

301

LALBHAI VADILAL DALAL
(HUF)

9

ICASHYAP. LALBHAI 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

401/4867

पावती

Original/Duplicate

Thursday May 27, 2021

वाचणी क्र 39M

1:31 PM

Regn 39M

पावती क्र.: 5274 दिनांक 27/05/2021

वाचान नाच बांडा

देयकाचा अचानांक क्र. 15-4867-2021

व्यवसाय नाच : 15-4867-2021

वाचन करणाऱ्याचा नाच : मेमर्स फी आणि कॉन्ट्रिब्यूटर्स एन्ड एल फी चे पार्टनर अविनाश वाघचवानी

वैद्यकीय फी	₹ 7800.00
दरमिती फी	₹ 1100.00
गृहभेट फी	₹ 300.00
पत्रांची संख्या: 55	

एकूण: ₹ 9200.00

वाचणाने पावत घ्यावे. थोडक्यात मिट घेता - संवाद

1:49 PM द्या वॉलेट मिळेल

मह. दि. 27/05/2021

वाचण मूल्य: ₹ 541787/-

मोबदला क्र. 763400/-

भरलेले मुद्रांक शुल्क : ₹. 38500/-

स. स. पावती
सा. दुय्यम निदेशक, अयेरी क्र. ४५
दुय्यम उपनगर विस्तार

1) देयकाचा प्रकार: DHC रकम: ₹.1100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2605202103606 दिनांक: 27/05/2021

वॉलेट नाच व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001485247202122P दिनांक: 27/05/2021

वॉलेट नाच व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001343530202122M दिनांक: 27/05/2021

वॉलेट नाच व पत्ता:

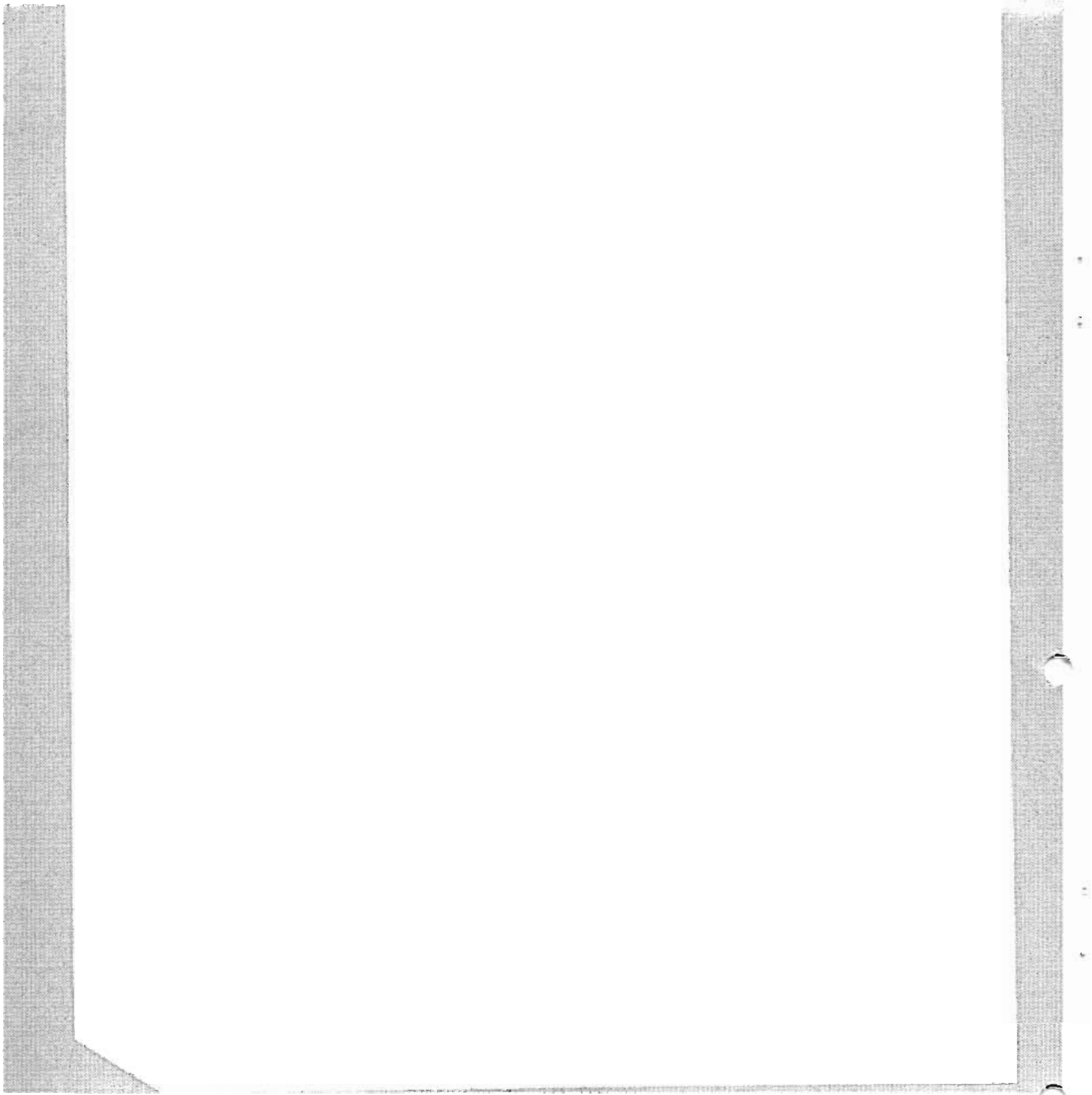
नोंदणी फी माफी अमल्याम तपशिल :-

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

A. N. Wadhwa

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 28 MAY 2021





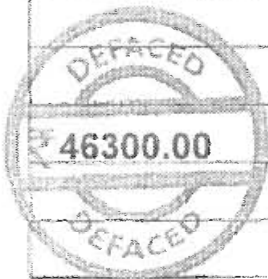


CHALLAN
MTR Form Number-6

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GRN	MH001343530202122M	BARCODE	Date		19/05/2021-23 46 30	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4	PAN No (If Applicable)	AASF7316G				
Location	MUMBAI	Full Name	PR LANDMARKS LLP				
Year	2021-2022 One Time	Flat/Block No.	Flat No. 301 3rd Floor, PLATINA building, Mangal				
Account Head Details		Amount in Rs.	G				
0030045501	Stamp Duty	38500 00	Road/Street	Shrad 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-AAEHD2598 Second Party Name = Lalbhai Kashyap Dalal HUF and Kashyap Lalbhai Sh...			
				Kashyap Lalbhai Sh...			
			Amount in Words	Forty Six Thousand Three Hundred Rupees Only			
Total		46 300 00					
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref No	03006172021052000040 200521M579296			
Cheque/DD No.		Bank Date	RBI Date	20/05/2021-12:59:20 21/05/2021			
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK				
Name of Branch		Scroll No. , Date	1, 21/05/2021				
Department ID	Signature Not Verified			Mobile No		9820155439	
NOTE: This challan is valid only for registered in Sub Registrar office only. Not valid for unregistered document.							
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03 Date: 2021.05.27 15:30:01 IST Reason: Secure Location: India							
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount		
1	(S)-401-4567	0060742232202122	27/05/2021-13:30:36	IGR189	7800 00		



GRN : MH001343530202122M Amount : 46 300 00

Bank : PUNJAB NATIONAL BANK

Date : 19/05/2021-23 46 30

2	(S)-401-4867	0000742232202122	27/05/2021-13 30 36	IGR189	38500 00
Total Defacement Amount					46,300 00

बदर - १५		
SCD	2	03



Signature Not Verified

Digital signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2021 05 27
15 30 01 IST
Reason: Secure Document
Location: India

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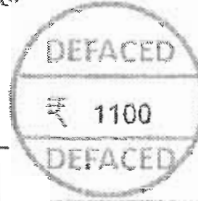


Document **H**andling **C**harges
 Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2605202103606	Receipt Date	27/05/2021
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Received from LALBHAI VADHILAL DALAL HUF, Mobile number 9820156133, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered on Document No 4867 dated 27/05/2021 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District



Payment Details

Bank Name	sbiepay	Payment Date	26/05/2021
Bank CIN	10004152021052602946	REF No.	202114675458583
Deface No	2605202103606D	Deface Date	27/05/2021

This is computer generated receipt hence no signature is required







CHALLAN
MTR Form Number-6



GRN	MH001465247202122P	BARCODE	[Barcode]		Date	25/05/2021-11:06:57	Form ID	
Department				Inspector General Of Registration				
Type of Payment				Registration Fee 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				
Full Name				Kashyap L Shah				
Flat/Block No.				Flat 301				
Premises/Building				Mangal Milan CHS				
Road/Street				Santacruz West				
Area/Locality				Santacruz West				
Town/City/District								
PIN				4 0 0 0 5 4				
Remarks (If Any)				PAN2=AASFP7316C <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p style="text-align: center;">बदर - १५</p> <p style="text-align: center;">४०००५४</p> </div>				
Amount In				Three Hundred Rupees Only				
Total				300.00				
Words								
Payment Details				STATE BANK OF INDIA				
FOR USE IN RECEIVING BANK								
Cheque/DD Details				Bank CIN Ref. No. 10000502021052500410 2518533645939				
Cheque/DD No.				Bank Date RBI Date 25/05/2021-11:08:02 Not Verified with RBI				
Name of Bank				Bank-Branch STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date				

Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration of documents.
 सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करायलाय्या दस्तावेजांची लागू आहे . नोंदणी करायलाय्या दस्तावेजांची सदर कार्यालयात नोंदणी करता येणार नाही .



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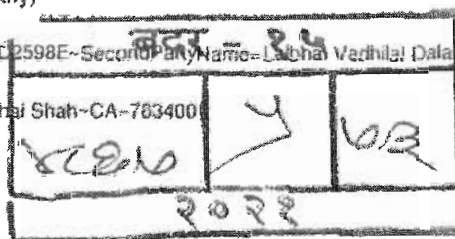
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CHALLAN
MTR Form Number-6



GRN	MH001343530202122M	BARCODE	Date		19/05/2021-23:46:30	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.	Mangal			
Year	2021-2022 One Time		Premises/Building	Milan Ltd, C.T. No. 516 of Village Bandra			
Account Head Details		Amount In Rs.	Road/Street	Sharad Chandra Chaitanya Road (East Avenue), Santacruz West, MUMBAI			
0030045501	Stamp Duty	38500.00	Area/Locality	MUMBAI			
0030063301	Registration Fee	7800.00	Town/City/District	MUMBAI			
			PIN	4 0 0 0 5 4			
			Remarks (If Any)	PAN2-AAEHL2598E-Second Party Name- Lalbhai Vadhilal Dalal HUF and Kashyap Lalbhai Shah-CA-783400			
			Amount In	Forty Six Thousand Three Hundred Rupees Only			
Total		46,300.00	Words				
Payment Details			FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK			Bank CIN	Ref. No.	03006172021052000040	200521M575298	
Cheque-DD Details			Bank Date	RBI Date	20/05/2021-12:55:20	Not Verified with RBI	
Name of Bank			Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch			Scroll No. , Date		1 , 21/05/2021		



Department ID : Mobile No : 9820155439
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चालान केवल दुर्यम निबंधक कार्यालयात नोंदणी करायच्या दस्तऐवजासाठी लागू आहे. नोंदणी न करायच्या दस्तऐवजासाठी सादर चालान लागू नाही.

