

322

(KASHYAP LALBHAI SHAM
(HUF))



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**



401/4868

पावती

Original/Duplicate

Thursday, May 27, 2021
1:34 PMवाचणी क्र.: 39M
Regn.: 39M

पावती क्र.: 5275 दिनांक: 27/05/2021

वाचाने नाव: वांद्रा

दस्तावेजाचा अनुक्रमांक: वांद्रा 15-4868-2021

दस्तावेजाचा प्रकार: अर्थसिद्धी जागेचा करार

माध्यम करणाऱ्याचे नाव: सेसर्स पी आर लॅन्डमार्क्स एन एन पी जे पार्टनर अविनाश वाघवाणी

दस्तावेजाचा
दस्तऐवजाचा प्रकार
गुट्याचा क्रमांक
गुट्याची संख्या: 55₹. 2200.00
₹. 1100.00
₹. 300.00

एकूण:

₹. 3600.00

दस्तावेजाचा प्रकाशित करार दिनांक: 27/05/2021
1:53 PM ह्या वेळीस मिळेल.
सहायक नि. अर्थसिद्धी-4

वाचाने मूल्य: ₹. 150303/-

मावदना ₹. 213950/-

भरलेले पत्राक मूल्य: ₹. 11000/-

सं. सो. मानभाव

सह. मुख्य निरांकक, अर्थसिद्धी क्र. ४,
दुर्ग उपनगर, जिल्हा

1) देयकाचा प्रकार: DHC रकम: ₹. 1100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2605202103618 दिनांक: 27/05/2021

वेळीचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001489059202122P दिनांक: 27/05/2021

वेळीचे नाव व पत्ता:

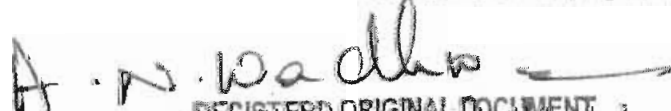
3) देयकाचा प्रकार: eChallan रकम: ₹. 2200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001343554202122M दिनांक: 27/05/2021

वेळीचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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


REGISTERED ORIGINAL DOCUMENT,
DELIVERED ON...2...8...MAY...2021...

401/4868

Friday, 28 May 2021 11:36 AM

इतर पावती

Original/Duplicate

नोंशी क्र. 39म

Regn. 39M

पावती क्र.: 5321 दिनांक: 28/05/2021

माघाच नाव: -बांद्रा

दस्तावेजाचा अग्रक्रमांक: बदर 15-4868-2021

दस्तावेजाचा प्रकार: पार्याची जागेचा करार

मादर करणाऱ्याचे नाव: मेमर्स पी आर लॅन्डमार्क्स एल एल पी चे पार्टनर अविनाश बांधवानी

रुपये

दस्त हाताळणी फी

₹. 300.00

पुस्त्याची संख्या: 18

एकूण

₹. 300.00

मह. न. नि. प्रवर्ग-4

1) देवळाचा प्रकार: DHC रकम: ₹.360/

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2805202101864 दिनांक: 28/05/2021

बँकेचे नाव व पत्ता:



