Any notice required to be served on the Parties herein shall be in writing and shall be sufficiently served if sent by registered post acknowledgement due or personally delivered to the respective addresses unless notice of a different address is received.



13) The parties hereto shall attend to the registration of the said document within the prescribed time limit and admit execution thereof.

14) At the time of payment of stamp duty on the Development Agreement dated 12th September 2019 and the Supplementary Agreement dated 29th October 2020 the stamp duty applicable on the Members' Entitlement under the redevelopment including the Members new flats/areas have been taken into consideration by the stamp authorities concerned as per Market Valuation annexed to the said Development Agreement and the stamp duty as adjudicated by the authorities has been duly paid by the Developers.

Developer A. N. D.	Member S.S.	Society A	Society S.S.
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A. N. D.

S.S.

बेफर - १५		
४८८५	१३	१०३

Accordingly, no ad-valorem stamp duty is payable on the Agreement. In any event as per the provisions of clauses 19 and 21 of the Development Agreement the stamp duty payable on this Agreement upto an amount of ₹. 30,000/- shall be borne and paid by the Developer and any stamp duty over and above the said amount of ₹. 30,000/- shall be borne and paid by the Member.



5) As agreed in the said Development Agreement any GST applicable on the transaction herein including on this Agreement and on account of the additional area being provided to the Member to accommodate planning constraints as stated hereinabove shall be the sole and exclusive liability of the Developer and the Society or the Existing Members shall have no liability or responsibility in respect of the said GST liability. It is further clarified and agreed that any GST liability shall be borne by the Developer alone and will be paid by the Developer and they will not be entitled to seek reimbursement or recovery of the same from the Society or the Existing Members including the Member herein under any circumstances.

16) This agreement is executed by Parties in Duplicate and the Original shall be delivered to the Member and Duplicate there of shall be retained with the Developers.

Developer	Member	Society	Society
A. V. B.	[Signature]	[Signature]	[Signature]

A. V. B.

मैट - २५		
२५	२५	२३

18

THE SECOND SCHEDULE ABOVE REFERRED TO

Residential Flat No. 101 having a Carpet area of 1078.02 sq. ft. equivalent to, 100.15 sq. meters (as provided in the Development Agreement (Annexure B) (including the additional area of 13.88 Sq Ft. equivalent to 1.29 sq. mtrs. carpet) including the area of the exclusive open balcony/deck on the 1st



upper habitable floor of the new proposed building known as "PLATINA", and as appurtenant thereto the right to the use along with the owner/occupant of Flat No. 102, the entry passage area admeasuring 15.6 sq. feet Carpet at the entrance of both the flats (which area has been counted in the FSI) shown hatched blue on the Plan "B" hereto annexed and to use along with the owner / occupant of Flat No. 102 the servants' bath-cum-WC (at the mid-landing between the Podium level P 2 and the 1st upper habitable floor) and also appurtenant car parking spaces bearing nos. S 1 (on Ground Level) located in Stillt & P 203 located in the Podium level P 2 being constructed on all that piece or parcel of land or ground bearing C.T.S. No. G/516 of Village Bandra G, admeasuring 1040 sq. yards or thereabouts equivalent to 869.6 sq. mtrs lying, being and situate at Sharad Chandra Chatterjee Road, (East Avenue), Santacruz, Taluka South Salsette, Mumbai Suburban District in the Registration Sub-District of Bandra and District Mumbai Suburban, Santacruz (West), Mumbai 400054.

Developer	Member	Society	Society
A.N.D.	AB.	A	Jur

A.N.D.

बदर - १५		
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DEVELOPER		

SIGNED AND DELIVERED by the within-named "DEVELOPER"
 M/S. P R LANDMARKS LLP by the hand of one of its
 designated partner Mr. Avinash Wadhvani



For P. R. Landmarks LLP
 A. W. Wadhvani
 Designated Partner

In the presence of (MANISH MHAJRE)

SIGNED AND DELIVERED by the Within-named "MEMBER"
 MRS. SMITA KASHYAP SHAH



S.K. Shah.

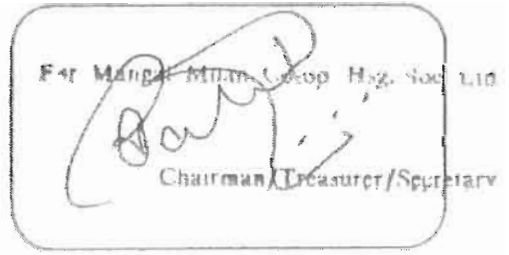
In the presence of (SANTOSH V. SHINDE)

Developer A. W. W.	Member 	Society A	Society
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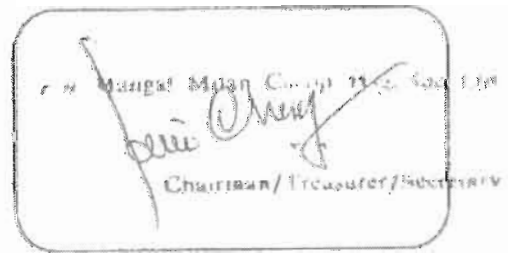
बदर - १५		
४८८५	२०	४०३
२०१३		

SIGNED, SEALED AND DELIVERED by the "SOCIETY"
 MANGAL MILAN CO-OPERATIVE HOUSING SOCIETY LTD. by
 the duly authorized member of its Managing Committee.

Mr. Alpesh A. Patel (Chairman)



Mr. Nayab C. Ashar (Treasurer)



In the presence of Chit.P. Ti

Developer A.N.W	Member	Society A	Society [Signature]
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बदर - १५

४८०५	२५	१०३
२०२१		

Property Card

मालमता पत्रक

विशेषज्ञान - जी. जी. जी. (G. G. G.) कर्तृत्वपूर्ण गुणक - स. भू. अ. कांठ (S. B. A. K.) तिथि - १५/११/२०२१

प्लॉट नं. १/५१८ (Sq. Yds. ५००) C Area ५०० Sq. Yds. Vid. LTD ५१८/५-२०२१

प्लॉट नं. १/५१८ (Sq. Yds. ५००) C Area ५०० Sq. Yds. Vid. LTD ५१८/५-२०२१

प्लॉट नं. १/५१८ (Sq. Yds. ५००) C Area ५०० Sq. Yds. Vid. LTD ५१८/५-२०२१



क्र. सं.	विवरण	सं. अ. सं.	सं. अ. सं.
१/५१८/५१८	By inheritance as Son & Daughter	(111)	111
१/५१८/५१८	श्री. जे. जे. जे. यांच्या वारसदारांच्या नावावरून या प्लॉट नं. १/५१८/५१८ वर मालमता पत्रक जारी करण्यात आले आहे. या प्लॉट नं. १/५१८/५१८ वर मालमता पत्रक जारी करण्यात आले आहे.	(111)	111
१/५१८/५१८	अपत्यवैध प्रमाणपत्राचे...	(111)	111
१/५१८/५१८	श्री. जे. जे. जे. यांच्या वारसदारांच्या नावावरून या प्लॉट नं. १/५१८/५१८ वर मालमता पत्रक जारी करण्यात आले आहे. या प्लॉट नं. १/५१८/५१८ वर मालमता पत्रक जारी करण्यात आले आहे.	(111)	111

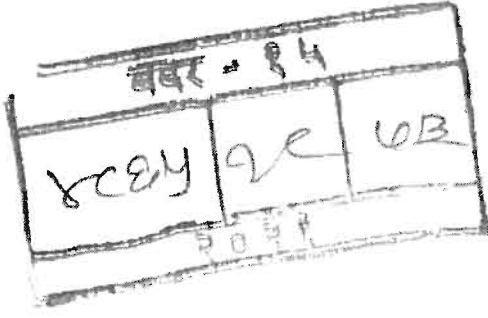


प्लॉट नं. १/५१८/५१८ प्लॉट नं. १/५१८/५१८ प्लॉट नं. १/५१८/५१८

प्लॉट नं. १/५१८/५१८ प्लॉट नं. १/५१८/५१८ प्लॉट नं. १/५१८/५१८

प्लॉट नं. १/५१८/५१८ प्लॉट नं. १/५१८/५१८ प्लॉट नं. १/५१८/५१८

Developer	Member	Society	Society
A. N. W	[Signature]	A	[Signature]



Assessment Bill MCGM

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मासपत्र करवेचक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 मध्ये हजेरीबद्ध खातेचे मासपत्रा करचे वेचक,

संकेत संख्या W2901730010000	वित्तवर्ष 2020-2021	डॉकूमेंट क्रमांक 202010BIL11559475 202020BIL11559478	डॉकूमेंट दिनांक 09/12/2020
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करवेचक: SECY MANGAL M/LN CO OP HSG
 ठेकेदार: ENEUE S/CRUZ/W/8BAY 55
 ठेकीदार: Secy, ac@mcm.gov.in दूरध्वनी नं.: 022 2642 7331

विवरण: 548 544 / 71 2021

322



दिनांक	31/03/1961	करमदारी इजाजत	गट्टेची मूल्य	₹ 61307150
₹ Six Crore Thirteen Lakh Seven Thousand One Hundred Fifty Only				
कारणातून होणारा बदल	₹ 0	न 01/04/2010 ते 31/03/2020 या कालखंडातील बदल	₹ 0	₹ 0
दिवस	01/04/2020	ते	31/03/2021	
वर्ष	01/04/2020	अ	30/03/2020	01/10/2020
(₹) 31/03/2021				
16063				16063
0				0
10077				10077
0				0
6277				6277
5842				5842
5111				5111
0				0
293				293
7303				7303
50968				50968
0				0
0				0
0				0
0				0
50968				50968
0				0
₹ Only Thirteen Lakh Seven Thousand One Hundred Fifty Six Only		₹ Only Thirteen Lakh Seven Thousand One Hundred Fifty Six Only		
08/03/2021				08/03/2021

कारणातून होणारा बदल

कारणातून होणारा बदल

कारणातून होणारा बदल

-10 101932

सं. ग. ठेकेदार
 स. ग. ठेकेदार

548 544 / 71 2021

Developer	Member	Society	Society
A. N. D	[Signature]	[Signature]	[Signature]

2021	30	63
2021		

Society Registration Certificate

नोंदणीचे प्रमाणपत्र

नोंदणी क्र. बी.ओ.पम./एच/एलजी/राचा/६६५०/अन्वये

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की, सिगात मिलक

को- आयशेल्ड होमिंग सोसायटी लि. मुंबई

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील

(स. १९६१ ना महाराष्ट्र अधिनियम क्रमांक २६) कलम

(१) अन्वये नोंदण्यात आलेला आहे.

उपरोक्त अधिनियमाच्या कलम १२

महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील

क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण - गृहनिर्माण

----- संस्था असून उपवर्गीकरण -----

मांडक सहकारी वती जंरका आहे.



सही: MASL अधिकारी

पद: सहायक निबंधक,
राज्य शासकीय (प्रशासकीय
विभाग वच.) मुंबई,

मुंबई.

दिनांक: २० एप्रिल २०२१



Developer	Member	Society	Society
<u>A. N. W.</u>	<u>[Signature]</u>	<u>A</u>	<u>[Signature]</u>

बदर - ३५		
५८२५	३१	७३
२०२५		

AMENITIES LIST

GENERAL :

1. All Outer walls will be of Bricks/Siporex (as per Structural Engineer) two coats of Sand Face Plaster (good quality sand screened & washed) with wire mesh and Reliance Fibres duly finished with weather resisting Paint



2. Partition walls will be made of Bricks/Siporex (as per Structural Engineer). (Porous Concrete Blocks are to be avoided) with proper strong plaster. (Gypsum originating from Fertilizer Chemical factories not permitted absolutely)

3. One Servant Toilet with Basin, Shower and W.C. will be provided as permitted by BMC (Max Size free of FSI) on each floor landing or mid landing as per plan. Complete with tiling till 7 feet ht, fittings of Jaquar make, sanitary ware of Hindware make, proper lighting and ventilation. This servant toilet shall be used exclusively by the Flatholder/s on the respective floors.