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2605202103606	Date 26/05/2021
Received from LALBHAI VADHILAL DALAL HUF, 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 sbiepay	Date 26/05/2021
Bank CIN 10004152021052602946	REF No. 202114675458583
This is computer generated receipt, hence no signature is required.	



VALUATION REPORT FOR FLAT NO. 301

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

Village: BANDRA G

CTS No. 516 Zone: 26/158

RR Residence Rate: ₹ 349540/-

2022		
2022	0	2022
2022 - 24		

Extra Area: 13.88 sq. feet carpet area

$13.88 \times 1.2 / 10.764 = 1.55$ square meter built up

$1.55 \times 349540 = ₹ 5,41,787/-$ 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. SGBM & MC Society Resolution

13. Society board resolution

14. PAN Card ADHAR of Society, Developer & Members

Developer	Member	Society	Society
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A G R E E M E N T

(Permanent Alternate Accommodation)

THIS AGREEMENT made at Mumbai this 27th day of May 2021

BETWEEN

M/s. F.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, (Vithalbhai Patel Road), Santacruz (West), Mumbai 400054,

A-N-D
A
aw



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,**

- 1) LALBHAI VADHILAL DALAL HUF, having PAN No. AAEDH2598E, through its Karta MR. KASHYAP LALBHAI SHAH, age 71 years having PAN No. AABPS6722L, and
- 2) MR. KASHYAP LALBHAI SHAH, age 71 years having PAN No. AABPS6722L, residing at Flat No. 301, Mangal Milan Co-operative Housing Society Ltd, Final Plot No. 198 of TPS IV, East Avenue, Santacruz (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.**

Developer <i>A N D</i>	Member <i>b a</i>	Society <i>A</i>	Society <i>aw</i>
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MA Society	P Society	a Member	H. N. D. Developer
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property. The said land, together with the said structures in the compound of the said four closed garages (with shutters) and other seven upper floors standing thereon. There are consisting of stilts at ground floor level and multistorey building named "Mangal Milan" (West), Mumbai 400054 together with an old TPS IV, MSD situated at East Avenue, Santacruz Original Plot No. 5B and final Plot No. 198 of bearing CTS No. G/516 of Village Bandra, land admeasuring approximately 869.60 sq. mtrs. order, attachment, or receivership), a plot of from any litigation, injunction or prohibitory encumbrances, charges and/or claims and free as "the Society" (free from



1) Mangal Milan Co-operative Housing Society Limited having PAN No. AAAM6609C registered under the Maharashtra Co-operative Societies Act, 1960, (hereinafter referred to as "the Society") (free from

W H E R E A S

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.

MANGAL MILAN CO-OPERATIVE HOUSING SOCIETY LIMITED		
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building and structures, are hereinafter collectively 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.

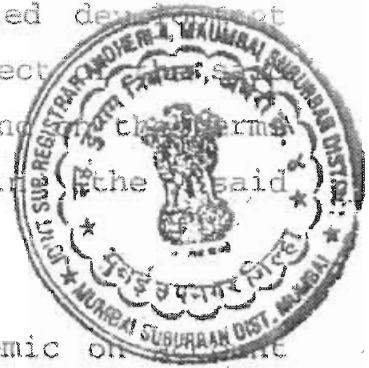
2) The Member herein is the bona fide member and registered shareholder of the Society and holding 5 fully paid-up shares of ₹. 50/- each bearing Serial Nos. 21 to 25 represented by Share Certificate No. 05 and holding Flat No. 301 measuring 1035 sq. feet built-up area situated on the 3rd floor (hereinafter referred to as "the said existing flat"): The Member hereby states and declares that the said existing flat belongs to them 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 they have 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 they have not created any third-party rights save and except with the Developers herein.



Developer	Member	Society	Society
A-NW	✓ ✓	A	301

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3) By a Development Agreement dated 12th September 2019 registered with the Sub-Registrar of Assurances, Mumbai Suburban District under 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 property for the consideration and terms and conditions contained in the said Development Agreement.



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 frame stipulated in the Development Agreement for the purpose of obtaining MCGM sanction plans and IOD in respect of the new building and hence by a 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, 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

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

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(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 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.



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 agreement/s with the purchaser/s of the flats and to receive the sale price in respect thereof.

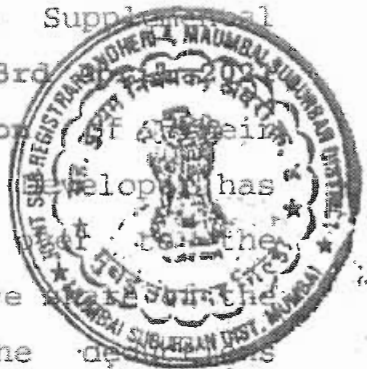
7) The Developers declare and confirm that they have got all Plans approved from the concerned local authority i.e. (MCGM) BMC and obtained IOD (Intimation of Disapproval) bearing no.

Developer	Member	Society	Society
A. N. D.	0.0	A	Signature

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15th		
2021		

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, Parkings 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.

8) In keeping with the provisions of the Development Agreement and the Supplementary Agreement, the Members have on 3rd handed over vacant possession of their respective existing flat and the Developer has simultaneously therewith paid to the respective Member their respective Hardship Compensation less the amounts 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

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

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 Greater Mumbai (MCGM) AND WHEREAS it was inter
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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 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 C. Regulations) and also car parking spaces stated herein AND WHEREAS the Development Agreement read along with the Supplementary Agreement, has clarified that in calculating 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

Developer	Member	Society	Society
A. N. W	22	A	Signature

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

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 to be allotted to the Member duly approved by the MCGM - Annexure 'B'.
- c. Copy of Full I.O.D. bearing CHE/WS/0924/H/337 (NEW)/IOD/1/ dated 15th March 2021 with all Annexure 'C'.
- d. Plans showing the Parking space allotted to the MEMBER in the Stilt as marked clearly by red colour outlines bearing Parking Nos. S 3 in Stilt. Annexure 'B1'.



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 all Redevelopment documents inter alia this Agreement on behalf of the Society, and to appear before the Sub-Registrar

Developer A.N.W	Member [Signature]	Society [Signature]	Society [Signature]
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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. 301 on the 3rd 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 the Developers to demolish the same along with the other flats for the purpose of redevelopment.

Developer	Member	Society	Society
A-N-D	ea	P	Signature

 Developer	 Member	 Society	 Society
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paid by the member to the Developer and the balance amount of ₹. 2,30,516/- has now been stated in the said Development Agreement. The Hardship Compensation payable to the Member as aforesaid, has been adjusted from the aggregate the Member herein in the circumstances towards the additional area being provided to the parties that an amount of ₹. 5,32,884/- (Rupees Seven Lakh sixty-three thousand four hundred) It has been mutually agreed between aggregating to an amount of ₹. 7,63,400/- sq. feet @ ₹. 55,000/- per sq. ft., thus Developer for such excess carpet area of 13.88 the Member is liable to compensate the entitlement under the Development Agreement,



4) As agreed in clause 12(F) of the Development Agreement, since provided is in excess of sq. feet (equivalent to 1.29 Sq Mtrs) provided with an additional area of sq. ft. Accordingly, the Member herein is being (12(F)) of the aforesaid Development Agreement. situation had been contemplated in clause Agreement (Annexure Statement 'B'). Such a entitlement area mentioned in Development be slightly greater than the Member's the New Flat being provided to the Member will in elevation of the new building the area of planning constraints and to provide uniformly and the Member is aware that in view of the

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3) The Developer has informed the Member herein

नदर - १५		
४८६७	१५	१०३
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 a residential flat admeasuring approximately 1078.02 Sq. feet (equivalent to 100.15 sq. meters) carpet area, (including additional area of 88 Sq Ft carpet as mentioned hereinabove in clauses 3 & 4) which also includes the area of the exclusive (open balcony/deck) to be located on the 3rd 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 302, 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" hereto annexed and also the right to use along with the owner/occupant of Flat No.

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

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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.

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

Developer	Member	Society	Society
A. N. W.	e e	A	put

Occupation Certificate in accordance with Rite is stipulated in the Development Agreement.

29		203
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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 at the respective addresses unless notice of a different address is received.

13) The parties hereto shall attend the office of the Sub-Registrar of Assurances for registration of the said document within prescribed time limit and admit 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. 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 A.S.D	Member [Signature]	Society P	Society [Signature]
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बदर = १५		
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Developer and any stamp duty over and above the said amount of ₹. 30,000/- shall be borne and paid by the Member.



15) 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.

17) This Agreement is executed in furtherance of the said Development Agreement dated 12th September 2019 read with the Supplementary Agreement dated 29th October 2020 and shall be in conformity and in addition to the said

Developer	Member	Society	Society
A-NW	oo	#	oo

Signature Society	 Society	 Member	A. N. D. Developer
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On or towards the North : by CTS. No. 517
 On or towards the South : by CTS No. 515
 On or towards the East : by CTS. No. 514
 On or towards the West : by Road called
 East Avenue, now (Sharad Chandra Chatterjee Road)
 Santacruz West

All that piece or parcel of land admeasuring 1040 sq. yards or thereabouts equivalent to 869.6 sq. mtrs. bearing Original Plot No. 5B and now bearing Final Plot No. 198 of Town Planning Scheme Santacruz and bearing C.T.S No. G/51, Bandra G together with the buildings standing thereon known as "Mangal Milan" situated being at Sharad Chandra Chatterjee Avenue), Santacruz, Taluka South Salsette Suburban District in the Registration Sub-District of Bandra and District Mumbai Suburban, Santacruz (West), Mumbai - 400 054, and bounded as follows:-



THE FIRST SCHEDULE ABOVE REFERRED TO

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hand at Mumbai on the day and year first hereinabove written.

२०२४	२२/०३	२२/०३	२४ - २५
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Development Agreement and the Supplementary Agreement.

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THE SECOND SCHEDULE ABOVE REFERRED TO

Residential Flat No. 301 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. 302, 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. 302 the servants' bath-cum-WC (at the mid-lanping between the 2nd and the 3rd upper habitable floors) and also appurtenant car parking spaces bearing no. S 3 located in Stilt 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 859.6 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 A-N-D	Member D G	Society A	Society /
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SIGNED AND DELIVERED by
"DEVELOPER"

M/S. P R LANDMARKS LLP by the hand of one of its
designated partner Mr. Avinash Wadhvani

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2028	24	AD3
2028		



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

In the presence of MANISH MHATRE



SIGNED AND DELIVERED by the Within-named "MEMBER"
LALBHAI VADHILAL DALAL HUF, through its Karta
MR. KASHYAP LALBHAI SHAH,



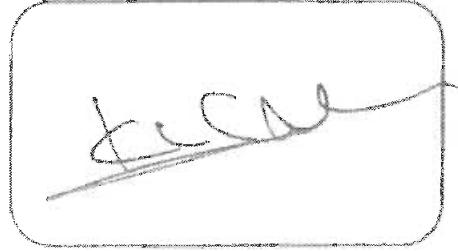
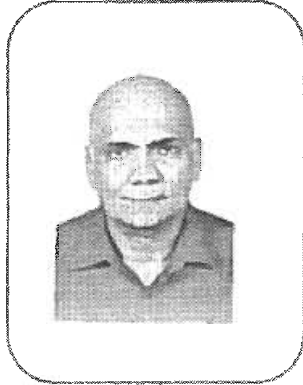
LALBHAI VADILAL DALAL (H.U.F.)
K. S. Shah
 KARTA

K. S. Shah

Developer	Member	Society	Society
<i>A. N. W.</i>	<i>aa</i>	<i>P</i>	<i>W</i>

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MR. KASHYAP LALBHAI SHAH,



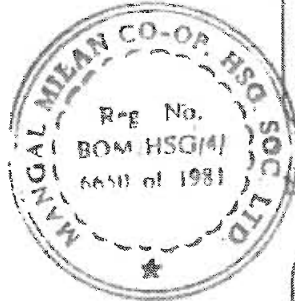
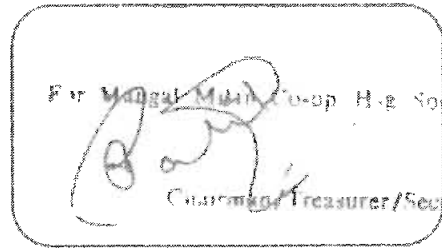
in the presence of

Santosh Vishinde

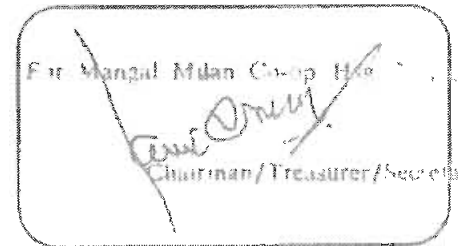


SIGNED, SEALED AND DELIVERED by the "SOCIETY"
MANGAL MILAN CO-OPERATIVE HOUSING SOCIETY LTD. by
the duly authorized member of its Managing
Committee.