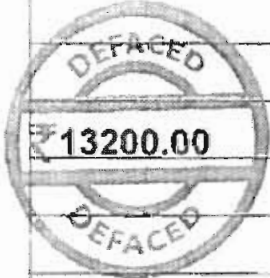


CHALLAN
MTR Form Number-6

बदर - १५		
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GRN	MH001343554202122M	BARCODE	Date		19/05/2021-23:55:00	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)	AASFP7316G		
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4			Full Name	PR LANDMARKS LLP		
Location	MUMBAI			Flat/Block No.	Flat No 302, 3rd Floor, PLATINA building Mangal		
Year	2021-2022 One Time			Premises/Building	Milan CHS Ltd, C T S No G/516 of Village Bandra		
Account Head Details	Amount In Rs.		G				
0030045501 Stamp Duty	11000 00		Road/Street	Sharad Chandra Chatterjee Road (East Avenue), Santacruz West			
0030063301 Registration Fee	2200 00		Area/Locality	MUMBAI			
			Town/City/District				
			PIN	4 0 0 0 5 4			
			Remarks (If Any)	PAN2=AAAHK0556G-SecondPartyName=Kashyap Laibhai Shah HUF-CA=213950			
			Amount in Words	Thirteen Thousand Two Hundred Rupees Only			
Total	13,200 00						
Payment Details	PUNJAB NATIONAL BANK			FOR DEPOSIT ONLY			
Cheque/DD Details			Bank CIN	Ref No	03006172021052000044 200521M580777		
Cheque/DD No.			Bank Date	RBI Date	20/05/2021-12:57:37 21/05/2021		
Name of Bank				Bank Branch	PUNJAB NATIONAL BANK		
Name of Branch				Scroll No. , Date	1 , 21/05/2021		



Department ID :
 NOTE:- This challan is valid only for registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलान कॅचर अर्थी नोंदणी करायच्या दस्तासो लागू आहे . नोंदणी न करायच्या दस्तासो अर्थ चलान लागू नाही .
 Mobile No. : 9820155439

Digitally signed by OS
VIRTUAL TREASURY
MUMBAI 03
Date: 2021.05.27
15:30:54 IST
Reason: Secure Document
Location: India

Challan Defaced Document

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-401-4868	000074241020122	27/05/2021-13:34:22	IGR189	2200 00

GRAN : MH001340554202122M		Amount : 13,200.00		Bank : PUNJAB NATIONAL BANK		Date : 19/05/2021-23 55 09	
2	(RS)-401-4868	00007424-1202122	27/05/2021-13 34.22	ICR189		11000.00	
Total Debitement Amount							13,200.00

बदल - १५		
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Signature Not
Verified
Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2021.05.27
15:30:55 IST
Reason: Secure
Document
Location: India



CHALLAN
MTR Form Number-6

बदर - १५

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GRN MH001489059202122P		BARCODE		Date 25/05/2021-11 47 40		Form ID	
Department Inspector General Of Registration			Payer Details				
Registration Fee			TAX ID / TAN (If Any)				
Type of Payment Ordinary Collect ons IGR			PAN No.(If Applicable)		AABPS6722L		
Office Name BDR15_JT SUB REGISTRAR ANDHERI 4			Full Name		Kashyap L Shah		
Location MUMBAI			Flat/Block No.		Flat 302		
Year 2021-2022 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street			
0030053301		300.00		Mangal Milan CHS			
				Area/Locality Santacruz West			
				Town/City/District			
				PIN 4 0 0 0 5 4			
Remarks (If Any)							
PAN2-AASFP/316G-Secondary							
							
				Amount In		Three Hundred Only	
Total				300.00		Words	
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref No	
				10000502021052500622		4512885690013	
Cheque/DD No.				Bank Date		RBI Date	
				25/05/2021-11 48 07		Not Verified with RBI	
Name of Bank				Bank-Branch			
				STATE BANK OF INDIA			
Name of Branch				Scroll No		Date	
				Not Verified with Scroll			



Department ID

Mob: No 9821088756

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर घेता केवल दस्तावेज निलयाक कार्यालयत मोदणी पंरनासाका दस्तावेजी तानु जाई. मोदणी न पंरनासाका दस्तावेजी सादर घेता नका जाई.

Challan Defaced Details

Sr. No.	Remarks	Defacement No	Defacement Date	Userid	Defacement Amount
1	(G)-401-4868	0000742815202122	27/05/2021-13 34 25	IGR189	300.00
Total Defacement Amount					300.00