4. Concealed Insulated Copper wiring of Finolex/Polycab or equivalent Fire resisting type and MCB/Isolators to be provided in all the electrical work. Switches to be of Crabtree/Anchor/Havells or equivalent. Metal Reyrolle Sockets & Tops of 30 A to be provided for all Geysers. Proper Earthing Pits are to be provided in compound as per Electrical Engineer's requirement. Individual Cables for each Flat will be CCI/Polycab Copper

Developer A N D	Member S.S.	Society P	Society Soni
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बदर - १५		
येद्य	BY	NOB
Armoured cables of		

conductors 3 1/2 to 4 Core Armoured cables of sufficient & generous size

KITCHEN

1. Granite Platform with proper supports and Front spill border. Kitchen Sink of S.S. 304 grade thick with two taps (one hot/cold mixer) with good waste coupling etc (Nirali or equivalent). The platform will have lower floor raised by at least 2/3" and a proper outlet with trap will be connected to kitchen drainage lines outside for washing of the kitchen floor. 27" Platform width will be provided (or 24" as per members' option) Platform height 33" from Floor
2. Double charged Vitrified tiles (Light Colour) Original Kotah stone tiles (1" thick) duly polished Flooring of 2' x 2' Kotah, Simpolo, Kajaria, or Jhonson make laid to proper slope. 4" high skirting all over
3. Light Colour Glazed / Vitrified tiles of Kajaria, Johnson or equivalent make upto 7' height on walls all around
4. Concealed plumbing using PPR / CPVC / Kytac make pipes for internal piping and fittings. For external cold water supply pipes ASTM pipes schedule 80 Finolex/Prince or equivalent brand.
5. Electrical and Plumbing/drainage provisions for Fridge & Washing Machine.



Developer A.N.W	Member S.K.	Society A	Society Am
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खण्ड - ३५		
१३५	३३	१०३

6. Sliding Door with min 33" clear opening in wood/paint finish/figured glass with Lock.

7. Windows in Kitchen/S room will be also of size 11/4" series with 6 mm Glass,

8. Kitchen to be provided with exhaust Fan.

9. Proper lighting points for, Fans & ample Electrical outlets at various locations for Fridge, Washer, Toaster, Oven, & many other gadgets



10. One Fan will be provided.

Hot water Geyser/Boiler for Kitchen

LIVING ROOM

1. Italian Marble along with 4" ht skirting on walls all around with proper mirror polish.

2. Provision of ample Electrical outlets for concealed light/fan points, plus ample outlets for various gadgets, chargers, computers, Radio, TV, Music system & other accessories.

3. Anodized Aluminum Sliding Doors 1 1/4" series 4 Tracks with locks with Saint Gobain/Modi float glass of 6 mm (Not 5.5 mm) Thick for Deck

4. Deck floor will be finished with Exterior type anti-skid Tiles matching with inside floor, with a gentle slope with a drain hole & pipe. Front

Developer A.N.D	Member SS	Society P	Society Soni
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Railing to be of 40/42" high, of 30 mm pipes and toughened glass. (Bottom of Railing not to be kept open)

All Sliding Doors & Windows in the entire Flat will have Full Marble Frame suitably designed and fixed single or in two steps with Cill extending inwards by 16/18 mm

5. Two Split type ACs of 1.5 T each will be provided in Living & Dining area at suitable location. Make Panasonic/Diakin

6. Telephone, T.V, Cable/D.T.H. and Connection points at strategic location Living & Dining area.

7. Two Fans to be provided



BEDROOMS

1. Double charged Vitrified tiles and 3" high skirting on the walls all-around of Simpolo, Kajaria, Asian or equivalent make. Wooden Flooring in One of the Bedroom fully finished & properly laid (Some members may opt out of wooden flooring, that is to be accepted)

2. Ample Electrical Outlets for generous light/fan points, Bed Side Lamps, Chargers, Computers, TV & other accessories.

3. Flush doors of marine grade Wood finish with good quality Solid BTC /teakwood frames of 5" x 3

Developer	Member	Society	Society
A.N.D	SKL.	A	SKL

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2" Section, shutter of 32" wide & 42 mm thick with Godrej complete system in SS 304 with Latches/locks

4. One Split type of AC of 1.5 T in each Bedroom shall be provided at a suitable Location. Make as mentioned earlier.

5. Anodized Aluminum sliding windows 1 1/4" series with 4 Tracks as mentioned earlier with 6 mm thick Glass

6. Telephone, T.V, Cable/D.T.H, and Internet Connection points at strategic locations.

One Fan to be provided in each bedroom.



BATHROOMS




1. Anti-skid /Ceramic Tiles must be quite plain & easy to clean Double charged vitrified Flooring of Simpolo, Kajaria, Johnson or equivalent make. (society will see and approve the tiles)

2. Bathroom Slabs will be properly waterproofed with water testing

3. Designer Glazed Tiles of Kajaria, Johnson or equivalent make up to 7'-0" height on walls all around. Light Colour

4. Bathroom Doors Frame in natural Solid BTC/Teakwood of 5" x 3" section painted with PU primer & paint (MRF) with Shutter 28" wide x 38 mm thick in.

Developer A.N.D	Member S.S.	Society R	Society alu
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City Society	 Society	 Member	 Developer
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8. Instant water heater for hot water, litre capacity of Racold / Venus make shower head.

7. All Sanitary ware first quality Hindware/Parryware Hand shower and overhead main shower with designer Paper Holder etc may be provided. A Diverter with wall inserts of same material as Soap dish, Toilet make including WC, Flush Tank/Flush Valve etc. Some

6. Designer bathrooms fittings in first quality Grohe / Ornamix/ Savoy / Stealth Series) / Vintage/ Solo/ Queens/ Astra / Opel / Vignette / Jaquar (Florentine Single / Continental / Clarion / Designer bathrooms fittings in first quality Grohe cold water.

5. Basin counter in Marble with drawers, wherever possible with Bevelled mirror to be provided and Countertop wash basin of Hindware / Parryware to be provided with Mixer tap hot and

3038	3038	3038
3038	3038	3038

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Share Certificate

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THE Hemangal Milan CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M. C. S. Act, 1900). (Registration No. _____ and Date _____)

No. 1

Authorised Share Capital Rs. 20,000 Divided into 400 Shares each of Rs. 50/- only

Member's Register No. 152

THIS IS TO CERTIFY that Shri/ Smt. Smita Parthasarthy Shastri

of Bombay is the Registered Holder of Shares [5] from No. 16 to 20 of Rupees Two Hundred & Fifty only [250/-]

THE Hemangal Milan CO-OPERATIVE HOUSING SOCIETY LTD,

Sandilong Waj Bombay of subject to the Bye-laws of the said Society and that upon each of Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 31st

day of August 1985

[Signature] Chairman

[Signature] Hon. Secretary

[Signature] Member of the Committee

P. T. O.



Developer	Member	Society	Society
<u>A. W. D.</u>	<u>[Signature]</u>	<u>P</u>	<u>[Signature]</u>

Developer: A.N.W. Member: [Signature] Society: A Society: [Signature]

Sr. No.	Name	Residential Flat No.	Existing Floor	Carpet Area in New Building as per BMC Plans sq.ft =	Location on Upper Floor (above Podium) in new Bldg.	Along with Appurtenant Car-Parking Space No. at Ground/Podium Level	Hardship Compensation to be paid by the Developers on the Appointed Date	VIII Compensation for Temporary Alternate Accommodation to be paid by the Developers for 12 months prior/on the Appointed Date	IX Compensation for Temporary Alternate Accommodation to be paid by the Developers on the expiry of 10 months from the Appointed Date
1	Smita K Shah	101	1	1064.13	101	Car Park Nos. S 1 + P 203	3,352,800	806,400	806,400
2	Kashyap L Shah	102	1	530.00	102	Car Park Nos. S 2	1,636,485	393,600	393,600
3	Sudhir S Shah	201	2	1064.13	201	Car Park Nos. S 14	3,352,800	806,400	806,400
4	Mehul Shah	202	2	530.00	202	Car Park Nos. S 13 + P 205	1,636,485	393,600	393,600
5	Lalbal V Dalal HUF	301	3	1064.13	301	Car Park Nos. S 3	3,352,800	806,400	806,400
6	Kashyap Shah HUF	302	3	530.00	302	Car Park Nos. S 4 + P 202	1,636,485	393,600	393,600
7	Alpesh A Patel	401	4	1064.13	401	Car Park Nos. S 17 + P 204	3,352,800	806,400	806,400
8	Pushpa Anvild Patel	402	4	530.00	402	Car Park Nos. S 18	1,636,485	393,600	393,600
9	Prakash R Hemlani	501	5	1064.13	501	Car Park Nos. S 19 + P 214	3,352,800	806,400	806,400
10	Prakash R Hemlani	502	5	530.00	502	Car Park Nos. S 20	1,636,485	393,600	393,600
11	Navin C Ashar	601	6	1064.13	601	Car Park Nos. S 15 + P 206	3,352,800	806,400	806,400
12	Maltreyi N Ashar	602	6	530.00	602	Car Park Nos. S 16	1,636,485	393,600	393,600
13	Ankur K Shah	701	7	1064.13	701	Car Park Nos. S 1 + P 201	3,352,800	806,400	806,400
14	Kashmita Corporation	702	7	530.00	702	Car Park Nos. S 4	1,636,485	393,600	393,600
15	Sole Proprietor - Kashyap Shah Society						2,625,000		
							37,549,995	8,400,000	8,400,000

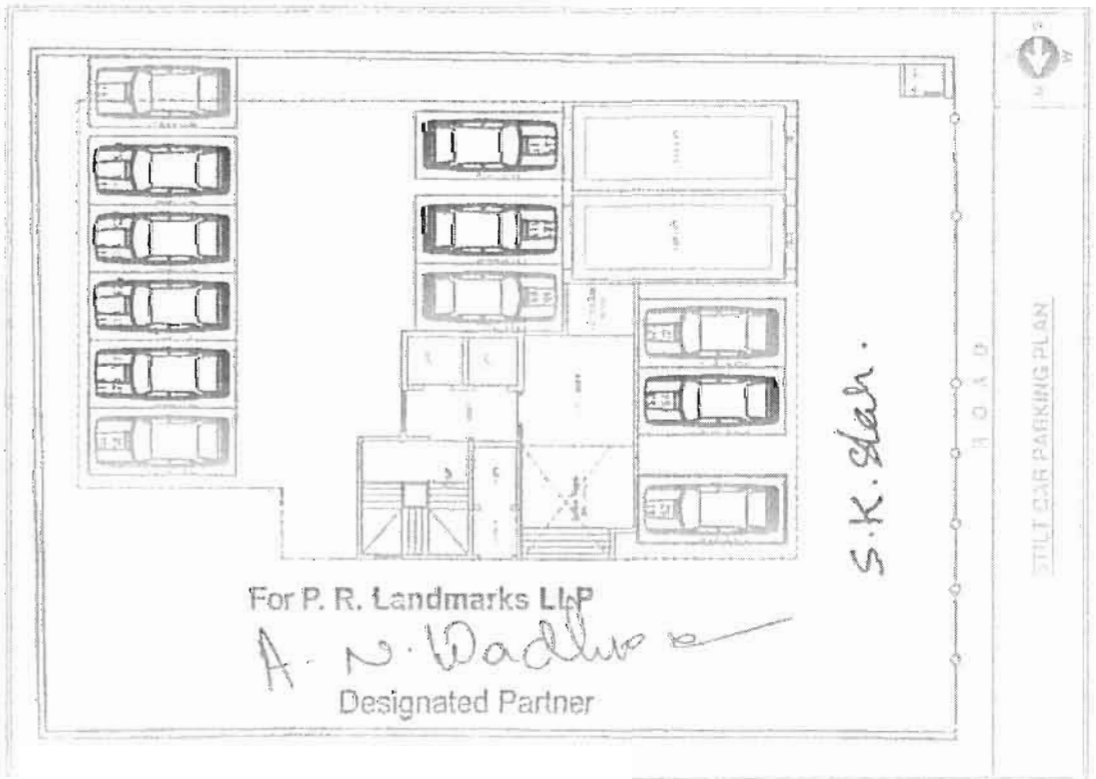
REMARK: An area admeasuring 15.72 sq.ft carpet area at the entrance of both flats on upper floor (with 100% provision) and the said area of 15.72 sq.ft. is 1625 sq.ft. combined flats (i.e. including the area common partition wall between the flats).