Mr. Alpesh A. Patel (Chairman)



Mr. Navin C. Ashar (Treasurer)



In the presence of

Chaitali

Developer	Member	Society	Society
A-N-W	e		

Property Card

21		
2024	120	103
2022		

Property Card

Plot No: 120, Block: 103, Sub-block: 103

Area: 120 sq. ft.

Owner: Mr. R. S. Rao

Address: 120, Block: 103, Sub-block: 103

Registration No: 120/103/103

Stamp: [Circular Stamp]



Joint Sub-Registrar, Bangalore

Property No: 120/103/103

Area: 120 sq. ft.

Owner: Mr. R. S. Rao

Address: 120, Block: 103, Sub-block: 103

Registration No: 120/103/103

Stamp: [Circular Stamp]

Developer	Member	Society	Society
# 2 B	e e	R	Club

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AMENITIES LISTGENERAL :

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. All 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 Finolux/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



Developer	Member	Society	Society
A. N. D.	ee	A	ee

requirement. Individual Cables for each Flat will be CCI/Polycab Copper conductors 31/2 to 4 Core Armoured Cables of sufficient & generous size

बंदर - १५		
४१२०	size	०३
२०२१		

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 will be provided (or 24" as per member). Platform height 33" from Floor



2. Double charged Vitrified tiles (Light Original Kotah stone tiles (1" thick) polished Flooring of 2' x 2' Kotah, Simpo, Kajaria, Asian 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 / Kytex 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.D	Member be	Society /	Society /
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बंदर = १५		
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२०.३		

- 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 1/4" 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, Mixer, Toaster, Oven, & many other gadgets



- 10. Exhaust Fan will be provided.
- 11. 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 3/4" series 4 Tracks with locks with Saint Gobain/Modi float glass of 6 mm (Not 5.5 mm) Thick for Deck

Developer A. N. W	Member [Signature]	Society [Signature]	Society [Signature]
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बदर - १५		
Exterior type	with	03
anti-skid Tiles matching with inside floor,	with	03
a gentle slope with a drain hole & pipe	of	03

4. Deck floor will be finished with anti-skid Tiles matching with inside floor, a gentle slope with a drain hole & pipe Railing to be of 40/42" high, of SS 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 in Living & Dining area at suitable location. Make Panasonic/Diakin



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

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

बदर - १५		
२८६७	३५	१३
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3. Flush doors of marine grade Wood finish with good quality Solid BTC /teakwood frames of 5" x 3" 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.
7. 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

Developer A.N.W	Member d d	Society P	Society 13/11
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4. Bathroom Doors Frame in natural Solid BTC/Teakwood of 5" x 3" section painted with primer & paint (MRF) with Shutter 20" mm thick in.

बंदर - १५		
४८६१०	३५	१०३
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5. Basin counter in Marble with underneath shelves Drawers, wherever possible with Bevelled mirror to be provided and Countertop wash basin of Hindware /Parryware to be provided with Mixer tap hot and cold water.

6. Designer bathrooms fittings in First quality Grohe / Jaquar (Florentine Single / Clarion / Vintage/ Solo/ Queens/ Ast Vignatle / Ornamix/ Savoy / Stealth S



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

8. Instant water heater for hot water, of at least 1 litre capacity of Racold / Venus make of 4.5 KW.

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

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Share Certificate

301

THE Mangal Dikhan CO-OPERATIVE HOUSING SOCIETY LIMITED
 (Registered under H. C. S. Act, 1960) (Registration No. _____ and Date _____)

No. 5
 Authorized Share Capital Rs. 300,000 Divided into 6000 Shares each of Rs. 50/- only
 Member's Register No. 4

THIS IS TO CERTIFY that Shri/Sm. Pushkaran Hiralal Shah
 of Mumbai is the Registered Holder of Shares (5) from No. 21
 to 25 of Rupees Two Hundred & Fifty only 25/2
 in THE Mangal Dikhan CO-OPERATIVE HOUSING SOCIETY LTD.
Mumbai subject to the By-Laws of the said Society and that upon each of
 such Shares the sum of Rupees Fifty has been paid

GIVEN under the Common Seal of the said Society at Mumbai this 30th
 day of August 1985

[Signature] Chairman
[Signature] Hon. Secretary
[Signature] Member of the Committee

P.T.O.



Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom transferred	Share Regr. No. (New)
27-12-82	1	4	<u>Shri. J. H. Shah & Co. Secy.</u> <u>[Signature]</u> <u>[Signature]</u>	17
02-12-1984	2	17	<u>Lalji Lalji Dadas Dalai</u> <u>Shri. Pushkaran L. Shah</u> <u>[Signature]</u> <u>[Signature]</u>	19
07/09/2012	14	19	<u>LALJI LALJI DADAS DALAI</u> <u>SHRI. KASHYAP LALJI</u> <u>[Signature]</u> <u>[Signature]</u>	30

Chairman Hon. Secretary Committee Member

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

I Sr. No.	II Name	III Residential Flat No.	IV Existing Floor	V Carpet Area in New Building as per BMC Plans sq.ft.*	VI Location on Upper Floor (above Podium) in new Bldg.	VII 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	Flat No. 101	3,352,800	806,400	806,400
2	Kashyap L Shah	102	1	530.00	Car Park Nos. S 2	1,636,485	393,600	393,600
3	Sudhir S Shah	201	2	1064.13	Car Park Nos. S 14	3,352,800	806,400	806,400
4	Mehul Shah	202	2	530.00	Car Park Nos. S 13 + P 205	1,636,485	393,600	393,600
5	Talibhai V Dalal HUF	301	3	1064.13	Car Park Nos. S 3	3,352,800	806,400	806,400
6	Kashyap Shah HUF	302	3	530.00	Car Park Nos. S 4 + P 202	1,636,485	393,600	393,600
7	Alpesh A Patel	401	4	1064.13	Car Park Nos. S 17 + P 204	3,352,800	806,400	806,400
8	Pushpa Arvind Patel	402	4	530.00	Car Park Nos. S 18	1,636,485	393,600	393,600
9	Prakash R Hemlani	501	5	1064.13	Car Park Nos. S 19 + P 214	3,352,800	806,400	806,400
10	Prakash R Hemlani	502	5	530.00	Car Park Nos. S 20	1,636,485	393,600	393,600
11	Navin C Ashar	601	6	1064.13	Car Park Nos. S 15 + P 206	3,352,800	806,400	806,400
12	Maitreyi N Ashar	602	6	530.00	Car Park Nos. S 16	1,636,485	393,600	393,600
13	Ankur K Shah	701	7	1064.13	Car Park Nos. S 17 + P 201	3,352,800	806,400	806,400
14	Kashimita Corporation	702	7	530.00	Car Park Nos. S 14	1,636,485	393,600	393,600
15	Sole Proprietor - Kashyap Shah Society					2,625,000		
	TOTAL					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 each floor for utility purposes is to be provided in the flats. The carpet area of the combined flats (i.e. including the area common partition wall between the flats) is 1625 sq.ft. and the said area of 15.72 sq.ft. is 1625 sq.ft.



Developer A. N. B.	Member P. P.	Society A	Society Kash
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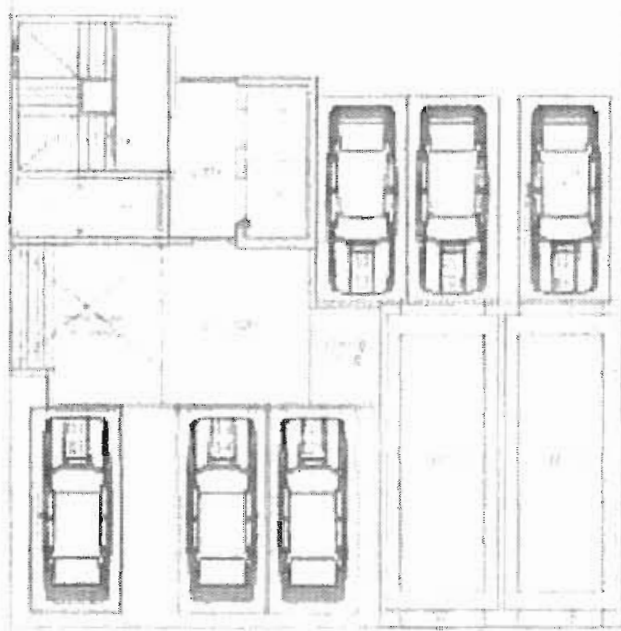
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CAR PARKING S3 WITH FLAT NO. 301