CHALLAN
MTR Form Number-8

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302



GRN	MH001343554202122M	BARCODE	[Barcode]		Date	19/05/2021-23:55:00	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)	AASFP7316G			
Location	MUMBAI			Full Name	PR LANDMARKS LLP			
Year	2021-2022 One Time			Flat/Block No.	Flat No. 302, 3rd Floor, PLATINA building, Mangal			
				Premises/Building	Milan CHS Ltd, C.T.S No. G/516 of Village Bandra			
Account Head Details		Amount In Rs.	G					
0030045501	Stamp Duty	11000.00	Road/Street	Sharad Chandra Chatterjee Road, (East Avenue), Santacruz West				
0030063301	Registration Fee	2200.00	Area/Locality	MUMBAI				
			Town/City/District					
			PIN	0 0 5 4				
			Remarks (If Any)	PAN2=AAAHK0656G HUF-CA=213950				
			Amount In	Thirteen Thousand Two Hundred Rupees Only				
Total		13,200.00	Words					
Payment Details			FOR USE IN RECEIVING BANK					
PUNJAB NATIONAL BANK			Bank CIN	Rel. No.	03006172021052000044	200521M580777		
Cheque-DD Details			Bank Date	RBI Date	20/05/2021-12:57:37	Not Verified with RBI		
Name of Bank			Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch			Scroll No. , Date		1 , 21/05/2021			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर कलन केवल दुर्यग निबंधक कार्यालयत नोदणी कचवयाच्या दस्तासारी लागू आहे. नोदणी न कचवयाच्या दस्तासारी सदर घलन लागू नाही.

Mobile No. : 9820155439

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2605202103618	Date 26/05/2021
Received from KASHYAP LALBHAI SHAH 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.P. Andheri 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name sbiepay	Date 26/05/2021
Bank CIN 10004152021052602955	REF No. 202114624661896
This is computer generated receipt, hence no signature is required.	



VALUATION REPORT FOR FLAT No. 302

As per Notification 621 dated 23/06/2015

Village: BANDRA G

CTS No. 516 Zone: 26/158

RR Residence Rate: 349540/-

₹ 2028		
2028	0	03
2028		

Extra Area: 3.89 sq. feet carpet area

$3.89 \times 1.2 / 10.764 = 0.43$ square meter built up

$0.43 \times 349540 = ₹ 1,50,303/-$ MV

Consideration: ₹. 2,13,950/-

5% Stamp Duty: $10,700 + 100 = 10,800/-$ (₹ 11,000)

1% Registration Fees ₹ 2,200/-

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 18-10761-2019 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 AADHAR of Society, Developer & Members



Developer	Member	Society	Society
A.N.W			

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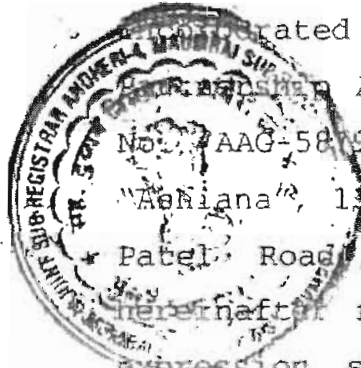
A G R E E M E N T

(Permanent Alternate Accommodation)

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

BETWEEN

M/s. P.R. LANDMARKS LLP, PAN No. AASFP7316G



incorporated under the Limited Liability Partnership Act, 2008, (bearing LLP identification No. AAG-5809) having its registered office at "Aeriana", 1st floor, 87, Linking Road, (Vithalbhai Patel Road), Santacruz (West), Mumbai 400054, hereinafter referred to as the "DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the of the **FIRST PART,**

KASHYAP LALBHAI SHAH HUF, having PAN No. AAAHK0656G, through its Karta MR. KASHYAP LALBHAI SHAH, age 71 years having PAN No. AABPS6722L, residing at Flat No. 302, 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 his respective heirs, executors, administrators, and assigns) of the **SECOND PART.**

Developer	Member	Society	Society
A-N-W	b	A	aw

AND

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

W H E R E A S

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



Developer	Member	Society	Society
A-N-W			

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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.