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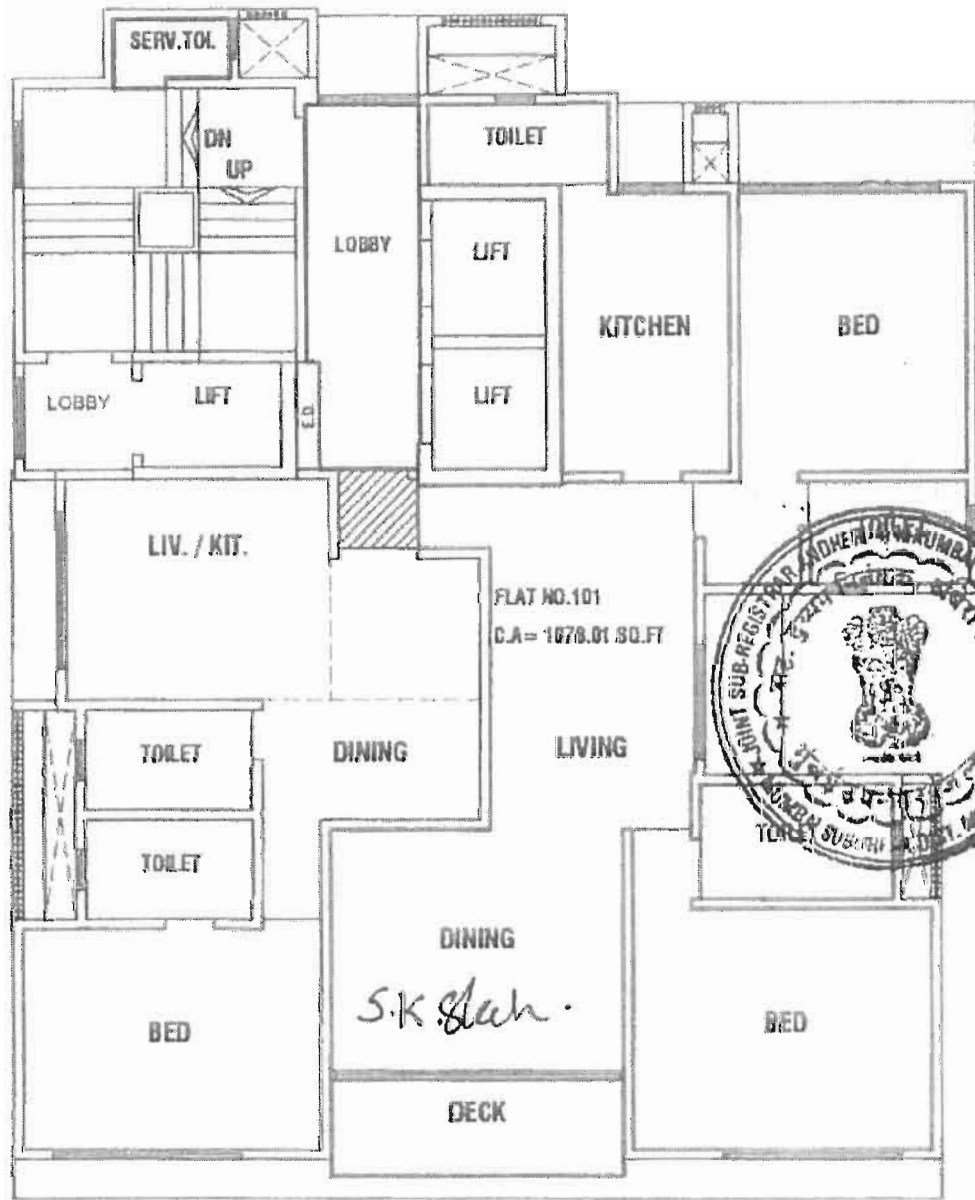
CAR PARKING S 1 & P 203 WITH FLAT NO. 101



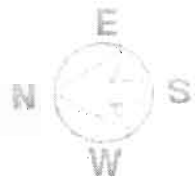
Developer	Member	Society	Society
A. N. W.	[Signature]	A	[Signature]

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२०२१		

FLAT NO. 101



1ST UPPER HABITABLE FLOOR PLAN



For P. R. Landmarks LLP

A. N. Wadhwa
Designated Partner

Developer	Member	Society	Society
<i>A. N. W.</i>	<i>SH.</i>	<i>A</i>	<i>SH</i>

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२०२१		

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Developer's Resolution



P. R. LANDMARKS LLP

Identification No - AAG-5879

1st Floor, 'Ashiana', Opp. ICICI Bank, 87 Linking Road, Santacruz (West), Mumbai - 400 054
Tel: 26000534, 26052221, 26460695 E-mail: enquiries@prbuilders.co Website: www.prbuilders.co

Certified True Copy of the Resolution Passed by the Board of Directors at its Meeting held on 17th April 2021 at Ashiana, 1st Floor 87 Linking Road, Santacruz West, Mumbai 400 054.



After discussion RESOLVED THAT Mr Avnash N Wadhvani, Designated Partner, is hereby authorised to execute and register the Permanent Alternate Accommodation Agreements in respect of redevelopment of Mangal Milan Co-operative Housing Society Ltd, East Avenue, Santa Cruz (west) on behalf of the Limited Liability Partnership.

For P. R. Landmarks LLP
Avnash N Wadhvani
Designated Partner



Developer	Member	Society	Society
<i>A. N. W.</i>	<i>AW</i>	<i>A</i>	<i>AW</i>

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SGBM & MC Society Resolution

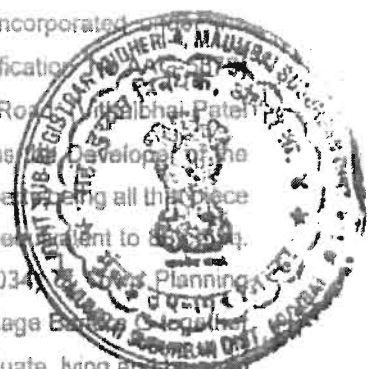
MANGAL MILAN CO-OP HSG. SOC. LTD.

Regn No. BOM/HSG/11/6650 of 1981

Sharad Chandm Chatterji Road, East Avenue, Santacruz (W), Mumbai- 400054.

TRUE COPY OF RESOLUTION PASSED AT THE SPECIAL GENERAL BODY MEETING OF MANGAL MILAN COOPERATIVE HOUSING SOCIETY LTD. HELD ON 28th JUNE 2019 AT THE SOCIETY'S PREMISES.

*RESOLVED THAT M/S. P. R. LANDMARKS LLP, incorporated under the Limited Liability Partnership Act, 2008, (bearing LLP Identification Number AAACB-7969) having its registered office at "Ashiana", 1st floor, 67, Linking Road, (off. Malabar Hill Road), Santacruz (West), Mumbai – 400 054, be appointed as the Developer of the Society for the purpose of redevelopment of the Society's Property comprising all that piece or parcel of land admeasuring 1040 sq. yards or thereabouts equivalent to 8850 sq. mtre. now bearing Final Plot No.198 (a per D.P. Remark 2034) under the West Planning Scheme No.IV Santacruz and bearing C.T.S No. G/516 of Village East Santacruz with the building standing thereon known as "Mangal Milan" situate, lying and being at Santacruz, Taluka South Saisette, Mumbai Suburban District in the Registration Sub-District of Bandra and District Mumbai Suburban, Santacruz (West), Mumbai – 400 54 for the consideration and on the terms and conditions agreed between the Society and its Members and the Developers and for the said purpose the Managing Committee do hereby authorized to sign the Development Agreement, Power of Attorney or any other documents for and on behalf of the Society and register the same.



Mumbai,

For Mangal Milan Co-Operative Housing Society Limited

Per Mangal Milan Co-Op Hsg. Soc. Ltd.

07th September, 2019



Alpesh Patel
Chairman/Treasurer/Secretary
**Chairman
Alpesh Patel**

Developer	Member	Society	Society
A. N. W	SKL.	P	SKL

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Society's Resolution

MANGAL MILAN CO-OP HSG. SOC. LTD.

Regn No.: BOM/HSG/H/6650 of 1981

Shard Chandra Chatterji Road, East Avenue, Santacruz (W), Mumbai-400054

TRUE COPY OF THE RESOLUTION PASSED AT THE MANAGING COMMITTEE MEETING OF MANGAL MILAN COOPERATIVE HOUSING SOCIETY LTD. HELD ON 2nd April 2021 AT THE SOCIETY'S PREMISES.



RESOLVED THAT (1) Mr Alpesh A Patel Chairman and (2) Mr Navin C Ashar Treasurer be and are hereby authorized on behalf of the Society to sign jointly, execute and to affix the Common Seal of the Society on all Redevelopment Documents as & when need be and declarations Power of Attorney, Permanent Alternate Accomodation agreements and such other incidental documents to be executed between the Society and the Developer and/or with the Members in respect of the Society's property being all that piece or parcel of land admeasuring 1040 sq yards or thereabouts equivalent to 869.6 sq mtrs now bearing Final Plot No 198 (as per D P Remark 2034) of Town Planning Scheme No IV Santacruz and bearing C T S No G/516 of Village Bandra G along with Bulding standing thereon, Sbt plus 7 storey and other structures and known as 'Mangal Milan CHS Ltd' situate lying and being at Santacruz Taluka South Salsette Mumbai Suburban District in the Registration Sub-District of Bandra and District Mumbai Suburban, Santacruz (West), Mumbai - 400 054 and to present any of the aforesaid documents before the Sub-Registrar of Assurances or any other officer or authority having jurisdiction in that behalf and to present for registration, admit execution of and cause to be registered, the said Development Agreement, Power of Attorney, Permanent Alternate Accomodation agreements and such other incidental documents, for the purpose of effecting such registration."



Mumbai,

For Mangal Milan Co-Operative Housing Society Limited

12 May 2021



For Mangal Milan Co-op Hsg. Soc. Ltd.
 Chairman
 Alpesh Patel

Developer	Member	Society	Society
A. N. W.	CHS	A	Sevi

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JCM	[Signature]	[Signature]
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INDEX 2 DEVELOPMENT AGREEMENT