For P. R. Landmarks LLP
A. R. Wadhwa
 Designated Partner



Lalbahai
 LALBHAI VADILAL DALAL (H.U.F.)
Lalbahai

R O A D

KARTA

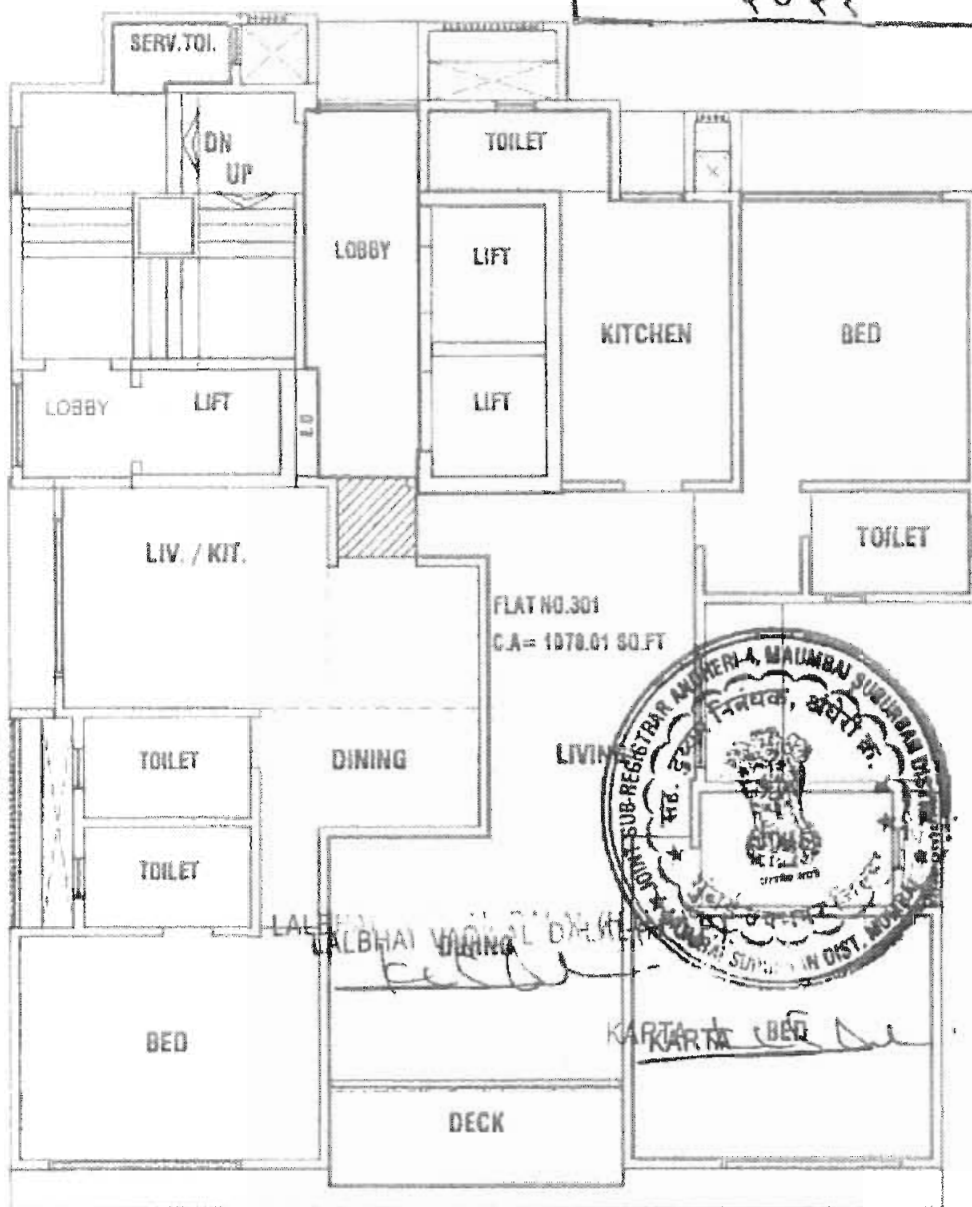
STILT CAR PARKING PLAN



Developer	Member	Society	Society
<i>A. N. B.</i>	<i>b a</i>	<i>P</i>	<i>aw</i>

FLAT NO. 301

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२०२१		



3RD UPPER HABITABLE FLOOR PLAN



For P. R. Landmarks LLP

A. N. Wadhwa
Designated Partner

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

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४८६७	००	१०३
३०३३		

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, 26052223, 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

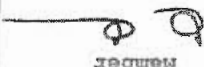

After discussion RESOLVED THAT Mr. Avinash N. Wadhvani, Designated Partner is hereby authorised to execute and register the Permanent Alternate Accommodation Agreements in respect of redevelopment of Mangal Milaa Co-operative Housing Society Ltd. East Avenue, Santa Cruz (west) on behalf of the Limited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

For P. R. Landmarks LLP

(Signature)
Designated Partner



Developer	Member	Society	Society
A.N.W	OR	A	Milaa

 Society	 Society	 Member	 Developer
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Mumbai,
07th September, 2019

For Mangal Milan Co-Operative Housing Society Limited
Chairman
Chairman/Treasurer/Secretary
Alpesh Patel



RESOLVED THAT M/S. P. R. LANDMARKS LLP, incorporated under the Limited Liability Partnership Act, 2008, (bearing LLP Identification No. AA-G-5878) having its registered office at "Ashiana", 1st floor, 87, Linking Road, District of Bandra and District Mumbai Suburban, Santacruz (West), Mumbai - 400 054, be appointed as the Redevelopment of the Society's Property for the purpose of redevelopment of the Society's Property all parcels or parcel of land admeasuring 1040 sq. yards or thereabouts equivalent to 400 sq. mtrs. now bearing Final Plot No. 198 (a per D.P., Remark 2, of Town Planning Scheme No. IV, Santacruz and bearing C.T.S No. G/516 of Village Bandra Suburban with the building standing thereon known as "Mangal Milan" situated in the District of Bandra and District Mumbai Suburban, Santacruz (West), Mumbai - 400 054 for the consideration and on the terms and conditions agreed between the Society, the Members and the Developers and for the said purpose the Managing Committee is 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.



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

MANGAL MILAN CO-OP HSG. SOC. LTD.
Regn No.: BOM/HSG/6650 of 1981
Stand Chandra Chaurji Road, East Avenue, Santacruz (W), Mumbai - 400054

2019	
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2019 - 24	

SGM & MC Society Resolution

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Society's Resolution

MANGAL MILAN CO-OP HSG. SOC. LTD.

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

Shamud 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 Building standing thereon, Still 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	aa	A	aw

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INDEX 2 DEVELOPMENT AGREEMENT २०२१

10761514 20/05/2021 Note-Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र. 2	दृष्यम विभागक : सह दु.नि. अंधेरी 7 दस्ता क्रमांक 10761/2019 नोटणे Regn 63m
मागाचे नाव : बांद्रा		
(1) विलेखापि प्रकार	विकसनकरारनामा	
(2) प्लॉटनं	120543600	
(3) बागायतपि (माटेमटेपिपिपि बावविलेखापि आकारमो देता को पटेपेदेर से नमुद पतावे)	189856436	
(4) पु.मायन, कोडसिमा व धरकमायन (असत्यापि)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: जमीन व बांधकाम फायनल प्लॉट क्र 5वी टी पी स्कीम 4 साताकूझ सी टी प्लॉट क्र जी/516 मोज बांद्रा, मंगल मिलन बिल्डींग चे विकसन हक्क. (C.T.S. Number : G/516 :)	
(5) क्षेत्रफळ	869.6 चौ.मीटर	
(6) अन्वयारी विमा मुळे देण्यात असेल सेवा.		
(7) दस्तावेज करून देण-या, लिटून देण-या व वहातमागे नाव किंवा दिवाची व्यापारवाणी कुकुमनाम किंवा जेदेम अस्त्यापि, इतिवर्तिचे नाव व पता.	<p>1): नाव:-मंगल मिलन को ओप होसिंग सोसायटी लि चे सभारद अल्पेस पु कोड क्र-41; पता:-प्लॉट नं. 401, माळा नं. 4, इमारतीचे नाव: मंगल मिलन को ओप होसिंग सोसायटी लि, ब्लॉक नं: मंगलकूझ प, मुंबई, रोड नं: ईस्ट एन्व्यू, महासाठ, मुंबई. पिन कोड:-100054 पिन नं:-AAAAMS</p> <p>2): नाव:-मंगल मिलन को ओप होसिंग सोसायटी लि चे सभारद अल्पेस पु कोड क्र-82; पता:-प्लॉट नं. माळा नं. 2, इमारतीचे नाव: मंगल मिलन को ओप होसिंग सोसायटी लि, ब्लॉक नं: मंगलकूझ प, मुंबई, रोड नं: ईस्ट एन्व्यू, महासाठ, मुंबई. पिन कोड:-100054 पिन नं:-AAAAM</p> <p>3): नाव:-मंगल मिलन को ओप होसिंग सोसायटी लि चे इतर नविलेखी अल्पेस पु कोड क्र-75; पता:-प्लॉट नं. माळा नं. 2, इमारतीचे नाव: मंगल मिलन को ओप होसिंग सोसायटी लि, ब्लॉक नं: मंगलकूझ प, मुंबई, रोड नं: ईस्ट एन्व्यू, महासाठ, मुंबई. पिन कोड:-100054 पिन नं:-AAAAM</p> <p>4): नाव:-मंगल मिलन को ओप होसिंग सोसायटी लि चे सभारद अल्पेस पु कोड क्र-101, माळा नं: 1, इमारतीचे नाव: मंगल मिलन को ओप होसिंग सोसायटी लि, ब्लॉक नं: मंगलकूझ प, मुंबई, रोड नं: ईस्ट एन्व्यू, महासाठ, मुंबई. पिन कोड:-100054 पिन नं:-AAKPS3041</p> <p>5): नाव:-मंगल मिलन को ओप होसिंग सोसायटी लि चे सभारद अल्पेस पु कोड क्र-201, माळा नं: 2, इमारतीचे नाव: मंगल मिलन को ओप होसिंग सोसायटी लि, ब्लॉक नं: मंगलकूझ प, मुंबई, रोड नं: ईस्ट एन्व्यू, महासाठ, मुंबई. पिन कोड:-100054 पिन नं:-AABPS67221</p> <p>6): नाव:-मंगल मिलन को ओप होसिंग सोसायटी लि चे सभारद अल्पेस पु कोड क्र-301, माळा नं: 3, इमारतीचे नाव: मंगल मिलन को ओप होसिंग सोसायटी लि, ब्लॉक नं: मंगलकूझ प, मुंबई, रोड नं: ईस्ट एन्व्यू, महासाठ, मुंबई. पिन कोड:-100054 पिन नं:-AAEPS5770R</p> <p>7): नाव:-मंगल मिलन को ओप होसिंग सोसायटी लि चे सभारद अल्पेस पु कोड क्र-202, माळा नं: 2, इमारतीचे नाव: मंगल मिलन को ओप होसिंग सोसायटी लि, ब्लॉक नं: मंगलकूझ प, मुंबई, रोड नं: ईस्ट एन्व्यू, महासाठ, मुंबई. पिन कोड:-100054 पिन नं:-AAEPS5758D</p> <p>8): नाव:-मंगल मिलन को ओप होसिंग सोसायटी लि चे सभारद अल्पेस पु कोड क्र-301, माळा नं: 3, इमारतीचे नाव: मंगल मिलन को ओप होसिंग सोसायटी लि, ब्लॉक नं: मंगलकूझ प, मुंबई, रोड नं: ईस्ट एन्व्यू, महासाठ, मुंबई. पिन कोड:-100054 पिन नं:-AAEID2598E</p> <p>9): नाव:-मंगल मिलन को ओप होसिंग सोसायटी लि चे सभारद अल्पेस पु कोड क्र-301, माळा नं: 3, इमारतीचे नाव: मंगल मिलन को ओप होसिंग सोसायटी लि, ब्लॉक नं: मंगलकूझ प, मुंबई, रोड नं: ईस्ट एन्व्यू, महासाठ, मुंबई. पिन कोड:-100054 पिन नं:-AABPS67221</p> <p>10): नाव:-मंगल मिलन को ओप होसिंग सोसायटी लि चे सभारद अल्पेस पु कोड क्र-302, माळा नं: 3, इमारतीचे नाव: मंगल मिलन को ओप होसिंग सोसायटी लि, ब्लॉक नं: मंगलकूझ प, मुंबई, रोड नं: ईस्ट एन्व्यू, महासाठ, मुंबई. पिन कोड:-100054 पिन नं:-AAAHK0656G</p> <p>11): नाव:-मंगल मिलन को ओप होसिंग सोसायटी लि चे सभारद अल्पेस पु कोड क्र-41; पता:-प्लॉट नं. 401, माळा नं. 4, इमारतीचे नाव: मंगल मिलन को ओप होसिंग सोसायटी लि, ब्लॉक नं: मंगलकूझ प, मुंबई, रोड नं: ईस्ट एन्व्यू, महासाठ, मुंबई. पिन कोड:-100054 पिन नं:-AGRPI2263K</p> <p>12): नाव:-मंगल मिलन को ओप होसिंग सोसायटी लि चे सभारद अल्पेस पु कोड क्र-47; पता:-प्लॉट नं. 402, माळा नं. 4, इमारतीचे नाव: मंगल मिलन को ओप होसिंग सोसायटी लि, ब्लॉक नं: मंगलकूझ प, मुंबई, रोड नं: ईस्ट एन्व्यू, महासाठ, मुंबई. पिन कोड:-100054 पिन नं:-AADPI4141J</p> <p>13): नाव:-मंगल मिलन को ओप होसिंग सोसायटी लि चे सभारद अल्पेस पु कोड क्र-41; पता:-प्लॉट नं. 302, माळा नं. 2, इमारतीचे नाव: मंगल मिलन को ओप होसिंग सोसायटी लि, ब्लॉक नं: मंगलकूझ प, मुंबई, रोड नं: ईस्ट एन्व्यू, महासाठ, मुंबई. पिन कोड:-100054 पिन नं:-A13SPH7d18J</p> <p>14): नाव:-मंगल मिलन को ओप होसिंग सोसायटी लि चे सभारद अल्पेस पु कोड क्र-75; पता:-प्लॉट नं. 601, माळा नं. 6, इमारतीचे नाव: मंगल मिलन को ओप होसिंग सोसायटी लि, ब्लॉक नं: मंगलकूझ प, मुंबई, रोड नं: ईस्ट एन्व्यू, महासाठ, मुंबई. पिन कोड:-100054 पिन नं:-AADPAG232F</p> <p>15): नाव:-मंगल मिलन को ओप होसिंग सोसायटी लि चे सभारद अल्पेस पु कोड क्र-67; पता:-प्लॉट नं. 602, माळा नं. 6, इमारतीचे नाव: मंगल मिलन को ओप होसिंग सोसायटी लि, ब्लॉक नं: मंगलकूझ प, मुंबई, रोड नं: ईस्ट एन्व्यू, महासाठ, मुंबई. पिन कोड:-100054 पिन नं:-AAEPA4193D</p> <p>16): नाव:-मंगल मिलन को ओप होसिंग सोसायटी लि चे सभारद अल्पेस पु कोड क्र-34; पता:-प्लॉट नं:</p>	