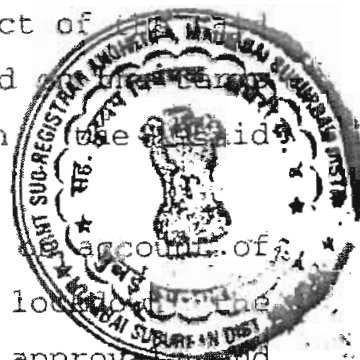
2) The Member herein is the bona fide member and registered shareholder of the Society and holding 5 fully paid-up shares of ₹. 50/- each bearing Serial Nos. 26 to 30 represented by Share Certificate No. 06 and holding Flat No. 302 measuring 505 sq. feet built-up area located on the 3rd floor (hereinafter referred as "the said existing flat"); The Member hereby states and declares that the said existing flat belongs to it and no person or persons other than her have any claim of whatsoever nature including by way of licence or tenancy etc. The Member hereby also states that it has not entered into any agreement with any person or persons for sale, lease, development, tenancy or for any other purpose in respect of the said existing flat or property of the said Society and has not accepted any token deposit, earnest money or any consideration and it has not created any third-party rights save and except with the Developers herein.

3) By a Development Agreement dated 12th September 2019 registered with the Sub-Registrar of

Developer	Member	Society	Society
A. N. D			

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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 property for the consideration and and conditions contained in the said Development Agreement.



4) Due to prevailing global pandemic Covid-19 and the consequent lockdown 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 (therein also called "the Developers") of the Third Part the Society and the Existing Members agreed to extend the time and granted further

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

Developer	Member	Society	Society
A-N-D	a	A	Don

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plans, Sections,		

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



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

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

Developer	Member	Society	Society
A. N. D.		P	all

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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 D.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 and computing the 'carpet area' of the respective Residential Flat of the Member/s:-



- (i) The measurement will be taken from "finished wall surface to finished wall surface" and not "skirting to skirting".
- (ii) The area of the column projecting within the Residential Flat will not be deducted/excluded.
- (iii) The area of the door-jambes will be included;
- (iv) The area of thickness of walls or any other elevation features will not be included in the carpet area.

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

Developer A.N.D	Member a	Society P	Society ani
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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 agreed to be allotted to the Member drawn up by the MCGM - Annexure 'B'.
- c. Copy of Full I.O.D. No. CHE/WS/0924/H/337 (NEW) dated 15th March 2021 with 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 4 and P 202 Annexure 'B 1 and B 2'.



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 of Assurances on behalf of the Society for registering all/this Agreement/s. A copy of the

Developer A.N.W	Member 	Society 	Society
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REC	PC	OR
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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 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. 302 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.

3) The Developer has informed the Member herein and the Member is aware that in view of the

Developer	Member	Society	Society
A.N.D	R	A	new

बदर - १५		
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planning constraints and to provide uniformity in elevation of the new building the area of the New Flat being provided to the Member will be slightly greater than the Member's entitlement area mentioned in Development Agreement (Annexure Statement 'B'). Such a situation had been contemplated in Clause (12(f)) of the aforesaid Development Agreement. Accordingly, the Member herein is being provided with an additional area of 3.89 sq. ft. equivalent to 0.36 sq. mtrs. Carpet.

4)4. As agreed in clause 12(f) of Development Agreement, since the provided is in excess of entitlement under the Development Agreement, the Member is liable to compensate the Developer for such excess Carpet sq. feet @ ₹. 55,000/- per sq. feet thus aggregating to an amount of ₹. 2,13,950/- (Rupees Two Lakh Thirteen Thousand Nine Hundred Fifty). It has been mutually agreed between the parties that the said amount of ₹. 2,13,950/- towards the additional area being provided to the Member herein in the circumstances aforesaid, has been adjusted by the Developer from the aggregate Hardship Compensation Paid to the Member as stated in the said Development Agreement. The Developer hereby acknowledge 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

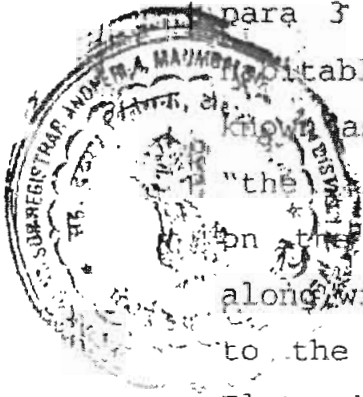


Developer A-NP	Member [Signature]	Society [Signature]	Society [Signature]
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बदर - १५		
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excess area and of and from the same releases and discharges the Member.