10761514 20/05/2021 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुग्धम निबंधक : सह दु.नि. अंधेरी 7 दस्तावेज क्रमांक 10761/2019 नंदाजी Regn:63m
गावाचे नाव : बांदा		
(1)मिनेवाची प्रकार	विकसनकरारनामा	
(2)मोबदला	120543600	
(3) बाजारभावां(भाडेपट्टायांच्या बाबतिलपट्टाकरांकारांकारांची देणे की पट्टेदार ते नमुद करावे)	189856436	
(4) भू-नापन,फोटोनिगा व प्रकामांकरं(अस्तित्वात)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन ., इतर माहिती: जमीन व बांधकाम फायनल प्लॉट क्र 5वी टी पी रकीम 4 सांताक्रुझ सी टी एम बांदा. मंगल मिलन बिल्डींग चे विकसन हक्क.((C.T.S. Num	
(5) क्षेत्रफळ	869.6 चौ.मीटर	
(6)आकाराची विषय जुद्धो देण्यात असलेले तपका.		
(7) दस्तऐवज करून देण-या,लिहून देण-या पद्धतयाचे नाव किंवा दिवशी न्यायालयाचे मुकुमनामा किंवा आदेश अस्तित्वात,प्रतिवादिचे नाव व वस्त.	<p>1): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे वेरवेन अल्पेन माळा नं. - इमारतीचे नाव: मंगल मिलन को ऑप होसिंग सोसायटी लि, ईस्ट एन्ड, महागड, मुंबई. पिन कोड:-400054 फोन नं:-AAAA1860</p> <p>2): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे वेरवेन अल्पेन माळा नं. - इमारतीचे नाव: मंगल मिलन को ऑप होसिंग सोसायटी लि, ईस्ट एन्ड, महागड, मुंबई. पिन कोड:-400054 फोन नं:-AAAA18609C</p> <p>3): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे वेरवेन अल्पेन माळा नं. - इमारतीचे नाव: मंगल मिलन को ऑप होसिंग सोसायटी लि, ईस्ट एन्ड, महागड, मुंबई. पिन कोड:-400054 फोन नं:-AAAA18609C</p> <p>4): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे वेरवेन अल्पेन माळा नं. - इमारतीचे नाव: मंगल मिलन को ऑप होसिंग सोसायटी लि, ईस्ट एन्ड, महागड, मुंबई. पिन कोड:-400054 फोन नं:-AAAA18609C</p> <p>5): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे वेरवेन अल्पेन माळा नं. - इमारतीचे नाव: मंगल मिलन को ऑप होसिंग सोसायटी लि, ईस्ट एन्ड, महागड, मुंबई. पिन कोड:-400054 फोन नं:-AAKPS3041F</p> <p>6): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे वेरवेन अल्पेन माळा नं. - इमारतीचे नाव: मंगल मिलन को ऑप होसिंग सोसायटी लि, ईस्ट एन्ड, महागड, मुंबई. पिन कोड:-400054 फोन नं:-AAHPSG722L</p> <p>7): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे वेरवेन अल्पेन माळा नं. - इमारतीचे नाव: मंगल मिलन को ऑप होसिंग सोसायटी लि, ईस्ट एन्ड, महागड, मुंबई. पिन कोड:-400054 फोन नं:-AAEPS5770R</p> <p>8): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे वेरवेन अल्पेन माळा नं. - इमारतीचे नाव: मंगल मिलन को ऑप होसिंग सोसायटी लि, ईस्ट एन्ड, महागड, मुंबई. पिन कोड:-400054 फोन नं:-AAEPS5758D</p> <p>9): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे वेरवेन अल्पेन माळा नं. - इमारतीचे नाव: मंगल मिलन को ऑप होसिंग सोसायटी लि, ईस्ट एन्ड, महागड, मुंबई. पिन कोड:-400054 फोन नं:-AAEHD2598E</p> <p>10): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे वेरवेन अल्पेन माळा नं. - इमारतीचे नाव: मंगल मिलन को ऑप होसिंग सोसायटी लि, ईस्ट एन्ड, महागड, मुंबई. पिन कोड:-400054 फोन नं:-AAHKG656G</p> <p>11): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे वेरवेन अल्पेन माळा नं. - इमारतीचे नाव: मंगल मिलन को ऑप होसिंग सोसायटी लि, ईस्ट एन्ड, महागड, मुंबई. पिन कोड:-400054 फोन नं:-AGRPP2263K</p> <p>12): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे वेरवेन अल्पेन माळा नं. - इमारतीचे नाव: मंगल मिलन को ऑप होसिंग सोसायटी लि, ईस्ट एन्ड, महागड, मुंबई. पिन कोड:-400054 फोन नं:-AADPP4141</p> <p>13): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे वेरवेन अल्पेन माळा नं. - इमारतीचे नाव: मंगल मिलन को ऑप होसिंग सोसायटी लि, ईस्ट एन्ड, महागड, मुंबई. पिन कोड:-400054 फोन नं:-AADPP4141</p> <p>14): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे वेरवेन अल्पेन माळा नं. - इमारतीचे नाव: मंगल मिलन को ऑप होसिंग सोसायटी लि, ईस्ट एन्ड, महागड, मुंबई. पिन कोड:-400054 फोन नं:-ADSPH7818</p> <p>15): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे वेरवेन अल्पेन माळा नं. - इमारतीचे नाव: मंगल मिलन को ऑप होसिंग सोसायटी लि, ईस्ट एन्ड, महागड, मुंबई. पिन कोड:-400054 फोन नं:-AADPA6232F</p> <p>16): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे वेरवेन अल्पेन माळा नं. - इमारतीचे नाव: मंगल मिलन को ऑप होसिंग सोसायटी लि, ईस्ट एन्ड, महागड, मुंबई. पिन कोड:-400054 फोन नं:-AAFPA4193D</p>	



Developer	Member	Society	Society
A.N.W	[Signature]	[Signature]	[Signature]

संख्या = १६५
 ४८५५ ४५ ७३



701, मकान नं: 7, इंग्लिश कॉलोनी नगर: मंगल मिल्स कॉलोनी ऑफ हॉसिंग सोसायटी लि, ब्लॉक नं: सातकुण्ड प, मुंबई, रोड नं: ईस्ट एन्वू, महाराष्ट्र, मुंबई. पिन कोड:-400054 फोन नं:-AUEPS2852E
 17) नगर:-मंगल मिल्स कॉलोनी ऑफ हॉसिंग सोसायटी लि चे संपादन अखिला क्षेत्रियरियल वी मालक कसयय माहू एव:-69, पत्ता:-प्लॉट नं: 702, भागा नं: 7, इंग्लिश कॉलोनी नगर: मंगल मिल्स कॉलोनी ऑफ हॉसिंग सोसायटी लि, ब्लॉक नं: सातकुण्ड प, मुंबई, रोड नं: ईस्ट एन्वू, महाराष्ट्र, मुंबई. पिन कोड:-400054 फोन नं:-AABPS6722L
 18) नगर:-मंगल मिल्स कॉलोनी ऑफ हॉसिंग सोसायटी लि चे मेम्बेरींग क्विटी सदस्य कसयय एन प्लॉट नं:-59, पत्ता:-प्लॉट नं: -, भागा नं: -, इंग्लिश कॉलोनी नगर: मंगल मिल्स कॉलोनी ऑफ हॉसिंग सोसायटी लि, ब्लॉक नं: सातकुण्ड प, मुंबई, रोड नं: ईस्ट एन्वू, महाराष्ट्र, मुंबई. पिन कोड:-400054 फोन नं:-AAAAM8609C
 19) नगर:-मंगल मिल्स कॉलोनी ऑफ हॉसिंग सोसायटी लि चे संपादन प्रपस आर हेमताली प्लॉट:-41, पत्ता:-501, 5, मंगल मिल्स कॉलोनी ऑफ हॉसिंग सोसायटी लि, सातकुण्ड प प. ईस्ट एन्वू, सातकुण्डा सेंट्रल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400054 फोन नं:-ADSPH7818]

(8) टासदेवज कस्मन पंचायत-वा पक्षकारासुई व किला दिवशी न्यायतपणे हुजुमानसत किला आदेस असत्यार,प्रतिघटिचे गाल व पत्ता	1) नगर:-वी आर सॅकमार्ज् एनप्लपी वी भागीदार अजिम सी कंधवानी प्लॉट:-53, पत्ता:- 1, आदिवासा, सातकुण्ड प, मुंबई, 87 लिफिंग रोड, सातकुण्ड सेंट्रल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400054 फोन नं:-AASFP7316G 2) नगर:-वी आर सॅकमार्ज् एनप्लपी वी भागीदार अजिम सी कंधवानी प्लॉट:-49, पत्ता:- 1, आदिवासा, सातकुण्ड प, मुंबई, 87 लिफिंग रोड, सातकुण्ड सेंट्रल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400054 फोन नं:-AASFP7316G
(9) टासदेवज कस्मन टिल्वाफा दिमाज	12/09/2019
(10) टस नोंदणी केल्यापा दिनाज	23/09/2019
(11) अनुक्रमांक, रकम व पत्ता	10761/2019
(12) साजसभ्यासयामने मुद्रांक शुल्क	9493000
(13) साजसभ्यासयामने नोंदणी शुल्क	30000
(14) फंड	
मुद्रांक शुल्काची विचारता घेतलेला तयारीत:-	
मुद्रांक शुल्क जासयताना निघडलेला अनुषट:-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Developer A N W	Member [Signature]	Society A	Society [Signature]
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8285 78 103
२०२१

INDEX 2 SUPPLEMENTAL DEVELOPMENT AGREEMENT

9358514 20/05/2021 Note-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुपयग निबंधक सह दु.नि. अंचेरी 7 दस्त क्रमांक : 9358/2020 नोंदणी Regn 63m
गावाचे नाव : बांद्रा		
(1)मिनेर्याचे प्रकार	सप्लीमेंट्री अग्रिमेट	
(2)मोबदला	0	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्ट्याकार आकारणी देतो की पट्टेदार तें नमुद कराये)	0.0	
(4) भू-नायन,गोदहिसा व परतकसोप(अस्तप्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: दस्त क्र बदर18-10761-2019 नोंदणी दिनांक 17/09/2019 डेव्हलपमेंट अग्रिमेट चा सप्लीमेंटल अग्रिमेट—दस्तात नमूद केल्याप्रमाणे((C.T.S. Numb...	
(5) खोचकडे	0 चौ.मीटर	
(6)अकारणी किंवा गुंडी देण्यात असलेले तपस.		
(7) दस्तदेवज वलून देणा-पातितून देवणा-या पक्षकाराचे नाव किंवा दिवणी न्यायालयाचा हुकुमनामा किंवा अदेश अस्तप्यास,प्रतिवादिचे नाव व पत्ता.	11) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे घेत्येन माळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे घेत्येन ईस्ट एन्व्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AAAAM8609C 12) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद माळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद ईस्ट एन्व्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AAAAM8609C 13) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद माळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद ईस्ट एन्व्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AAAAM8609C 14) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद माळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद ईस्ट एन्व्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AAAAM8609C 15) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद माळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद ईस्ट एन्व्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AAAAM8609C 16) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद माळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद ईस्ट एन्व्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AAAAM8609C	



Developer	Member	Society	Society
A. N. W.	SKL.	A	AW

खर्च = ३५
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नं. - माळी नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि, ब्लॉक नं: सांताक्रुझ प, रोड नं: ईस्ट एरव्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 फोन नं:-AADPA6232F
 17) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभासद वैनेची एन जाकर वय:-68; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि, ब्लॉक नं: सांताक्रुझ प, रोड नं: ईस्ट एरव्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 फोन नं:-AAFFA4193D
 18). नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभासद अंकुर के बाह वय:-35, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि, ब्लॉक नं: सांताक्रुझ प, रोड नं: ईस्ट एरव्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 फोन नं:-AUEPS2852E
 19) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभासद कल्पिता कर्तविराज ये घोडाघर कश्यप बाह वय:-70; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि, ब्लॉक नं: सांताक्रुझ प, रोड नं: ईस्ट एरव्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 फोन नं:-AABPS6722L

(8) वस्तुधरने करून घेण्या-या पक्षाकारणे व क्रिया दिवाणी न्यायालयाचा सुट्ट्यानामा क्रिया आदेश, जसत्यस, प्रलियादिचे नाव व पत्ता	1) नाव:-बी आर लॅडगावर्स एतएलपी ये भागीदार जजय की वाघवली वय:-55; पत्ता:-प्लॉट नं. - , माळा नं: 1, इमारतीचे नाव: अशियाला, ब्लॉक नं: सांताक्रुझ प, रोड नं 87 लिफिंग रोड, महाराष्ट्र, मुंबई. पिन कोड:-400054 फोन नं:-AASFP7316G 2) नाव:-बी आर लॅडगावर्स एतएलपी ये भागीदार अशियाला वाघवली वय:-49, पत्ता:- 1, आशिपागा, सांताक्रुझ प, 87 लिफिंग रोड, सांताक्रुझ रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400054 फोन नं:-AASFP7316G
(9) वस्तुधरने करून दिल्याचा दिनांक	29/10/2020
(10) वस्तु नोंदणी केल्याचा दिनांक	12/11/2020
(11) अनुक्रमांक, खंड व पृष्ठ	9358/2020
(12) मालकी हक्काच्या बाबतचे मुद्रांक शुल्क	500
(13) मालकी हक्काच्या बाबतचे नोंदणी शुल्क	1000
(14) धरा	
मुद्रांक न्यायाळी विभागत घेतलेला तपशील -	
मुद्रांक शुल्क आकारताना नियमलेला अनुषंग -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Developer	Member	Society	Society
A. K. W	AKW	A	AKW

बदर - १५		
४८६५	०८	७३
२०२१		

Developer KYC

आयकर विभाग
INCOME TAX DEPARTMENT
P.B.LANDMARKS LLP



भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
AVINASH NIRANJAN WADHWANI



भारत सरकार
GOVT. OF INDIA

08/06/2016
Permanent Account Number
AASF7310G

HIRANJAN RAMCHAND WADHWANI

23/12/1976
Permanent Account Number
AAAPW2639D

A. N. Wadhvani
Signature



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नॉटरी क्रमांक / Enrolment No.: 1067/17021/00588