Developer: A.N.W	Member: A	Society: A	Society: A
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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		दुयम निष्पत्तः सह दु.नि. अधीनी ? दरम क्रमांक : 9358/2020 मोडलः Regn क्र. बदर - १५					
भावाचे नाव : बांद्रा		<table border="1"> <tr> <td>80910</td> <td>ND3</td> </tr> <tr> <td colspan="2">2022</td> </tr> </table>				80910	ND3	2022	
80910	ND3								
2022									
(1) विलेखण प्रकार	सप्लीमेंट्री अग्रीमेंट								
(2) मोबदला	0								
(3) बाजारभावा(भाडेव्यवस्था वा बांधकामव्यवस्था अथवा एखादी सेवा किंवा पर्यटन सेवा नसताना)	0.0								
(4) भू-मालक, गौददस्तावेज किंवा परत्याग (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: दस्त क्र बदर 18-10761-2019 नोंदणी दिनांक 17/09/2019 डेव्हलपमेंट अग्रीमेंट का सप्लीमेंटरी अग्रीमेंट -दस्ताव नमूद केल्याप्रमाणे (C.T.S. Number : G/516 :)								
(5) क्षेत्रफळ	0 चौ.मीटर								
(6) जाकरली किंवा जुद्धी देण्यात येते:	तेव्हा.								
(7) दस्तऐवज करून देण-या/निवृत्त देवणा-या चालक्याचे नाव किंवा दिवाण न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबन्धे नाव व पत्ता.	<p>1) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभामंड अख्यप एल वाह वय:-70; पत्ता-प्लॉट नं - बांडा नं - इमारतीचे नाव:- मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एन्ड, महागट, मुंबई. पिन कोड:-400054 पॅन नं:-AAAP56722L</p> <p>2) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभामंड अख्यप एल वाह वय:-70; पत्ता-प्लॉट नं - बांडा नं - इमारतीचे नाव:- मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एन्ड, महागट, मुंबई. पिन कोड:-400054 पॅन नं:-AAAP56722L</p> <p>3) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभामंड अख्यप एल वाह वय:-70; पत्ता-प्लॉट नं - बांडा नं - इमारतीचे नाव:- मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एन्ड, महागट, मुंबई. पिन कोड:-400054 पॅन नं:-AAAP56722L</p> <p>4) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभामंड अख्यप एल वाह वय:-70; पत्ता-प्लॉट नं - बांडा नं - इमारतीचे नाव:- मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एन्ड, महागट, मुंबई. पिन कोड:-400054 पॅन नं:-AAAP56722L</p> <p>5) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभामंड अख्यप एल वाह वय:-70; पत्ता-प्लॉट नं - बांडा नं - इमारतीचे नाव:- मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एन्ड, महागट, मुंबई. पिन कोड:-400054 पॅन नं:-AAAP56722L</p> <p>6) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभामंड अख्यप एल वाह वय:-70; पत्ता-प्लॉट नं - बांडा नं - इमारतीचे नाव:- मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एन्ड, महागट, मुंबई. पिन कोड:-400054 पॅन नं:-AAAP56722L</p> <p>7) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभामंड अख्यप एल वाह वय:-70; पत्ता-प्लॉट नं - बांडा नं - इमारतीचे नाव:- मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एन्ड, महागट, मुंबई. पिन कोड:-400054 पॅन नं:-AAAP56722L</p> <p>8) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभामंड अख्यप एल वाह वय:-70; पत्ता-प्लॉट नं - बांडा नं - इमारतीचे नाव:- मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एन्ड, महागट, मुंबई. पिन कोड:-400054 पॅन नं:-AAAP56722L</p> <p>9) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभामंड अख्यप एल वाह वय:-70; पत्ता-प्लॉट नं - बांडा नं - इमारतीचे नाव:- मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एन्ड, महागट, मुंबई. पिन कोड:-400054 पॅन नं:-AAAP56722L</p> <p>10) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभामंड अख्यप एल वाह वय:-70; पत्ता-प्लॉट नं - बांडा नं - इमारतीचे नाव:- मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एन्ड, महागट, मुंबई. पिन कोड:-400054 पॅन नं:-AAAP56722L</p> <p>11) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभामंड अख्यप एल वाह वय:-70; पत्ता-प्लॉट नं - बांडा नं - इमारतीचे नाव:- मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एन्ड, महागट, मुंबई. पिन कोड:-400054 पॅन नं:-AAAP56722L</p> <p>12) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभामंड अख्यप एल वाह वय:-70; पत्ता-प्लॉट नं - बांडा नं - इमारतीचे नाव:- मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एन्ड, महागट, मुंबई. पिन कोड:-400054 पॅन नं:-AAAP56722L</p> <p>13) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभामंड अख्यप एल वाह वय:-70; पत्ता-प्लॉट नं - बांडा नं - इमारतीचे नाव:- मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एन्ड, महागट, मुंबई. पिन कोड:-400054 पॅन नं:-AAAP56722L</p> <p>14) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभामंड अख्यप एल वाह वय:-70; पत्ता-प्लॉट नं - बांडा नं - इमारतीचे नाव:- मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एन्ड, महागट, मुंबई. पिन कोड:-400054 पॅन नं:-AAAP56722L</p> <p>15) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभामंड अख्यप एल वाह वय:-70; पत्ता-प्लॉट नं - बांडा नं - इमारतीचे नाव:- मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एन्ड, महागट, मुंबई. पिन कोड:-400054 पॅन नं:-AAAP56722L</p> <p>16) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभामंड अख्यप एल वाह वय:-70; पत्ता-प्लॉट नं - बांडा नं - इमारतीचे नाव:- मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एन्ड, महागट, मुंबई. पिन कोड:-400054 पॅन नं:-AAAP56722L</p>								



Developer A. N. W.	Member K. E.	Society A.	Society K.
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 २०२१

	<p>नं. : माळा नं. - इमारतीचे नाव: अगत मिलन कॉ ऑप होलिंग सोसायटी लि, ब्लॉक नं: सातारुड प, रोड नं: ईस्ट एन्चू, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AADPA6232F</p> <p>17) नाव:-अगत मिलन कॉ ऑप होलिंग सोसायटी लि वे सभासद वैभवी एन आगर वया:-68; पत्ता:-प्लॉट नं: - माळा नं. - इमारतीचे नाव: अगत मिलन कॉ ऑप होलिंग सोसायटी लि, ब्लॉक नं: सातारुड प, रोड नं: ईस्ट एन्चू, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AAFFA4193D</p> <p>18) नाव:-अगत मिलन कॉ ऑप होलिंग सोसायटी लि वे सभासद अक्षय के राव वया:-33; पत्ता:-प्लॉट नं: - माळा नं. - इमारतीचे नाव: अगत मिलन कॉ ऑप होलिंग सोसायटी लि, ब्लॉक नं: सातारुड प, रोड नं: ईस्ट एन्चू, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AUEPS2852E</p> <p>19) नाव:-अगत मिलन कॉ ऑप होलिंग सोसायटी लि वे सभासद करिष्मा प्रदीपराव वे प्रोफायर वरुण वया:-70; पत्ता:-प्लॉट नं: - माळा नं. - इमारतीचे नाव: अगत मिलन कॉ ऑप होलिंग सोसायटी लि, ब्लॉक नं: सातारुड प, रोड नं: ईस्ट एन्चू, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AABFS6722L</p>
(8) दस्तऐवज कलम चौथा-या प्रकल्पाचे व जिन्हा दिवाणी म्यादांनुसारही हस्तगतता कित्या जादेस असण्यास,अतितादिचे नाव व पत्ता	<p>1) नाव:-बी आर लेंडमार्जर्स एवएलपी वे भागीदार अजय सी वाघवली वया:-55; पत्ता:-प्लॉट नं: - माळा नं: 1 इमारतीचे नाव: अश्विपान, ब्लॉक नं: सातारुड प, रोड नं: 87 लिंकिंग रोड, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AASEF7316G</p> <p>2) नाव:-बी आर लेंडमार्जर्स एवएलपी वे भागीदार अश्विपान वाघवली वया:-19; पत्ता:- 1, आश्विपान, सातारुड प, 87 लिंकिंग रोड, सातारुड रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400054 पॅन नं AASEF7316G</p>
(9) दस्तऐवज कलम विहाराण दिनांक	29/10/2020
(10)दस्त नोंदणी केल्याचा दिनांक	12/11/2020
(11)अनुक्रमांक, खंड व पृष्ठ	9358/2020
(12)अज्ञातभासावयामागे मुदांक गुणक	500
(13)अज्ञातभासावयामागे नोंदणी गुणक	1000
(14)संज्ञा	
गुल्याकलासगती विधायक घेतलेला संपत्तीस -	
मुद्रांक गुणक अज्ञातभासा विघडलेला अनुषंगे -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Developer	Member	Society	Society
A. N. W	o o	A	BAW

आयकर विभाग
INCOME TAX DEPARTMENT
P.B. LANDMARKS LLP

06/06/2016
Permanent Account Number
AASFP7316G



भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
AVINASH NIRANJAN WADHWANI



भारत सरकार
GOVT. OF INDIA

NIRANJAN RAMCHAND WADHWANI

23/12/1970
Permanent Account Number
AAPW2039D

A. N. Wadhvani
Signature



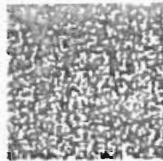
भारत सरकार
Government of India

बंदर - १५		
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भारतीय विशिष्ट ओळख पाधिकरण
Unique Identification Authority of India