5) In accordance with the provisions of Clauses 1(b) and 19 of the said Development Agreement, and in accordance with what is stated hereinabove, the Developer has agreed to construct for and make available to the Member residential flat admeasuring approximately 533.89 sq. feet (equivalent to 49.60 sq. meters) Carpet area (Including additional area of 3.89 Sq Ft Carpet as mentioned hereinabove para 3 & 4) to be located on the 1st upper habitable floor of the new proposed building known as "PLATINA" (hereinafter referred to as "the said Residential Flat") shown bounded red on the Plan hereto annexed and marked "B", along with and as appurtenant thereto the right to the use along with the owner/occupant of Flat No. 301, the entry passage area admeasuring 15.60 sq. feet at the entrance of both the flats (which area has been mentioned in the Development Agreement Annexure B 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. 301, servants' bath-cum-WC (at the mid-landing between the 2nd and the 3rd upper habitable floors) shown hatched blue on the Plan "B" annexed hereto and to two car parking space No. S 4 and P 202 located in the Stilt and Podium level P 2 shown bounded red on Plans "B 1 and B 2" annexed hereto) which said residential flat and appurtenant car-parking spaces are more



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

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Second Schedule		
the plan annexed		

particularly described in the Second Schedule hereunder written and shown on the plan annexed hereto (hereinafter collectively referred to as "the said Premises"), being the entitlement area of the Member, as and by way of permanent alternate accommodation, without any monetary consideration or cost subject to what is stated hereinabove, and to execute this Agreement.

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

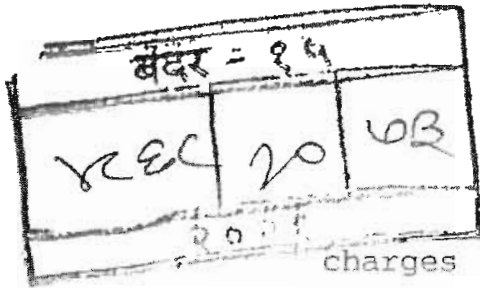
7) The Developers shall use good quality materials and best workmanship for the construction of the entire new building/s residential flat.



8) The Developers hereby agree to complete the construction of the new building, give possession of the said residential flats to the said members, including the Member herein along with Full Occupation Certificate in accordance with the provisions in that regard set out in the said Development Agreement read with the said Supplementary Agreement.

9) The Society shall be liable to pay and have paid the taxes and other outgoings in respect of the said immovable property upto the "Appointed Date", as provided in Clause 9(b) of the Development Agreement). Thereafter all such

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



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

12) Any notice required to be served on the Parties herein shall be in writing and shall be sufficiently served if sent by registered post acknowledgement due or personally delivered at

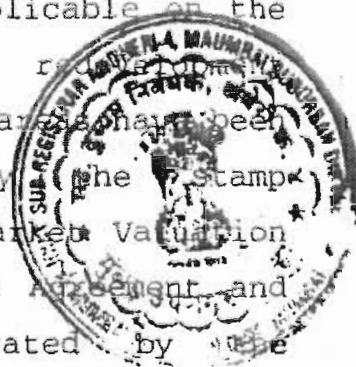
Developer	Member	Society	Society
A. N. D.	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

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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 the prescribed time limit and admit execution thereof.

14) At the time of payment of stamp duty on the Development Agreement dated 12th September 2019 and the Supplementary Agreement dated 29th October 2020 the stamp duty applicable on the Members' Entitlement under the r... including the Members new flats/... 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 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

Developer	Member	Society	Society
A. N. D.			

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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.



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 Development Agreement and the Supplementary Agreement.