To
अविनाश निरंजन वाडवानी
Avinash Niranjn Wadhvani
SO Hiranjan Wadhvani
1st Floor Wadhvani House
17 Lokang Road
Old Ays Sams
Mumbai
Sambhu (West)
Mumbai Maharashtra - 400058
9620155438

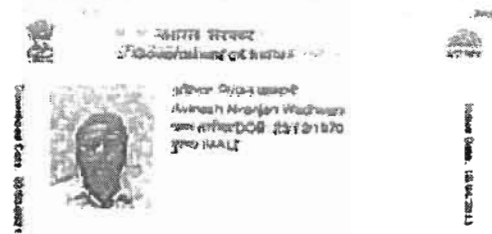


आपला आधार क्रमांक / Your Aadhaar No. :

2275 2211 3527

VID - 0174 2440 3827 9811

माझे आधार, माझी ओळख



2275 2211 3527

VID - 0174 2440 3827 9811

माझे आधार, माझी ओळख

Developer	Member	Society	Society
A. N. W	शके.	A	शके

बन्धन - १५		
४८८५	४८	५३

Society KYC

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

MANGAL MILAN CO OPERATIVE
HOUSING SOCIETY LIMITED



20/04/1981

Permanent Account Number

AAAAM8809C

20042007



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGRPP2263K



नाम / Name
ALPESH ARVIND PATEL

पिता का नाम / Father's Name
ARVIND H PATEL

जन्म की तारीख
Date of Birth
11/05/1978



21032011

AGB Application Specific System, Card
Not Valid unless Downloaded from e-Sign

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


NAVIN CHANDRASEN ASHAR

CHANDRASEN ASHAR

26/08/1944

Permanent Account Number
AADPA6232F

Signature



21032011

Developer A-NW	Member [Signature]	Society P	Society [Signature]
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Witness

बदर - १५		
४८५	५०	७३
२०२१		

भारत सरकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



मनिष मारुती म्हात्रे
Manish Maruti Mhatre
जन्म तारीख/DOB: 13/11/1994
पुल्ल/ MALE



9915 7732 9915

मेरा आधार, मेरी पहचान

भारतीय विनायक पत्र
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O मारुती म्हात्रे, भारत रहिवासी सेवा संघ,
गणेश हनुमान गल्ली, एस.बी.पाटिल मार्ग, गझर
बांध, सांताक्रुझ (वेस्ट), मुंबई, मुंबई.
महाराष्ट्र - 400054

Address:
S/O Maruti Mhatre, Bharat Rahiwasai Seva Sangh,
Ganesh Hanuman Galli, S.B.Patil Marg, Gazdhar
Bandh, Santacruz (west), Mumbai, Mumbai,
Maharashtra - 400054



9915 7732 9915



 1947
  aa@uidai.gov.in
 www.uidai.gov.in
 P.O. Box No. 1947, Bangalore-560 001

MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH02 20070098087
Valid TN 11-12-2026 (NT)

DOI 15-03-1996

DLR 10-04-2016
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

COV	DOV
LNV	15-03-1996
MCWG	10-03-1996

DOB 12-12-1978 BG B+

Name: ANUJ ZAVERI
S/E/W of PRAFUL ZAVERI
A/cd B-10M2-43, KHIRA NAGAR,
S V ROAD, BANTACRUZ (W),
MUMBAI.
PIN 400054

Signature & ID of Issuing Authority. MH02 2015465



Signature/Thumb
Impression of Holder

Developer	Member	Society	Society
A N W	SHY	A	SHY

बदर - २५		
४८६५	५१	७३
२०२१		

Member's KYC

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SMITA KASHYAP SHAH
KIKUBHAI CHANDRAMANI SHUKLA

22/12/1980
Permanent Account Number
AAKPS3041F

S.K. Shukla
Signature




भारत सरकार
Unique Identification Authority of India
Government of India

आधार क्रमांक / Aadhaar No: 1957 1100501005

1
Smita Kashyap Shah
W/O: Kikubhai Shah
Flat No 183 Kurla East Kurla East Inga Society,
11th Road
Kurla East,
Mumbai
Flat Colony Mumbai Mumbai
Mumbai-400057
9800011176

1957 1100501005 P



3573 2534 6101

आपला आधार क्रमांक / Your Aadhaar No

3573 2534 6101

सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

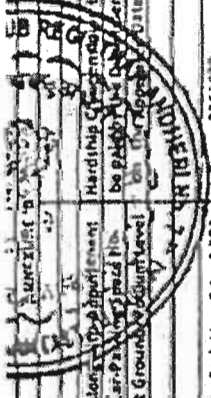
1957 1100501005 P



3573 2534 6101

सामान्य माणसाचा अधिकार

Developer A. N. W.	Member S.K.	Society A	Society Shukla
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Name	Residential Flat No.	Existing Floor	Carpet Area in New Building as per BAC Plans sq. ft.	Location on Upper Floor (above podium) in new Bldg.	Along the Perimeter Car Park Area (above podium) at Ground Level	Hardship Certificate No. (As per Section 19-B of the Act)	Date of Issuance	Commitment for Temporary Alternate Accommodation to be paid by the Developers for 12 months prior to the Appointed Date	Compensation for Temporary Alternate Accommodation to be paid by the Developers on the expiry of 10 months from the Appointed Date	Remarks
M. S. Shah	301	1	1064.13	1	Car Park Nos. S 1 + P 20	3331800	15/05/2011	806400	806400	An area admeasuring 15.72 sq. ft. carpet area at the entrance of both flats on each floor (which has been counted in the FSI) is for the use of both the flats. The carpet area of the combined flats (i.e. including the area common partition wall between the two flats and the said area of 15.72 sq. ft. is 1625 sq. ft.
Uday S. Shah	302	1	530.00	1	Car Park Nos. S 2	1636485		331600	331600	
Uday S. Shah	201	2	1064.13	2	Car Park Nos. S 14	3331800		806400	806400	
Anil Shah	202	2	530.00	2	Car Park Nos. S 13 + P 205	1636485		391600	391600	
Shah V. Dattaji, HUF Uday Shah	301	3	1064.13	3	Car Park Nos. S 3	3331800		806400	806400	
Uday Shah HUF	302	3	530.00	3	Car Park Nos. S 4 + P 202	1636485		391600	391600	
Devi A. Patel	401	4	1064.13	4	Car Park Nos. S 17 + P 204	3331800		806400	806400	
Indira Devi Patel	402	4	530.00	4	Car Park Nos. S 18	1636485		391600	391600	
Manish P. Memlani	501	5	1064.13	5	Car Park Nos. S 19 + P 214	3331800		806400	806400	
Uday R. Memlani	502	5	530.00	5	Car Park Nos. S 20	1636485		391600	391600	
Vinod Asha	601	6	1064.13	6	Car Park Nos. S 15 + P 206	3331800		806400	806400	
Uday R. Asha	602	6	530.00	6	Car Park Nos. S 16	1636485		391600	391600	
Uday R. Shah	701	7	1064.13	7	Car Park Nos. S 23 + P 201	3331800		806400	806400	
Uday R. Corporation	702	7	530.00	7	Car Park Nos. S 24	1636485		391600	391600	
Uday R. Corporation						2625000				
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in replying please quote No.
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. CHE/WS/0924/H/337(NEW)/IOD/1/New

MEMORANDUM

Municipal Office,

To,

Mr. Ajay C. Wadhvani C.A. to M/s. Mangal Milan Co-Op Housing Society Ltd.

Plot no. 198 of CTS no. G/516, Avenue Road, Santacruz (W).



With reference to your Notice 337 (New) , letter No. 2824 dated. 25/12/2019 and the plan Sections Specifications and description and further particulars and details of your buildings at proposed redevelopment of property bearing plot no. 198 of CTS no. G/516, of TPS - IV Santacruz (W), Mumbai - 54G/516 furnished to me under your letter, dated 25/12/2019. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the commencement certificate under section 44/69 (1)(a) of the M.R.T.P. Act shall not be obtained before starting the proposed work.
- 2 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.
- 3 That the low lying plot shall not be filled upto a reduced level of atleast 28.04 mtr. T.H.D. or 0.15 mtr. above adjoining road level whichever is higher with murum, earth, boulders etc. and shall not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4 That the Structural Engineer shall not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix) shall not be submitted by him.
- 5 That the revised CFO as per the IOD plan shall not be submitted.
- 6 That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout shall not be submitted before C.C.
- 7 That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand

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over the setback land free of compensation and that the setback handing over certificate shall not be obtained from Asst. Commissioner [H/W ward] that the ownership of the setback land shall not be transferred in the name of M.C.G.M. before OCC.

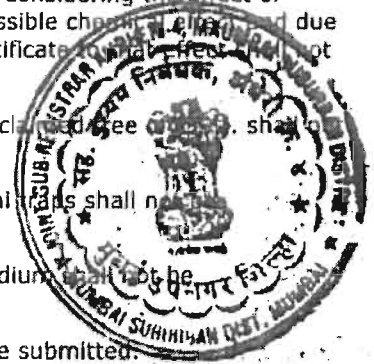
- 8 That the Registered Agreement with the existing tenant alongwith the list shall not be submitted before C.C.
- 9 That the consent letter from the existing tenants for the proposed additions/alterations in their tenement shall not be submitted before C.C.
- 10 That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance shall not be submitted before C.C./starting the work.
- 11 That the existing structure proposed to be demolished shall not be demolished or necessary Phase Programme with agreement shall not be submitted and got approved before C.C.
- 12 That the requirements of N.O.C. of (i) Reliance Energy /Tata Power/Adani power, [ii] S.G. [iii] P.C.O., [iv] S.C., [v] S.P. [vi] S.W.D., [vii] M.T.N.L., [viii] H.E. shall not be obtained and the requisitions if any shall be complied with before occupation certificate / B.C.C.
- That the qualified/registered site supervisor through architect/structural Engineer shall not be appointed before applying for C.C.
- That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [H/W Ward] shall not be submitted before applying for C.C.
- That the development charges as per M.R.T.P. (amendment) Act 1992 shall not be paid.
- That the registered undertaking in prescribed proforma agreeing to demolish the excess area if construction beyond permissible FSI shall not be submitted before asking for C.C.
- 17 That the requisite premium as Intimated shall not be paid before applying for C.C.
- 18 That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
- 19 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.
- 20 That the Janata Insurance Policy in the name of site or policy to cover the compensation claims arising out of workman's compensation Act 1923 shall not be taken out before starting the work and also shall not be renewed during the construction work.
- 21 That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.
- 22 That the soil investigation shall not be done and report thereof shall not be submitted with structural design.
- 23 That the building shall not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect shall be insisted.
- 24 That no main beam in R.C.C. framed structure shall not be less than 230 mm. wide. The size of

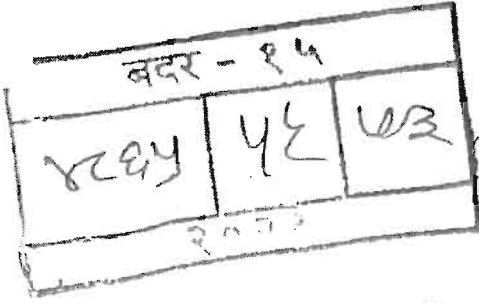
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the columns shall also not be governed as per the applicable I.S. Codes.