नेटवर्क क्रमांक: Enrollment No.: 1067/17021/00589

To
श्री. अविनाश निरंजन वाडवानी
Avinash Niranjan Wadhvani
B-0, Niranjan Wadhvani
1st Floor Wadhvani House
17 Laxmi Place
Old Area Baram
Mumbai
Baram, Mumbai
Mumbai Maharashtra 400004
9820155433



आपला आधार क्रमांक / Your Aadhaar No. :

2275 2211 3527
VID: 8114 2480 3827 9611

माझे मायानर, माझी ओळख

भारत सरकार
Government of India

श्री. अविनाश निरंजन वाडवानी
Avinash Niranjan Wadhvani
DOB: 23/12/1970
SEX: MALE

2275 2211 3527
VID: 8114 2480 3827 9611

माझे मायानर, माझी ओळख

Developer	Member	Society	Society
A.N.W	<i>b e</i>	<i>A</i>	<i>an</i>

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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
 AAAAM96090

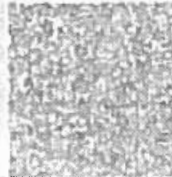
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आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
 AGRPP2283K



नाम / Name
 ALPERH ARVIND PATEL
 पिता का नाम / Father's Name
 ARVIND H PATEL
 जन्म की तारीख
 Date of Birth
 11/08/1978

Alperh

20/04/2019
 PAN Application Details Report Card
 for e-filing and Income Tax Return

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

NAVIN CHANDRASEN ASHAR
 CHANDRASEN ASHAR

26/08/1944
 Permanent Account Number
 AADPA6232F

Navin
 Signature

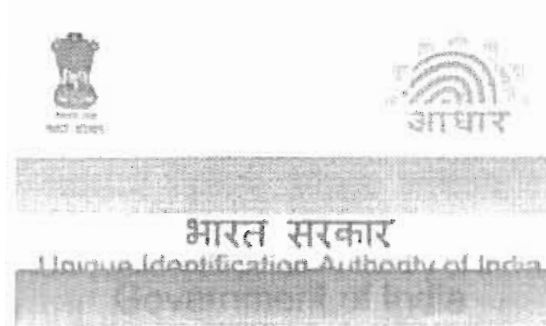


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Developer	Member	Society	Society
<i>A N W</i>	<i>QR</i>	<i>A</i>	<i>navi</i>

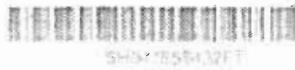
बदर - १५
 ४८०० ५० न०३

Member's KYC



व्यक्तिगत संकेत (Enrollment) No. 4402107 200127

संस्था का नाम: HUF
 Kashyap Leela Shah
 100, LalDhai Street
 Plot No. 103, Kashi Road, 1st Floor, 2nd
 Floor
 Kashi Road
 Mumbai
 400 004
 Maharashtra 400 004
 IN 241 3662 3321 P



आपला आधार क्रमांक / Your Aadhaar No

2415 3662 3321

आधार - सामान्य माणसाचा अधिकार



आधार - सामान्य माणसाचा अधिकार



Developer A. N. W.	Member 	Society A	Society
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II	III	IV	V	VI	VII	VIII	IX	X	
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 Apartment Car Park No. & Loc. at Ground Floor Level	Hardship Certificate No. & Date	Compensation 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
La K Shah	301	1	1064.13	1	Car Park Nos. S 1 + P 203	3352800	806400	806400	An area measuring 15.73 sq. ft. carpet area at the entrance of both flats on each floor (which has been counted in the ESI) is for the use of both the flats. The carpet area of the combined flats (i.e. including the area common on partition wall between the two flats and the said area of 15.73 sq. ft. is 1625 sq. ft.
Itayap L. Shah	302	1	530.00	1	Car Park Nos. S 2	1636485	393600	373600	
Shw S. Shah	201	2	1064.13	2	Car Park Nos. S 14	3352800	806400	806400	
Muful Shah	202	2	530.00	2	Car Park Nos. S 13 + P 205	1636485	393600	393600	
Zeh-V. Doshi/HUF	301	3	1064.13	3	Car Park Nos. S 3	3352800	806400	806400	
Itayap Shah/HUF	302	3	530.00	3	Car Park Nos. S 4 + P 202	1636485	393600	393600	
resh A. Patel	401	4	1064.13	4	Car Park Nos. S 17 + P 204	3352800	806400	806400	
Smt. Arund Patel	402	4	530.00	4	Car Park Nos. S 18	1636485	393600	393600	
Manish R. Hemlani	501	5	1064.13	5	Car Park Nos. S 19 + P 214	3352800	806400	806400	
Manish R. Hemlani	502	5	530.00	5	Car Park Nos. S 20	1636485	393600	393600	
Manish R. Hemlani	601	6	1064.13	6	Car Park Nos. S 15 + P 206	3352800	806400	806400	
Manish R. Hemlani	602	6	530.00	6	Car Park Nos. S 16	1636485	393600	393600	
Manish R. Hemlani	701	7	1064.13	7	Car Park Nos. S 23 + P 201	3352800	806400	806400	
Manish R. Hemlani	702	7	530.00	7	Car Park Nos. S 24	1636485	393600	393600	



806400	393600	806400	393600
806400	393600	806400	393600
806400	393600	806400	393600
806400	393600	806400	393600

11.11.17

Manish R. Hemlani

Manish R. Hemlani

Manish R. Hemlani

Manish R. Hemlani

Manish R. Hemlani



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in replying please quote No.
and date of this letter.

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MUNICIPAL CORPORATION OF GREATER MUMBAI

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

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

MEMORANDUM

Municipal Office,
Mumbai

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 plans 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 No. 54G/516 furnished to me under your letter, dated 25/12/2019. I have to inform you that I do not 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) A.A. & 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 not be complied with before occupation certificate / B.C.C.
 - 13 That the qualified/registered site supervisor through architect/structural Engineer shall not be appointed before applying for C.C.
 - 14 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.
 - 15 That the development charges as per M.R.T.P. (amendment) Act 1992 shall not be paid.
 - 16 That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.
 - 17 That the tentative 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 effect and due care while constructing the same shall not be taken and completion certificate to that effect shall not be submitted from the Licensed Structural Engineer.
- 28 That the registered undertaking for not misusing the part , and area claimed shall not be submitted
- 29 That the registered undertaking for water proofing of terrace and Nahani shall not be submitted.
- 30 That the N.O.C. from E.E.[T&C] for parking layout in the basement / podium shall not 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, showing the details such as name and address of the owner/developer, architect and structural engineer approval, 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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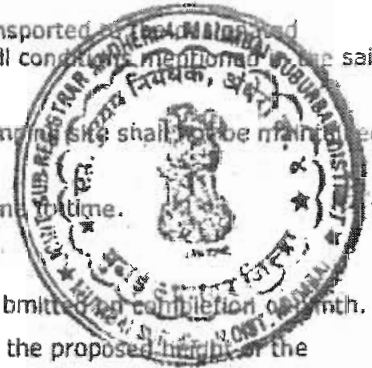
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- 41 The developer shall not submit the registered undertaking agreeing to comply with & follow all the rules, regulations, circulars, directives related to the safety of construction labors/workers, issued time to time by the department of building & 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 take any objection in future for the development on adjoining plot with deficient open spaces and also condition shall be incorporated about deficient open spaces of proposed bldg. in the sale agreement of flats. to adjoining buildings.
- 44 That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall not be complied to that effect the mechanized parking equipped with safety measures shall be maintained only 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.
- 45 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 That the 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 R.U.T. 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 collection 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/composting 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 obtained from Dy.Ch.E.(S.W.D.)City & Central cell, before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
- 56 The construction and Demolition waste shall not be handled and transported to any unapproved unloading site as approved by E.E.(S.W.M.) vide NOC comply with all conditions mentioned in the said 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.

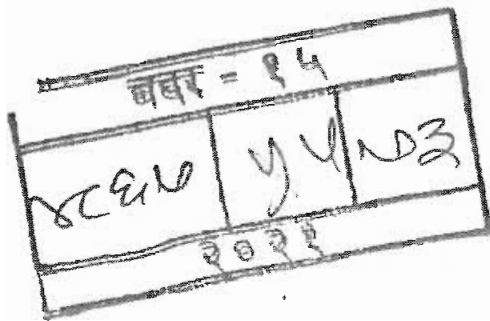


C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the notice in the form of appendix XVI of D.C.R. shall not be submitted for completion of work.
- 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 O.C.C. shall not be obtained and IOD and debris deposit etc. shall not be claimed for refund within 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 obtaining 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 [] applying for occupation.
- 30 That the Energy Conservation Systems as stipulated vide circular under [] dt.16/06/2008 shall not be complied with.
- 31 That the list of documents required to be scanned and legible scanned [] 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 346 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 him as stated in the Commissioner by Section 346 of the said Act.

and S.B. Bye-law, No. 3 of the Commissioner has fixed the following levels :-

Every person who shall erect a new domestic building shall cause the same to be built so that every part of the plinth shall

- a) Not less than 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street
- b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
- c) Not less than 92 ft. ((Town-Hall)) above Town Hall Datum.

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

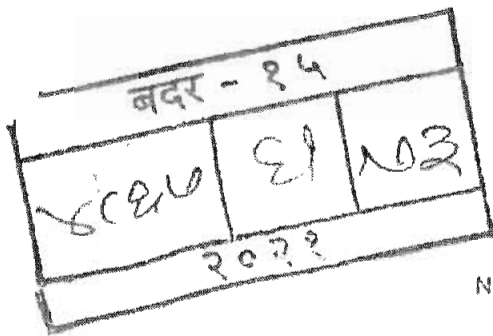
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before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

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





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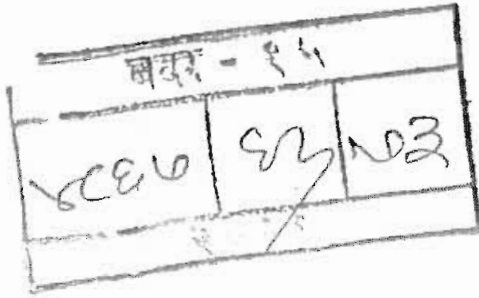
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- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission 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 storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose 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. During 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 ground 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 or 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 starting the work and should be complete to the satisfaction of Municipal Commissioner including drainage 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 slope grass 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 work with top of wall level of bottom of road side drain without obstructing flow of rain water from adjoining buildings. 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 proceed 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 of 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.



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- 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 nahanis 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) All wells, tanks, and, 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 high serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 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.

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Executive Engineer, Building Exposals
Zones wards.

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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, Asstt. Engg. (B. & F.) H/W Ward ,
7. The Collector of Mumbai



Name : Vijay Shankar
Tawde
Designation : Exec - v .
Engineer
Organization : M. C. M. C.
Corporation Area : Mumbai
Date : 15-Mar-2021 11:48:14

वदर - १५		
४८५०	४५	०३
२०२१		



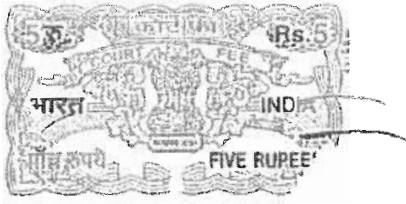
(4)

गृहभेट क्र. ५०/२०२९
दस्तक. ४६७ ते ४६७०/२०२९
दस्तनोदणीस हजर दि. २०/५/२०२९
गृहभेट दि. २०/५/२०२९

दुय्यम निबंधक कार्यालय
(सनद क्र. ८)

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

कार्यालयीन वेळे नंतर
५.५२ ते ६.१४ दरम्यान



अर्जदाराचे नाव Mr. Kashyap Shah
पत्ता Plot No. 180, Kukul
Kunj, Laxmi Nagar, Khar-52

दूरध्वनी क्र. (असल्यास) _____
भ्रमणध्वनी क्र. (असल्यास) 9820156133

ई-मेल (असल्यास) _____
दिनांक 20/05/2029

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

सदर चा अर्ज मंजूर करण्यात आला
असून सदर चा पर्यायी जागे ये कदारमा
एवढी ४ दस्ता मधील कबुलीजबाब
गृहभेट देऊन दि. २०/५/२०२९ रोजी
कार्यालयीन वेळे नंतर देण्यात येईल

विषय - गृहभेट देण्याबाबत.