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

Developer	Member	Society	Society
A-N-W	o	R	all

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२०२१		

THE FIRST SCHEDULE ABOVE REFERRED TO

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 No. IV Santacruz and bearing C.T.S No. G/516 of Village Bandra G together with the building thereon known as "Mangal Milan" situated being at Sharad Chandra Chatterjee Avenue), Santacruz, Taluka South Salsuburban District in the Registration of Bandra and District Mumbai Suburban, (West), Mumbai - 400 054, and bounded as follows:-



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

Developer	Member	Society	Society
A.N.W	b	A	all

बंदर = ५५		
४२६८	२५	१०३
२०३४		

18

THE SECOND SCHEDULE ABOVE REFERRED TO

Residential Flat No. 302 having a Carpet area of 533.89 sq. ft. (equivalent to 49.60 sq. meters Carpet) as provided in the Development Agreement (Annexure B) and also includes additional carpet area of 3.89 Sq Ft (i.e. 0.36 (Sq Mtr) located on the 3rd upper habitable floor of the new proposed building known as "PLATINA", and as appurtenant thereto the right to use along with the owner /occupant of Flat No. 301, the entry passage area admeasuring 15.6 Sq Ft 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 also the right to use along with the owner / occupant of Flat No. 301, the servants' bath-cum-WC (at the mid-landing between the 2nd and the 3rd upper habitable floors) and also appurtenant car parking space bearing nos. S 4 and P 202 located in the Stilt and Podium level P 2 being constructed on all that piece or parcel of land or ground bearing C.T.S. No. G/516 of Village Bandra G, admeasuring 1040 sq. yards or thereabouts equivalent to 869.6 sq. mtrs lying, being and situate at Sharad Chandra Chatterjee Road, (East Avenue), Santacruz Taluka South Salsette, Mumbai Suburban District in the Registration Sub-District of Bandra and District Mumbai Suburban, Santacruz (West), Mumbai 400054.



Developer	Member	Society	Society
A.N.W			

SIGNED AND DELIVERED by the within-named "DEVELOPER"

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४२९८	२५	०३

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



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

In the presence of MANISH MHATRE @mhatre

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



KASHYAP LALBHAI SHAH (H.U.F.)

KARTA
 KASHYAP LALBHAI SHAH (H.U.F.)
 KARTA

In the presence of Santosh V. Shinde

Developer A. N. W.	Member [Signature]	Society P	Society [Signature]
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बदर - १५
 ४९८ ९६ ७३

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)



For Mangal Milan Co-op Hsg. Soc. Ltd
[Signature]
 Chairman/Treasurer/Secretary



Mr. Navin C. Ashar (Treasurer)



For Mangal Milan Co-op Hsg. Soc. Ltd
[Signature]
 Chairman/Treasurer/Secretary

In the presence of

[Signature]

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

Property Card

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४२६८	११०	१०३
२०२१		

मालमत्ता पत्रक

विभागाचे - जी बँदरे अधिकाऱ्यांचे कुमारा - न. भु. म. बांधा दिनांक - पुण्या येथील...

आ. क्र. १७२/१६ पत्र क्र. १११ दि. १५/५/१६ पत्र क्र. १११ दि. १५/५/१६

9/5/16 (Sq. Yds. 1600) C Area Rs. 250/- 11-2-84
 2500 1500 1500

मुद्रांकित

दस्तावेज क्र. ११६ [Mrs. George D'Almeida] As per Sale deed for Rs. 2500/- dated 21-1-14 (R.)

व्यक्ति

व्यक्ति

व्यक्ति

दिनांक	व्यक्ति	पत्र क्र.	दिनांक	व्यक्ति	पत्र क्र.
१५-५-१६	By inheritance to Suzie Daughter			[Mr Herbert Jayce.] [Mrs Charlotte Killely]	
१५-५-१६	...				
१५-५-१६	...				