- 25 That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 26 That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
- 27 That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical attack and due care while constructing the same shall not be taken and completion certificate shall not be submitted from the Licensed Structural Engineer.
- 28 That the registered undertaking for not misusing the part , and area shall be submitted.
- 29 That the registered undertaking for water proofing of terrace and Nahani shall be submitted.
- 30 That the N.O.C. from E.E.[T&C] for parking layout in the basement / podium shall be submitted.
- 31 That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.
- 32 That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.
- 33 That the design for Rain Water Harvesting System from Consultant as per Govt. notification under Sec.37[2] of MR&T.P. Act, 1966 under No.TPB-4307/396/CR-24/2007/UD-11 dt.6/6/2007 shall not be submitted.
- 34 That the authorized Pvt .Pest Control Agency to give anti malaria treatment shall not be appointed in consultation with P.C.O.[K/West].
- 35 That the sheet piling along with diaphragm wall shall not be constructed taking all the precautionary measures under the strict supervision of registered Structural Engineer before actual work of basement is taken in hand after issue of C.C.
- 36 That the RUT shall not be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of RERA amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to RERA, shall be submitted.
- 37 That the debris removal deposit of Rs. 45,000/- or Rs. 22/- per sq.mtr. of the built up area, whichever is less shall not be paid before further C.C.
- 38 That the 'Debris Management Plan' shall not be got approved from Executive Engineer [Env.] and the conditions therein shall not be complied with.
- 39 That the N.O.C. from Collector - M.S.D. for excavation of land shall not be submitted.
- 40 That the labour welfare tax as per circular No. Dy.Ch.Eng/3663/BP (City) Dt. 30.9.2011 shall not be paid before asking for C.C.





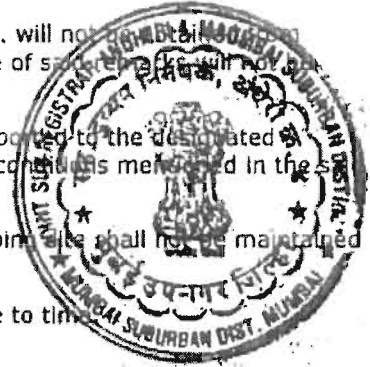
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- 41 The developer shall not submit the registered undertaking agreeing to comply with & follow all the rules, regulations, circulars, directives related to the safety of construction labors/workers, issued time to time by the department of building & other construction labours, Government of Maharashtra.
- 42 That the developer shall not intimate the prospective buyer and existing tenants regarding concessions availed for deficiency in open space, deficient parking space, etc. as well as not objecting neighbourhood development with deficient open spaces etc. and the clause shall not be incorporated in sale agreement so as to make aware prospective buyer/ members about deficient open space/maneuvering spaces.
- 43 That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micropiling etc. Instead of conventional jack and hammer to avoid nuisance damage. That the R.U.T. shall not be submitted by the developer stating that they shall not object in future for the development on adjoining plot with deficient open spaces and no clause shall be incorporated about deficient open spaces of proposed bldg. in the sale agreement of flats. to adjoining buildings.
That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall not be complied with and to that effect the mechanized parking equipped with safety measures shall be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCGM and its officers against any litigation, costs, damages, etc. arising out of failure of mechanized system /nuisance due to mechanized system to any person shall not be submitted.
That the R.U.T. shall not be submitted by the developer stating that fungible compensatory FSI for rehabilitation component shall not be used for sale component.
- 46 Registered undertaking shall not be submitted for payment of difference for fungible, open space deficiency or any type of premium retrospectively as & when demanded by M.C.G.M.
- 47 That the RUT shall not be submitted stating that the difference of payment for additional 50% FSI shall be paid and calculated as per the revision of rates by the Government from time to time as per the condition No.5 mentioned in Notification and circular before requesting for C.C.
- 48 That the R.U.T. shall not be submitted by the owner/developer for maintaining the noise levels as per the norms of Pollution Control Board.
- 49 That the R.U.T. shall not be submitted for not misusing the additional parking proposed for full potential of F.S.I. and shall count the same in FSI or shall be handed over to M.C.G.M. free of cost, if the building is not constructed for full potential.
- 50 That the RUT shall not be submitted by the Owner/Developer before requesting for full C.C. for submitting self declaration in respect of installing composting pit/comprising machine/bio-mechanism system for processing of we waste generated at project site as per Circular u/No.CHE/DP/00024/Gen dated 02.04.2016.
- 51 That the dry and wet garbage shall not be separated and the wet garbage generated in the building shall not be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall not be incorporated by the Developer, as per the circular No.CHE/DP/00024/GEN dt.02.04.2016.
- 52 That the work shall not be carried out between sunrise and sunset between 6.00 am to 10 pm only in accordance with Rule 54(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed. (as per circular No.CHE/DP/7749/Gen dtd.07.06.2016.

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- 53 That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15/03/2018 in Dumping Ground case shall not be complied with before starting demolition of structures and/or starting any construction work.
- 54 That adequate safeguards in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall not be deposited at designated sites as approved by MCGM.
- 55 That the necessary remarks for training of nalla/construction of S.W.D. will not be submitted to Dy.Ch.E.(S.W.D.)City & Central cell, before plinth C.C. and compliance of same shall not be insisted before granting full C.C. for the building.
- 56 The construction and Demolition waste shall not be handled and transported to the designated unloading site as approved by E.E.(S.W.M.) vide NOC comply with all conditions mentioned in the NOC.
- 57 That the record of C & D generated & transported on designated dumping site shall be maintained and uploaded on MCGM Auto DCR system
- 58 That the SWM NOC and Bank guarantee shall be revalidated from time to time



C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.
- 2 That N.O.C. from Civil Aviation department shall not be obtained for the proposed height of the building.
- 3 That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.
- 4 That the N.O.C. from A.A. & C. [H/West] shall not be submitted.
- 5 That the plinth stability certificate from R.C.C. consultant shall not be submitted.
- 6 That the work-start notice shall not be submitted.
- 7 That C.C. shall not be granted beyond plinth level unless the concerned owner / builder satisfies the competent authority that he has moved the concerned authorities / utilities for providing connection in this regard & advance connection [not commissioned] is taken as per the specifications.
- 8 That the testing of building material to be used on the subject work shall not be done and results of the same shall not be submitted periodically.
- 9 That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in proforma.
- 10 That the A.M.S.L. of the completed work upto plinth/stilt/podium level, as applicable, shall not be verified and submitted
- 11 That the monthly status report shall not be submitted regularly.

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. tank etc. for Nursing home, user shall not be provided and that the drainage system or the residential part of the building shall not be affected.

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- 2 That some of drains shall not be laid internally with C.I. pipes.
- 3 That the dust bin shall not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
- 4 That the surface drainage arrangement shall not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate shall not be obtained and submitted before applying for occupation certificate/B.C.C.
- 5 That the 10' wide paved pathway upto staircase shall not be provided.
- 6 That the surrounding open spaces, parking spaces and terrace shall not be kept open and unbuilt upon; and shall not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 7 That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
- 8 That the carriage entrance shall not be provided before starting the work
- 9 That the parking spaces shall not be provided as per D.C.R. No.36.
- 10 That B.C.C. shall not be obtained and IOD and debris deposit etc. shall not be claimed for refund within a period of six years from the date of occupation.
- 11 That every part of the building constructed and more particularly overhead water tank shall not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 12 That the owner/developer shall not hand over the possession to the prospective buyer before occupation permission.
- 13 That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.
- 14 That the Infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.
- 15 That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.
- 16 That the necessary arrangement of borewell shall not be made/provided and necessary certificate to that effect from the competent authority shall not be obtained before C.C.
- 17 That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 Sq.Mts. as per Govt. notification under Sec.37[2] of M.R.T.P. Act, 1966.
- 18 That the requisition from fire safety point of view as per D.C.R.91 shall not be complied with.
- 19 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/Individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 20 That the Drainage Completion Certificate shall not be submitted.
- 21 That the Lift Inspector's completion certificate shall not be submitted.
- 22 That the structural stability certificate shall not be submitted.
- 23 That the Site Supervisor's completion certificate shall not be submitted.

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- 24 That the smoke test certificate shall not be submitted.
- 25 That the water proofing certificate shall not be submitted.
- 26 That the N.O.C. from A.A. & C. [H/W] shall not be submitted.
- 27 That the final completion certificate from C.F.O. shall not be submitted.
- 28 That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted.
- 29 That the payment towards the difference in pro-rata cost of C.C. road and asphalt road for road width of 18.30 mtrs. and above shall not be made in the office of Dy. Chief Engineer [Roads] before applying for occupation.
- 30 That the Energy Conservation Systems as stipulated vide circular under No. CH/WS/1063 dt.16/06/2008 shall not be complied with.
- 31 That the list of documents required to be scanned and legible scanned images shall not be submitted.
- 32 That the A.M.S.L. of completed work (top of building) shall not be verified and submitted.



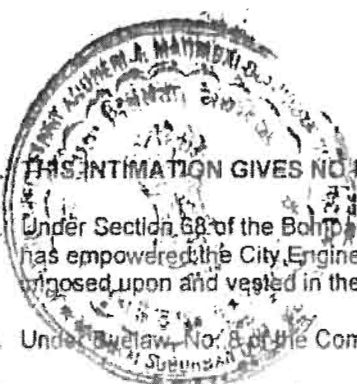
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- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
 () That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 14 March day of 2022 but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.



Executive Engineer, Building Proposals,
Zone, Wards.

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
3. Under Byelaw No. 8 of the Commissioner has fixed the following levels :-
 "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-
 a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street
 b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
 c) Not less than 92 ft. ([TownHall]) above Town Hall Datum.
4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.
5. Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District

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before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.



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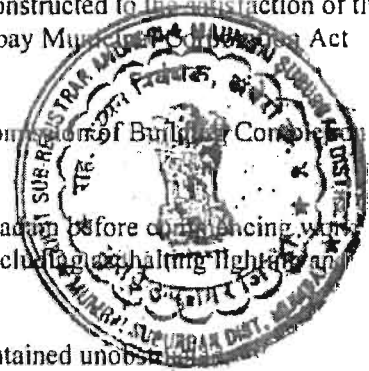
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- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storage of constructional material shall be demolished before submission of building completion certificate and certificate issued by Architect submitted along with the building completion certificate.
 Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
 Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.

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- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including halting light and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event f your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.



बदर - १५		
४८६५	६४१०३	
२०१९		

No. CHE/WS/0924/H/337(NEW)/IOD/1/New

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.

26) It is to be understood that the foundations must be excavated down to hard soil.

27) The positions of the nahans and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.

29) No new well, tank pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.

30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.

31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.

- 32) a Louvres should be provided as required by Bye0law No. 5 (b)
- b Lintels or Arches should be provided over Door and Windows opening
- c The drains should be laid as require under Section 234-1(a)
- d The inspection chamber should be plastered inside and outside.

33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.

बदर - १५		
२२५	६५	७३
२०२१		

No. CHE/WS/0924/H/337(NEW)/IOD/1/New

Executive Engineer, Building Proposals
Zones wards.

CHE/WS/0924/H/337(NEW)/IOD/1/New



Copy To :- 1. SUSHANT SHIDU VARAK
B/103, B-17, Anand building
Sai road, Goregaon (East)

2. Asst. Commissioner H/W Ward.
3. A.E.W.W. H/W Ward,
4. Dy. A & C. Western Suburb I
5. Chief Officer, M.B.R. & R. Board H/W Ward .
6. Designated Officer, Asst. Engg. (B. & F.) H/W Ward ,
7. The Collector of Mumbai

✓
Name : Vijay Shankar
Tawde
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date : 15-Mar-2021 11:46:14

बदर - ३५		
४८५	६६	०३
२०२१		



(1)

गृहभेट क्र. ४८/२०२१

दस्तक. ४८६५/२०२१

दस्तावेज नोंदीस हजर दि. २०/५/२०२१

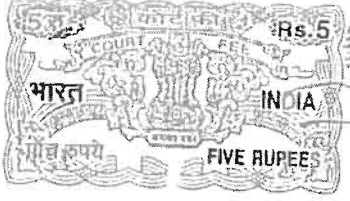
गृहभेट दि. २०/५/२०२१

कार्यालयीन वेळे नंतर

५.५२ ते ६.१३ दरम्यान

दुय्यम निबंधक कार्यालय
(सनद क्र. ८)

दुय्यम निबंधक कार्यालयात दस्त नोंदणीस सादर करण्यासाठी किंवा कबुलीजबाब देण्यासाठी, दुय्यम निबंधक यांची गृहभेट मिळण्याकरिता अर्ज.