महोदय,

मी श्री / श्रीमती K.L. Shah रा. Khar-52
मला Amolheri या शीर्षकाचा दस्त आपल्या कार्यालयात नोंदणीसाठी सादर करावयाचा आहे / सदर दस्तासंदर्भात कबुलीजबाब द्यावयाचा आहे. परंतु मी old age या आजाराने यस्त 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 शूटिंग 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 :- Kashyap Shah
आवक क्र. ४२९ दिनांक २०/५/२०२९



सही

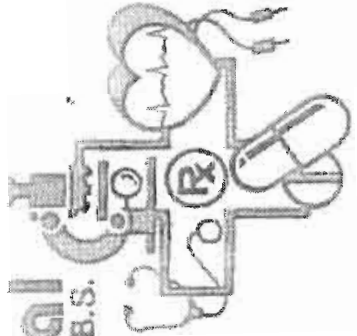
सदर - १५		
४६७०	६६	७३
२०२९		

बदर - १५		
४८६७	६७	०३
२०२१		



Dr. R. H. Dalal
Regd. No. 36149

M.B.B.S.



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

३६१ - ४५	
४६५५	५०३
२०२३	

This is to certify hereby that Mr. Kashyap L Shah, age 72 yrs., with

PAN no. AABPS6722L, has been suffering from severe weakness due

to his old age. He is advised not to go out of the house in covid
pandemic times. He is advised to be at home only.

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

Date: 25/5/21

DR. R. K. DALAL
Regd. No. 36149
M.B.B.S.
Santacruz (W), Mumbai-400 054.



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छायाचित्रण करणाऱ्याचा जबाब

दिनांक : ११/०५/२०२१

मी, आश्विन सुकाराम कदकर

राहणार ५५, डॉ. विठ्ठलबाई बाई, पॅलेस - ३३ भोबाईल नं. १४६६३९४४४३

याद्वारे घोषित करत आहे की श्री. कञ्ज्याण लक्ष्मण शिंदे

पत्ता वॉर्ड नं. १८०, कुकुल कुंज, लक्ष्मी नगर, खार-५२ यांचे

चिज्जती नुसार त्यांच्या कबुलीजबाबाने ४ परीची शिनिचा वकार दस्त्याचे
८४८६७ ते १२७०/२०२१)

(शासकीय कामकाजाकरीता) छायाचित्र केले आहे. त्यानुसार छायाचित्राच्या ३ सीडी सह दुय्यम
निबंधक अंधरी क्र.४ यांच्याकडे मी जमा केल्या आहेत.

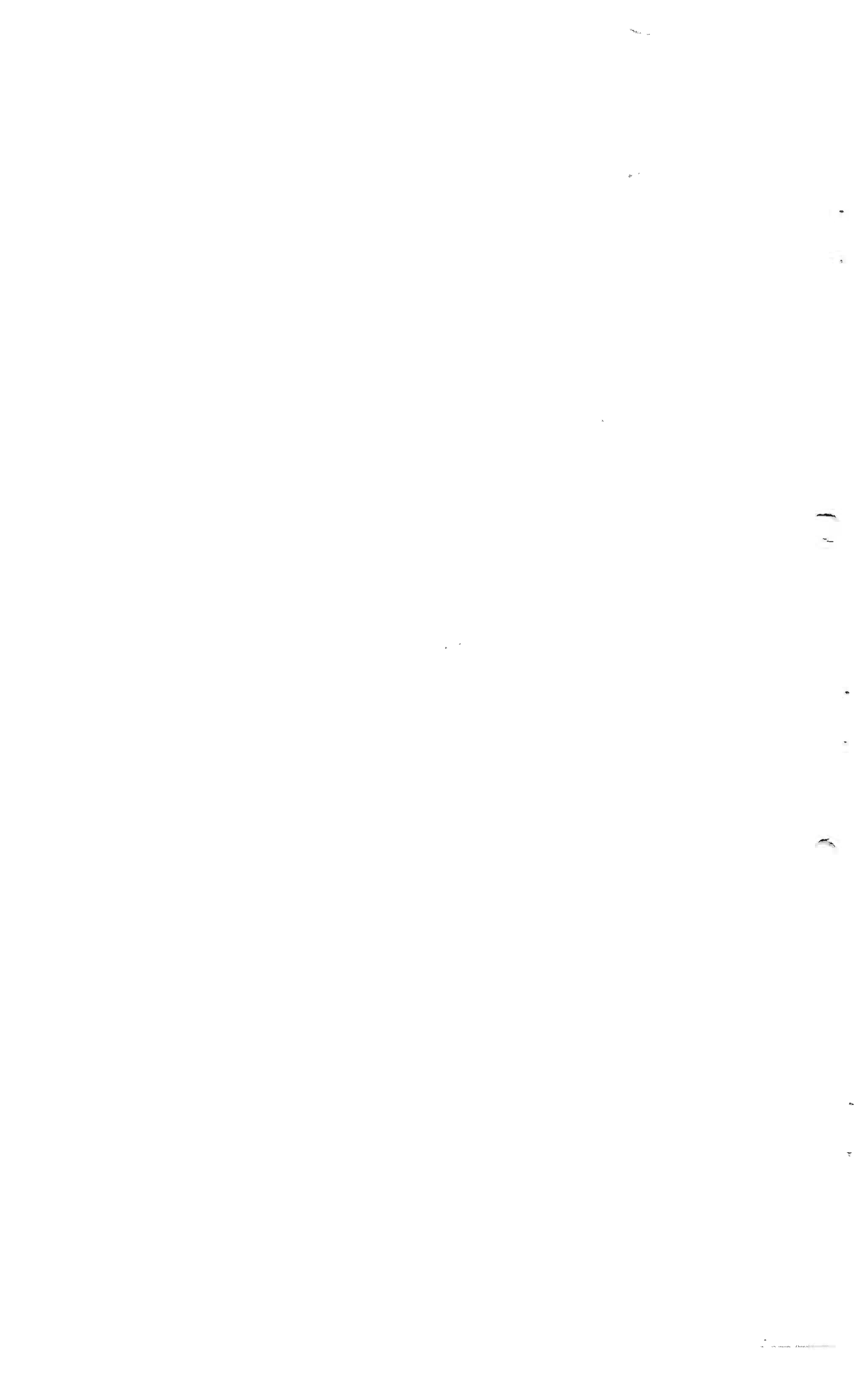
आपला विश्वासू,

Ambarshinde
११/०५/२०२१



बंदर - १५		
५२७	६८७३	





401/4867

गुन्वारा, 27 मे 2021 1:30 म.प.

दस्त गोपबारा भाग-1

बदर 15

दस्त क्रमांक: 4867/2021

दस्त क्रमांक: बदर 15 /4867/2021

वाजारा मुल्य: रु. 5,41,787/-

मोबदला: रु. 7,63,400/-

मरनेने मुद्रांक शुल्क: रु. 38,500/-

नोंदणी फी भागी अनन्यायम कायदो :-

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

ड. नि. मह. द. नि. बदर 15 बाब चर्चासभान

पावती: 5274

पावती दिनांक: 27/05/2021

अ. क्र. 4867 चर दि. 27-05-2021

सादरकरणाचें नाव: मेसर्स पी आर व्हॅन्डमार्केट मूल एल पी चें पार्टनर अविनाश बाघवानी

संज्ञी 1:28 म.जं. वा. हजर केला

नोंदणी फी रु. 7800.00

दस्त हानाळणी फी रु. 1100.00

गृहभेट फी रु. 300.00

पृष्ठाची संख्या: 55

A. N. Wadhwa

दस्त हजर करणाऱ्याची मदी:

कमी पडलेली पाने 18

रु.: 360 इ.पा.क्र. 5320/2021

एकूण: 9200.00

अनन्वे वसूल करण्यात आली.

[Signature]

मह. द. नि. अधीनी-4

[Signature]

सह. मुख्य निबंधक, अंधेरी क्र 4
मुंबई उपनगर जिल्हा

[Signature]

मह. द. नि. अधीनी-4

इशाराचा प्रकार, परांती नोंदणी अन्वय

मुद्रांक शुल्क (मस) कोणत्याही महानगरपालिका व इदीत किंवा न्यायगत असलेल्या कोणत्याही कटक क्षेत्राच्या इदीत किंवा उप-खंड (सेग) मध्ये नमूद व नोंदणी कोणत्याही सामग्री धरता.

दिनांक 1 27 / 05 / 2021 01 : 28 - 04 PM ची वेळ: (सादरीकरण)

दिनांक 2 27 / 05 / 2021 01 : 29 - 50 PM ची वेळ: (फी)

बदर - १५		
४८६७	७००	७३
२०२१		



प्रतिज्ञापत्र

* सदर दस्तऐवज हा कोणत्याही कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केला आहे. नोंदणी करणारा या दस्तऐवजात नोंदणी करणाराच्या संपत्ती, साक्षीदार या सोबत नोंदणी करणाराच्या संपत्ती, साक्षीदार या संपत्तीची सत्यता, वैधता कायदेशीरपणे जाणवता आहे. नोंदणी करणाराच्या संपत्तीची सत्यता, वैधता जाणवता आहे. नोंदणी करणाराच्या संपत्तीची सत्यता, वैधता जाणवता आहे.