अर्जदाराचे नाव Mrs. Smita K. Shah

पत्ता Plot No. 18a, Kukul
Kunj, Laxmi Nagar - Khar-52

दूरध्वनी क्र. (असल्यास) _____

भ्रमणध्वनी क्र. (असल्यास) 9820156133

ई-मेल (असल्यास) _____

दिनांक 26/5/2021

प्रति,
दुय्यम निबंधक, Amalner-4
पत्ता MTNL
Khar-52

सदरचा अर्ज मंजूर करण्यात आला असून
सदरच्या पर्याय करारनामा मधील कबुली
जबाब गृहभेट देऊन दि. २०/५/२०२१
रोजी कार्यालयीन वेळे नंतर घेण्यात
आईल

विषय - गृहभेट देणेबाबत.

महोदय,

सं. सो. मानबाव
सह. दुय्यम निबंधक, अंधेरी क्र. ४,
मुंबई उपनगर विस्तार आर्.
ठिकाणचा रहिवासी आहे.

मी श्री / श्रीमती Smita Shah रा. Khar-52 या
मला Altanet या शीर्षकाचा दस्त आपल्या कार्यालयात नोंदणीसाठी सादर करावयाचा आहे / सदर
दस्तासंदर्भात कबुलीजबाब द्यावयाचा आहे. परंतु मी Medical (Covid pandemic) अजाराने
ग्रस्त असल्याने आपल्या कार्यालयात समक्ष येऊन सदर दस्त नोंदणीसाठी सादर करू शकत नाही / सदर
दस्तासंदर्भात कबुलीजबाब देऊ शकत नाही. त्याबाबतचे वैद्यकीय प्रमाणपत्र सोबत जोडले आहे.

तरी माझ्या वरील पत्त्यावर गृहभेट देवून सदर दस्त नोंदणीस स्विकारावा / सदर दस्तासंदर्भातील
माझा कबुलीजबाब नोंदवावा, ही विनंती.

गृहभेटीसाठी आवश्यक असणारी फी भरण्यास व गृहभेटीच्या प्रक्रियेचे स्वखर्चाने व्हिडीओ शूटींग
करून त्याची सीडी आपल्या कार्यालयास देण्यास तयार आहे.

सोबत जोडलेली कागदपत्रे -

- 1) Dr. Certificate.
- 2) _____



आपला / आपली विश्वासू
सही/-
(नाव)

सह दुय्यम निबंधक अंधेरी क्र. ४

नाव :- Smita Shah

आवक क्र. ४२२ दिनांक २०/५/२०२१

सही



S.K. Shah

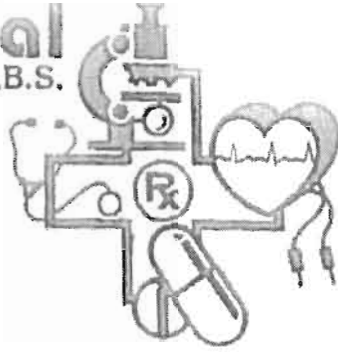
बंदर - १५		
४८६५	२६	७३
२०२१		

बदर - १५		
१७९५	६६	७३
२०२		



Dr. R. K. Dalal
M.B.B.S.

Regd. No. 36149



D-1/4, Khira Nagar, S. V. Road,
Santacruz (W), Bombay-400 054.

बदर - १५		
४८५	६२	७३
२०२१		

This is to certify hereby that Mrs. Smita Kashyap Shah, age 69 yrs.,
with PAN no. AAKPS3041F, has been suffering from severe general
debility due to ageing & hypertension. She is advised not to go out of
the house in covid pandemic times. She is advised to be at home
only.

Dr. R. K. Dalal

Dr R K Dalal.
MBBS.
Regd. No. 36149.

Date: 25/5/21

DR. R. K. DALAL
Regd. No. 36149 M.B.B.S.
D-1/4, Khira Nagar, S. V. Road,
Santacruz (W), Mumbai-400 054.



1000



छायाचित्रण करणाऱ्याचा जबाब

दिनांक : 26/05/2025

मी, शशिना लुकाराम ठेंदसकर

राहणार 4/1/डी.पिडिअर्यवाडी, पोल-33 मोबाईल नं. 9833398713

आद्वारे घोषित करत आहे की रिश्ता कश्यप शाह

पत्ता प्लॉट नं. 9-10, कुकुल कुडा, लक्ष्मी नगर, ग्याट यांचे

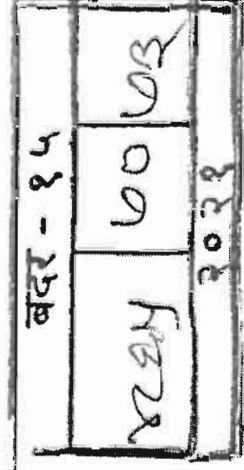
विनिंती नुसार त्यांच्या कबुलीजबाबाचे पयगी झोगीचा कार दरस्तीचे
(8/8/2024)

(शासकीय कामकाजाकरिता) छायाचित्र केले आहे. त्यानुसार छायाचित्राच्या 3 सीडी सह दुय्यम

निबंधक अंधेरी क्र.4 यांच्याकडे मी जमा केल्या आहेत.

आपला विश्वासू,

Ambarish
जमिंदार





4044865

गुन्वारा, 27 मे 2021 1:26 ब.न.

स्त गोपवारा भाग-1

बदर 15

दस्ता क्रमांक: 4865/2021

दस्ता क्रमांक: बदर 15/4865/2021

बाजार मूल्य: रु. 5,41,787/-

भाजदस्ता: रु. 7,63,400/-

गणनेल मद्रांक शुल्क: रु. 38,500/-

नोदणी फी माफी अगल्यास नपटाल :-

1) Fee Adjustment * Fee Adjustment (yashada trainin.g) code added for keeping tack of adjusted fees

द. नि. गज द. नि. बदर 15 याने वातां न्यास

पावती: 5272

पावती दिनांक: 27/05/2021

अ. क्र. 4865 वा दि 27-05-2021

सादरकरणागचे नाव: मेसर्स पी आर लॅन्डमार्क्स एल एल पी चे पार्टनर अदिनाश बाधवानी

पेजी 1 23 म.न. वा. हजर केला

नोदणी फी

रु. 7800.00

दस्ता ह्यावाळणी फी

रु. 1100.00

गृहभेट फी

रु. 300.00

पृष्ठांची मंख्या: 55

दस्ता हजर करणाऱ्याची मनी.

कमी घडलेली पाने 12

रु.:- 360/- इ.पा.क्र. 5312 / 2021

एफण: 9200.00

अनचे वसूल करण्यात आली.

[Handwritten Signature]

सह. द. नि. अधी-4

[Handwritten Signature]

सह. द. नि. अधी-4

**सह. दुय्यम निबंधक, अंधेरी क्र. ४
मुंबई उपनगर जिल्हा**

रस्त्याचा प्रसार: ययांणी जसेचा प्रसार

पत्रात शून्य (एच) कोणत्याही मद्रा-भाजदस्ता किंवा इतर किंवा स्वातंत्र्य अगल्यास कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-बंड (दोन) मध्ये नपट व करल्या कोणत्याही माफी धरून

दिनांक 1 27 / 05 / 2021 01 : 33 40 PM ची वेळ: (सादरीकरण)

दिनांक 2 27 / 05 / 2021 01 : 35 16 PM ची वेळ: (फी)

बदर - १५		
४८६५	७५	७३
२०२१		

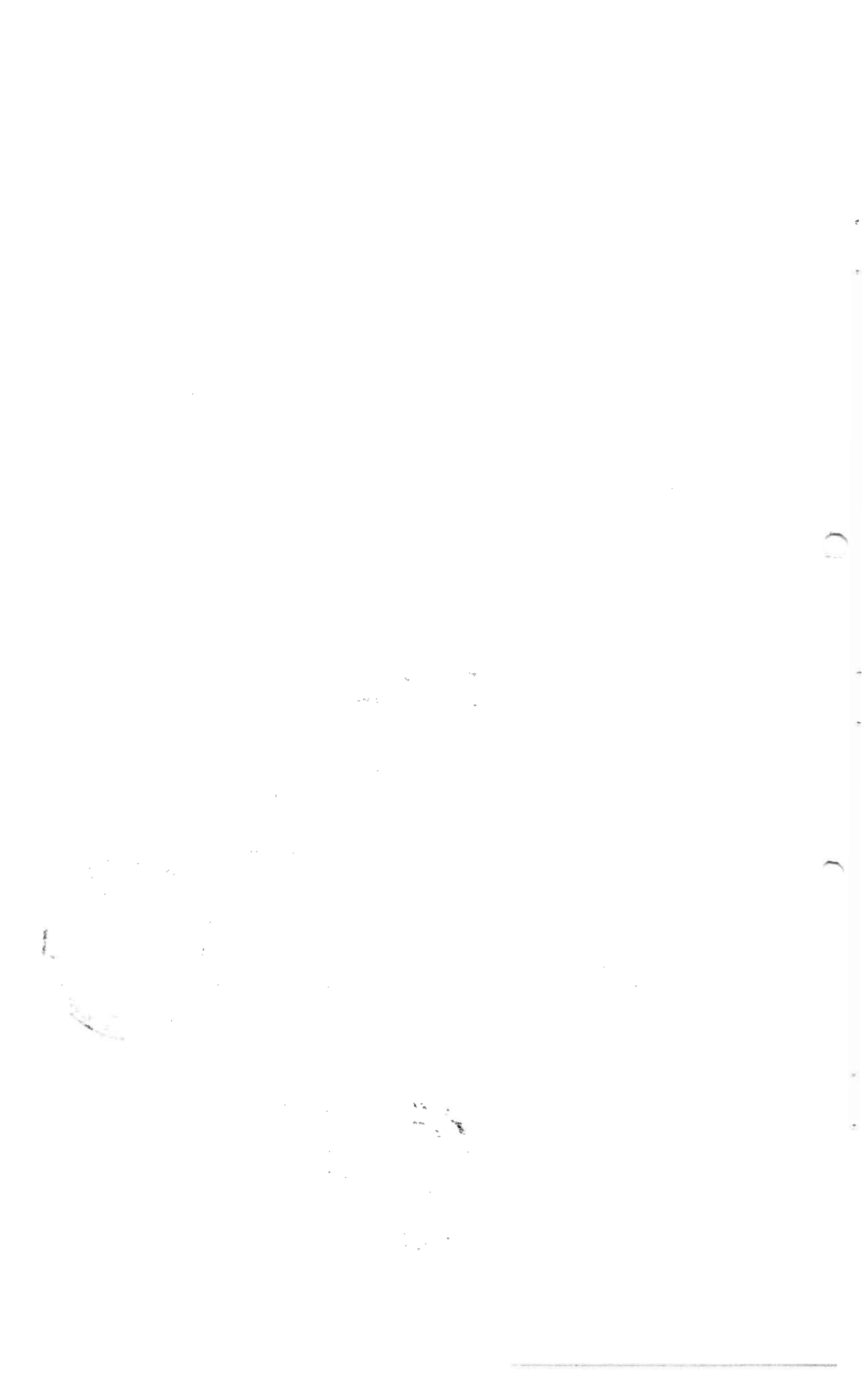
प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोदणी बाबत ११.०२ अंतर्गत अगल्यास तरतुदीनुसारच नोदणीत दाखल केला आहे. या नोदणीत कोणत्याही प्रकारचा त्रुटि किंवा त्रुटि नसल्याची सत्यता, वैधता कायदेशीरपणे जात्याबदार राहतील.