A. N. Wadhwa

सिद्धन देणारे : सिद्धन घेणारे :

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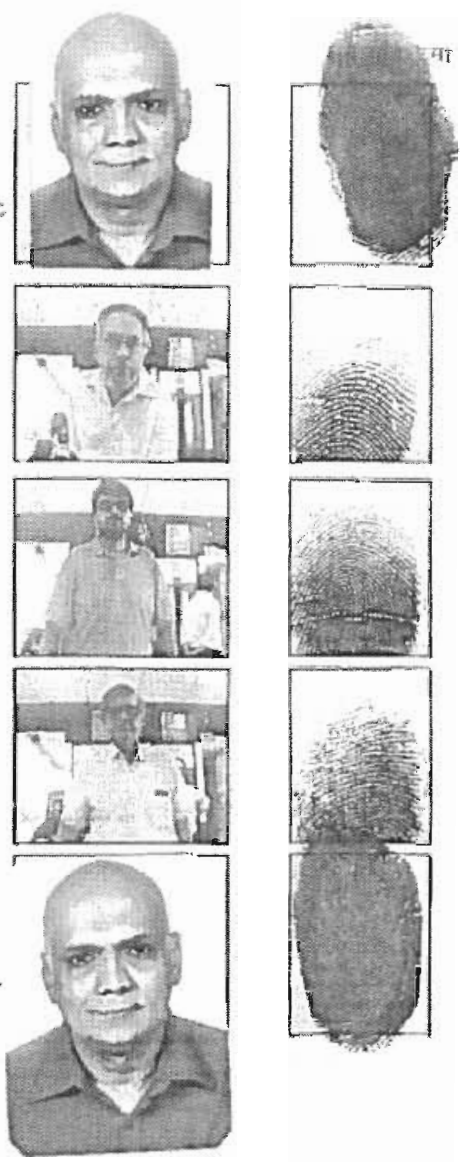
27/05/2021 1 53:42 PM

दस्ता क्रमांक: बदर 15/4867/2021
उपस्थान प्रकार: शपथपत्री वाचना करार

बदर - १५		
४८६७	७२	७३
२०२१		

बदर 15
दस्ता क्रमांक: 4867/2021

- | क्र. क्र. | पञ्चांगनाम नाव व पत्ता | पञ्चांगनाचा प्रकार |
|-----------|--|--|
| 1 | नाव: राजभाई भाईराव दत्तात्रय मधुसूदन, पत्नी: कन्या कश्यप लालभाई शेट्टे
पत्ता: फ्लॉट नं. 301, माळग रोड, उमागणीचे नाव: मंगल मितल सीएमएल सीसीटी, अर्वाक नं. फाडनल फ्लॉट नं. 198 टी पी एन 5 ईस्ट एवेन्यू, रोड नं. सांताक्रुस पश्चिम मुंबई, महाराष्ट्र, MUMBAI
पिन नंबर: AAHED2598E | लिहून घेणार
वय :- 71
स्वाधरी:- |
| 2 | नाव: मंगल पी आर म्हेडमाते प्रमल लाल पी ने पार्टनर अविनाश बांधवानी
पत्ता: फ्लॉट नं. 87, मारा नं. 1 मजरा, उमागणीचे नाव: अशिवरता लॉक न. सीसीएम रोड (चि. फ्लॉट एवेन्यू रोड) रोड नं. सांताक्रुस पश्चिम मुंबई, महाराष्ट्र, MUMBAI
पिन नंबर: AASFP7316G | लिहून घेणार
वय :- 50
स्वाधरी:- |
| 3 | नाव: मंगल मितल सीएमएल सीसीटी पत्नी: चैत्रसेन अश्वेश ए शेट्टे
पत्ता: फ्लॉट नं. , माळग रोड, उमागणीचे नाव: , अर्वाक नं. शरदचंद्र नटजी रोड ईस्ट एवेन्यू, रोड नं. सांताक्रुस पश्चिम मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर: AAAAM6609C | मान्यता देणार
वय :- 42
स्वाधरी:- |
| 4 | नाव: मंगल मितल सीएमएल सीसीटी पत्नी: चैत्रसेन अश्वेश ए शेट्टे
पत्ता: फ्लॉट नं. , माळग रोड, उमागणीचे नाव: , अर्वाक नं. शरदचंद्र नटजी रोड ईस्ट एवेन्यू, रोड नं. सांताक्रुस पश्चिम मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर: AAAAME609C | मान्यता देणार
वय :- 76
स्वाधरी:- |
| 5 | नाव: कश्यप लालभा. शेट्टे
पत्ता: फ्लॉट नं. 301, माळग रोड, उमागणीचे नाव: मंगल मितल सीएमएल सीसीटी अर्वाक नं. फाडनल फ्लॉट 198 टी पी एन 5 ईस्ट एवेन्यू, रोड नं. सांताक्रुस पश्चिम मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर: AABPS6722L | लिहून घेणार
वय :- 71
स्वाधरी:- |



पंचायत सभेच्या वतीने देणार उमागणीचे नाव शपथपत्री वाचना करार चा दस्तऐवज तयार दिल्याचे कळुन करतात.
दिनांक २३ वी मे २७ / ०५ / २०२१ ०१ : १६ : ३० PM

वेळापत्र -
उमागणीचे नाव शपथपत्री वाचना करार ही वेळापत्र तयार देणा-यांना व्यक्तीचा अंदाजताव, व त्यांची ओळख घटविलान

- | क्र. क्र. | पञ्चांगनाम नाव व पत्ता | पञ्चांगनाचा प्रकार |
|-----------|---|--------------------|
| 1 | नाव: अश्वेश चव्हाण
वय: 44
पत्ता: फ्लॉट नं. 10/42-43 सीएमएल सीसीटी रोड सांताक्रुस पश्चिम मुंबई
पिन नंबर: 400054 | स्वाधरी |
| 2 | नाव: मनीष मारुती शेट्टे
वय: 26
पत्ता: मंगल मितल सीएमएल सीसीटी पत्नी: चैत्रसेन अश्वेश ए शेट्टे रोड नं. सांताक्रुस पश्चिम मुंबई
पिन नंबर: 400054 | स्वाधरी |



दिनांक २७ वी मे २७ / ०५ / २०२१ ०१ : ४७ : ०५ PM



सांगत करणेत येते की, या दस्तामध्ये एकूण... ७३... पाने आहेत.

बदर-१५/ ४८६७ २०२१
पुस्तक क्र. १, क्रमांक... ४८६७...

दिनांक: २५/५/२०२१

सं. से. कानून
सह. दुय्यम नियंत्रक, अर्वाक क्र. ४,
मुंबई उपनगर जिल्हा.



Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PR LANDMARKS LLP	eChallan	03006172021052000040	MH001343530202122M	38500.00	SD	0000742232202122	27/05/2021
2		DHC		2605202103606	1100	RF	2605202103606D	27/05/2021
3		eChallan		MH001485247202122P	300	RF		27/05/2021
4	PR LANDMARKS LLP	eChallan		MH001343530202122M	7800	RF	0000742232202122	27/05/2021

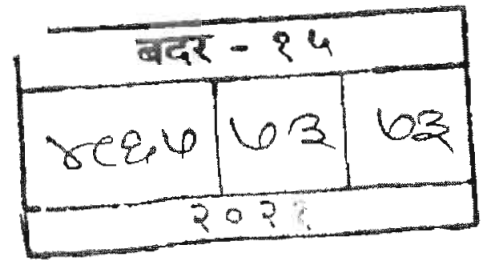
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

4867/2021

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1. Properly Scanned Document for each class through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isanta@gmail.com







28/05/2021

सूची क्र.2

दुय्यम निबंधक महानु. अंशेरी 4

दस्ता क्रमांक 4867/2021

नोंदणी

Regn 63m

भावांचे नाव : वांद्रा

(1) विलेखाचा प्रकार	पर्यायी जागेचा करार
(2) मोबदला	763400
(3) वाजाराभाव(भाडेपट्ट्याच्या अवतितपट्ट्याकर आकारणी देतो की पट्टेदार ते मसुदा करावे)	541787
(4) गु-साधन,गोदहिम्मा व परक्रमांक (अनन्यात्म)	1) पालिकेचे नाव मुंबई मनपा इतर वर्णन सदरनिवा नं 301, माळा नं 3 या मजला इमारतीचे नाव ज्येदीना विपरीत मंगल मिलन मीएचएम लीमीटेड, ब्लॉक नं. मांताकुस पश्चिम मुंबई 400054, रोड - अरुचंद चटर्जी रोड, इन्स्ट एवेन्यू, इतर माहिती: मोघत 1 कागदाकीय न न S3 नदरनिबंध क्षेत्र 1078 02 चो फुड कागद PUI KW2901790010000 ((C T S Number : G/516 .))
(5) क्षेत्रफळ	1) 120.18 चौ.मीटर
(6) आकारणी किंवा सुटी देण्यात असेल किंवा.	
(7) दस्तऐवज करण देणा-या पत्रकारांचे व किंवा पत्रकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अनन्यात्म, प्रतिवादिने नाव व पत्ता.	1). नाव:-मेमर्ग पी आर व्हॅन्डमार्क एन एन पी चे पार्टनर अविनाश बाधवानी बय-50; पत्ता-प्लॉट नं 87, माळा नं: 1 मंगला, इमारतीचे नाव: अविनाश, ब्लॉक नं: श्रीरंग रोड,(विद्युतभाडे एटेल रोड), रोड नं: मांताकुस पश्चिम मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400054 पॅन नं:-AASFP7316G 2) नाव:-मंगल मिलन मीएचएम लीमीटेड वॉर्क चेंबरमेन अल्पेथ ग एटेल बय-42, पत्ता -प्लॉट नं , माळा नं. , इमारतीचे नाव , ब्लॉक नं: अरुचंद चटर्जी रोड इन्स्ट एवेन्यू, रोड नं: मांताकुस पश्चिम मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400054 पॅन नं -AAAAM8609C 3) नाव:-मंगल मिलन मीएचएम लीमीटेड वॉर्क चेंबरमेन मनीष मी अक्षर बय-76; पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं: अरुचंद चटर्जी रोड इन्स्ट एवेन्यू, रोड नं: मांताकुस पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400054 पॅन नं:-AAAAM8609C
(8) दस्तऐवज करण देणा-या पत्रकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अनन्यात्म, प्रतिवादिने नाव व पत्ता	1). नाव:-मायभाई वाडीनाथ दत्ताल एनएचएक वॉर्क कर्ता कल्पना लालभाई शाह बय-71; पत्ता-प्लॉट नं: 301, माळा नं. , इमारतीचे नाव: मंगल मिलन मीएचएम लीमीटेड, ब्लॉक नं: फाइनल प्लॉट नं 198 टी पी एन 5 इन्स्ट एवेन्यू, रोड नं: मांताकुस पश्चिम मुंबई महाराष्ट्र, MUMBAI पिन कोड -400054 पॅन नं:-AAEH02598E 2). नाव:-कल्पना लालभाई शाह बय: 71; पत्ता-प्लॉट नं 301, माळा नं. , इमारतीचे नाव: मंगल मिलन मीएचएम लीमीटेड, ब्लॉक नं: फाइनल प्लॉट 198 टी पी एन 5 इन्स्ट एवेन्यू, रोड नं: मांताकुस पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड -400054 पॅन नं: AABPS6722L
(9) दस्तऐवज करण दिव्याचा दिनांक	27/05/2021
(10) दस्त नोंदणी केल्याचा दिनांक	28/05/2021
(11) अनुक्रमांक, घट व पृष्ठ	4867/2021
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	38500
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	7800
(14) श्रेण	



मुल्यांकनासाठी विभागात घेतलेला तयारीचा मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवजात नुसार आवश्यक नाही कारणाने तयारीचा आवश्यक नाही

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

मुलभ व्यवहारासाठी नागरिकांचे मधमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका व नोंदवही अध्यात्म करण करवेचे आहे
या व्यवहाराचे विवरण पत्र ई-ने व डॉन पुहमुंबई महानगरपालिकेस पाठविलेले आहेत
आता हे दस्तऐवज वाचल करणवामाठी करतानाच स्वतः जाणेची आवश्यकता नाही

खरी प्रत

मह दुय्यम निबंधक, अंशेरी क्र 4.

मुंबई उपनगर जिल्हा

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) toMunicipal Corporation of Greater Mumbai
No need to spend your valuable time and energy to submit this documents in person

Payment Details

Sl.	Purchaser	Type	Verification no/Vendor	SRN/L cence	Amount	Used At	Deface Number	Deface Date
1	PR LANDMARKS LLP	eChallan	03005172021052000040	MH001343530202122M	38500.00	SD	0000742232202122	27/05/2021
2		DHC		2605202103606	1100	RF	2605202103606D	27/05/2021
3		eChallan		MH001485247202122P	300	RF	0000758500202122	28/05/2021
4	PR LANDMARKS LLP	eChallan		MH001343530202122M	7800	RF	0000742232202122	27/05/2021

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