A. P. Wadhwa S.K. Ghosh

लिहून देणारे : लिहून घेणारे :







27/05/2021 11:53:17 PM

दस्तावेज प्रकार भाग-2

वर्कर 15

दस्तावेज क्रमांक: 4865/2021

दस्तावेज क्रमांक: वर्कर 15/4865/2021

दस्तावेजाचा प्रकार: -पार्याची जागेचा वारदा

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा छपा
1	नाव: मिशन कॅम्प साइट पत्ता: प्लॉट नं. 101, माळा नं. 1, उमावतीचे नाव: मंगल मिशन सीमन्स व्हीपीएच, प्लॉट नं. 101, माळा नं. 1, उमावतीचे नाव: मंगल मिशन उमठ मॅन्स्यु, प्लॉट नं. 101, माळा नं. 1, उमावतीचे नाव: मंगल मिशन पिन नं. AAAPS3041F	विहल देणार वय: -68 स्वाधरी:-		
2	नाव: मंगल मिशन सीमन्स व्हीपीएच पत्ता: प्लॉट नं. 87, माळा नं. 1, उमावतीचे नाव: अशियाता, प्लॉट नं. 87, माळा नं. 1, उमावतीचे नाव: अशियाता, उमठ मॅन्स्यु, प्लॉट नं. 87, माळा नं. 1, उमावतीचे नाव: अशियाता, पिन नं. AASFP731EG	विहल देणार वय: -50 स्वाधरी:-		
3	नाव: मंगल मिशन सीमन्स व्हीपीएच पत्ता: प्लॉट नं. 1, माळा नं. 1, उमावतीचे नाव: - प्लॉट नं. 1, माळा नं. 1, उमावतीचे नाव: - उमठ मॅन्स्यु, प्लॉट नं. 1, माळा नं. 1, उमावतीचे नाव: - पिन नं. AAAAME609C	मान्यता देणार वय: -42 स्वाधरी:-		
4	नाव: मंगल मिशन सीमन्स व्हीपीएच पत्ता: प्लॉट नं. 1, माळा नं. 1, उमावतीचे नाव: - प्लॉट नं. 1, माळा नं. 1, उमावतीचे नाव: - उमठ मॅन्स्यु, प्लॉट नं. 1, माळा नं. 1, उमावतीचे नाव: - पिन नं. AAAAME609C	मान्यता देणार वय: -76 स्वाधरी:-		

A. N. Badhwa

[Signature]

[Signature]

वर्कर - १५

४८५ ७२ ७३

२०२१

पार्याची जागेचा वारदा

शेवटचा

दस्तावेजाचा प्रकार: -पार्याची जागेचा वारदा

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा छपा
1	नाव: अनंत शिंदे वय: 44 पत्ता: सी-10/42-43 सीमन्स व्हीपीएच, प्लॉट नं. 101, माळा नं. 1, उमावतीचे नाव: मंगल मिशन पिन नं. 400054	स्वाधरी		
2	नाव: मनीषा मारुती शिंदे वय: 26 पत्ता: मंगल मिशन सीमन्स व्हीपीएच, प्लॉट नं. 101, माळा नं. 1, उमावतीचे नाव: मंगल मिशन पिन नं. 400054	स्वाधरी		

[Signature]

[Signature]

शेवटचा क्र. 4 ची वेळ: 27 / 05 / 2021 01 : 44 : 02 PM

दस्तावेजाचा प्रकार

Payment Details.

sr	Purchaser	Type	Verification no/Vendor	Amount	Used At	Deface Number	Deface Date
1	PR LANDMARKS LLP	eChallan	030061720210520000	7800	SD	0000741978202122	27/05/2021
2		DHC	601292103581	300	RF	2605202103581D	27/05/2021
3		eChallan	030061720210520000	300	RF	0000741983202122	27/05/2021
4	PR LANDMARKS LLP	eChallan	MHC01343429202122M	7800	RF	0000741978202122	27/05/2021



[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





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दस्तावेज संख्या-2

बदर-15
दस्तावेज संख्या-4865/2021

दस्तावेज संख्या-बदर-15/4865/2021

दस्तावेज प्रकार - मारपीत जाण्याचा वार

अ.क्र. मारपीत जाण्याचा वार प्रती
 1 ताबे मिळाले असून ताबे
 गुणवत्ता क्रमांक: 101, आकार: 1, उमांगीचे नाव: प्रमल निजम
 गुणवत्ता क्रमांक: 101, आकार: 1, उमांगीचे नाव: प्रमल निजम
 सीलनाम सीलनाम: 198 हा सीलनाम 198 हा सीलनाम 198 हा सीलनाम
 उमर: 68
 पत्ता: मारपीत जाण्याचा वार, मारपीत जाण्याचा वार, मारपीत जाण्याचा वार, MUMBAI.
 स.क. 8lah.

अपत्याचा ठसा



2 ताबे मिळाले असून ताबे
 गुणवत्ता क्रमांक: 101, आकार: 1, उमांगीचे नाव: प्रमल निजम
 गुणवत्ता क्रमांक: 101, आकार: 1, उमांगीचे नाव: प्रमल निजम
 सीलनाम सीलनाम: 198 हा सीलनाम 198 हा सीलनाम 198 हा सीलनाम
 उमर: 68
 पत्ता: मारपीत जाण्याचा वार, मारपीत जाण्याचा वार, मारपीत जाण्याचा वार, MUMBAI.
 स.क. 8lah.

3 ताबे मिळाले असून ताबे
 गुणवत्ता क्रमांक: 101, आकार: 1, उमांगीचे नाव: प्रमल निजम
 गुणवत्ता क्रमांक: 101, आकार: 1, उमांगीचे नाव: प्रमल निजम
 सीलनाम सीलनाम: 198 हा सीलनाम 198 हा सीलनाम 198 हा सीलनाम
 उमर: 68
 पत्ता: मारपीत जाण्याचा वार, मारपीत जाण्याचा वार, मारपीत जाण्याचा वार, MUMBAI.
 स.क. 8lah.

4 ताबे मिळाले असून ताबे
 गुणवत्ता क्रमांक: 101, आकार: 1, उमांगीचे नाव: प्रमल निजम
 गुणवत्ता क्रमांक: 101, आकार: 1, उमांगीचे नाव: प्रमल निजम
 सीलनाम सीलनाम: 198 हा सीलनाम 198 हा सीलनाम 198 हा सीलनाम
 उमर: 68
 पत्ता: मारपीत जाण्याचा वार, मारपीत जाण्याचा वार, मारपीत जाण्याचा वार, MUMBAI.
 स.क. 8lah.

बदर - १५
 XCEY 03 03
 मारपीत जाण्याचा वार



मारपीत जाण्याचा वार प्रती

दिनांक: 27/05/2021 01:13:35 PM

अपत्याचा ठसा

1 ताबे मिळाले असून ताबे
 गुणवत्ता क्रमांक: 101, आकार: 1, उमांगीचे नाव: प्रमल निजम
 गुणवत्ता क्रमांक: 101, आकार: 1, उमांगीचे नाव: प्रमल निजम
 सीलनाम सीलनाम: 198 हा सीलनाम 198 हा सीलनाम 198 हा सीलनाम
 उमर: 68
 पत्ता: मारपीत जाण्याचा वार, मारपीत जाण्याचा वार, मारपीत जाण्याचा वार, MUMBAI.
 स.क. 8lah.

2 ताबे मिळाले असून ताबे
 गुणवत्ता क्रमांक: 101, आकार: 1, उमांगीचे नाव: प्रमल निजम
 गुणवत्ता क्रमांक: 101, आकार: 1, उमांगीचे नाव: प्रमल निजम
 सीलनाम सीलनाम: 198 हा सीलनाम 198 हा सीलनाम 198 हा सीलनाम
 उमर: 68
 पत्ता: मारपीत जाण्याचा वार, मारपीत जाण्याचा वार, मारपीत जाण्याचा वार, MUMBAI.
 स.क. 8lah.

दिनांक: 27/05/2021 01:44:02 PM

अपत्याचा ठसा

Sr	Purchaser	Type	Verification no/A tender	Used AI	Deface Number	Deface Date
1	PR LANDMARKS LLP	eChallan	03086174021062000037	सो. मारपीत जाण्याचा वार	2605202103581D	27/05/2021
2		DHC		RF	2605202103581D	27/05/2021
3		eChallan		RF	0000741983202122	27/05/2021
4	PR LANDMARKS LLP	eChallan		RF	0000741976202122	27/05/2021



SD: Stamp Duty [RF: Registration Fee] [DHC: Document Handling Charges]

100

100



28/05/2021

मूची क्र 2

दुय्यम निबंधक : सह नृ नि अंधेरी -4

दस्तावेज क्रमांक: 4865/2021

नोंदणी

Regn 63m

गावाचे नाव : बांद्रा

(1) दिनेशाना प्रकार	पदांची जागेचा प्रकार
(2) मोबदला	763400
(3) बाजारभावात (मांडपट्ट्याच्या बाबत) पट्ट्याकार आकारणी वेताची पट्टेदार ने नमुद करणे)	541787
(4) भू-सापत, पोटहिल्ला व घरकामांचे (अमन्यास)	1) पानिकेचे नाव मुंबई मनपा इतर वर्णन मदतिका नं 101, माळा नं 1 या मजला इमारतीचे नाव प्लेटीना विलडींग, मंगल मिलन मींगचएम सीमीटेड, ब्लॉक नं. मांताकुझ पश्चिम मुंबई 400054, रोड शरद चंद्र चटर्जी रोड, ईस्ट एंबेन्स, इतर माहिती: मोबत 2 काग्यापॉग नं नं S1 AND P 203. मदतिका सं 1078 02 चौ पुद काग्यात PU: KW2901790010000 ((C.T S. Number , G/516 ,))
(5) संतफळ	1) 120 18 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करत देणा या/निवृत्त ठेवणा-या पक्षकाराने नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्यास प्रतिवादिने नाव व पत्ता.	1) नाव -मेमने पी आर वेंटरमार्केट गज गज पी व पाटेल अविनाश बांधवानी वय -40; पत्ता -प्लॉट नं 87, माळा नं 1 मजला, इमारतीचे नाव आशियाना ब्लॉक नं. लीपींग रोड (विट्टलभाई पटेल रोड) रोड नं. मांताकुझ पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड -400054 पं नं AASFP7316G 2) नाव -मंगल मिलन मींगचएम सीमीटेड तर्फे बेचणूक अल्पथ ए पटेल वय -42, पत्ता प्लॉट नं -, माळा नं -, इमारतीचे नाव -, ब्लॉक नं शरदचंद्र चटर्जी रोड ईस्ट एंबेन्स, रोड नं: मांताकुझ पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400054 पं नं AAAAM8609C 3) नाव -मंगल मिलन मींगचएम सीमीटेड तर्फे बेचणूक नवीन सी अक्षय वय -76, पत्ता-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव -, ब्लॉक नं, शरदचंद्र चटर्जी रोड ईस्ट एंबेन्स, रोड नं: मांताकुझ पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400054 पं नं:AAAAM8609C
(8) दस्तावेज करत देणा-या पक्षकाराने व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्यास प्रतिवादिने नाव व पत्ता	1) नाव:- म्मिदा कचवप शत वय -68; पत्ता:- प्लॉट नं: 101, माळा नं -, इमारतीचे नाव मंगल मिलन मींगचएम सीमीटेड, ब्लॉक नं: फाटनल प्लॉट नं 198 टी पी एम 5 ईस्ट एंबेन्स, रोड नं: मांताकुझ पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400054 पं नं: AAKPS3041F
(9) दस्तावेज करत दिव्याचा दिनांक	27/05/2021
(10) दस्ता नोंदणी केल्याचा दिनांक	28/05/2021
(11) अनुक्रमांक, खट व पुद	4865/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	38500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	7800
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील :- मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवजानुसार आवश्यक नाही कारण या काग्याचा नोंदणी व दस्तावेजानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मूलभूत व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तावेज नोंदणीतंत्र सिद्धांत पत्रिका/ फर नोंदवही अद्ययावत करणे गरजेचे आहे
या व्यवहाराचे बिबन्स पत्र ई-मेल द्वारे वृहत्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे
आता हे दस्तावेज दाखल करण्यासाठी कार्यालयात न्वत: जाणेची आवश्यकता नाही

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of documents.
Details of this transaction have been forwarded by Email (dated 28/05/2021) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

सह दुय्यम निबंधक, अंधेरी क्र 4

मुंबई उपनगर जिल्हा

Payment Details

Sr	Purchase	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Daface Number	Daface Date
1	PR LANDMARKS LLP	eChallan	03006172021052000037	MH001343429202122M	38500.00	SD	0000741978202122	27/05/2021
2		DHC		2605202103581	1100	RF	2605202103581D	27/05/2021
3		eChallan		MH001482859202122P	300	RF	0000741983202122	27/05/2021
4	PR LANDMARKS LLP	eChallan		MH001343429202122M	7800	RF	0000741978202122	27/05/2021

[SD Stamp Duty] [RF Registration Fee] [DHC Document Handling Charges]



दरम दरम आत्मना
12:04
28/05/2021