१५/५/१६



मालमत्ता पत्रक घरा मालक - न. भु. म. बांधा

दस्तावेज क्र. ११६ दिनांक १५/५/१६ मुद्रांकित ११६

मालक का नाम: विक्रेता मूल्य २५००/-

क्रेता का नाम: विक्रेता मूल्य २.१

व्यक्ति का नाम: मूल्य मूल्य

व्यक्ति का नाम: मूल्य मूल्य

मालमत्ता पत्रक १ - मालमत्ता पत्रक १

१५/५/१६

स्वी प्रव

Developer	Member	Society	Society
A-N-W			

बदर - १५		
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Society Registration Certificate

नों द णि वे प्र मा ण प प

नोंदणी क. नं.ओ.५म./एचआरजी/एच/६६५०/सागा,
 मा प्रमाणपत्रद्वारे प्रमाणित करण्यांत ये आहे की, विंगल मिलन
को-ऑपरेटिव्ह होमिंग सोसायटी लि. मुंबई
 ही संस्था महाराष्ट्र सहाकारी संस्थांचे अधिनियम, १९५० मधील
 (स १९५१ ना महाराष्ट्र अधिनियम क्रमांक २६) कलम १
 (१) अन्वये नोंदणमात आढळा आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व

महाराष्ट्र सहाकारी संस्थांचे नियम, १९५१ मधील नियम
 क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण - गृह
 --- संस्था असून उपाययोजना ---
मोडेलर सहाकारी वारी संस्था आहे.



MASH
 पती: ए.एच. मोरन
 द्वयी: --- सहाकारी विभाग,
 महाराष्ट्र सहाकारी (महाराष्ट्र)
 विभाग ५५) मुंबई.

प्रकृत,
 दिनांक: २० एप्रिल २०२१

Developer	Member	Society	Society
A.N.D		A	

बदर - १५		
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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. shall be provided as permitted by EMC (Max Size free of FSI) on each floor landing or mid landing as per plan. Complete with tiling till 7 feet ht, fittings of Jaquar make, sanitary ware of Hindware make, proper lighting and ventilation. This servant toilet shall be used exclusively by the Flatholder/s on the respective floors.
4. Concealed Insulated Copper wiring of Finolex/Polycab or equivalent Fire resisting type and MCB/Isolators to be provided in all the electrical work. Switches to be of Crabtree/Anchor /Havells or equivalent. Metal Beyrolle 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.W	B	A	One

बदर - १५		
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31/2 २०० २२ Core		

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

KITCHEN

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



Developer	Member	Society	Society
A.N.D	_____	_____	_____

बदर = ३५	
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6. Sliding Door with min 33" clear opening in wood/paint finish/figured glass with Lock.

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

8. Kitchen to be provided with exhaust Fan.

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

10. One Fan will be provided.

Hot water Geyser/Boiler for Kitchen



LIVING ROOM

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

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

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

Developer A.N.W	Member ⊙	Society A	Society AW
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बदर - १५		
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Exterior type		३०३
with		

4. Deck floor will be finished with anti-skid Tiles matching with inside floor with a gentle slope with a drain hole & pipe. Front 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 be provided in Living & Dining area at suitable location. Make Panasonic/Diakin

6. Telephone, T.V, Cable/D.T.H. and other connections at strategic locations in entire Living & Dining area.

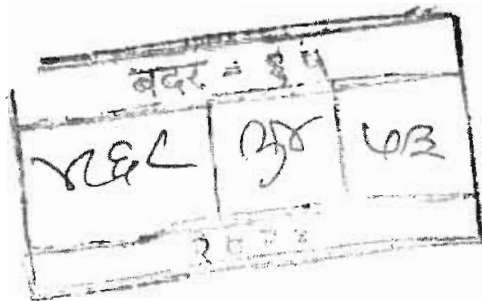


7. Two Fans to be provided

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.W			



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.D	Member Q	Society R	Society Pun
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बदर - १५		
४९१ natural	२५ Solid	७३
३०२१		

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

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 / Continental / Clarion / Vintage/ Solo/ Queens/ Astra Vignatle / Ornamix/ Savoy / Stealth Se

7. All Sanitary ware First quality Parryware make including WC, Flush Valve etc. Some wall Inserts of same make 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.



Share Certificate

Developer	Member	Society	Society
A-N-W			

बदर - १५
 ४६६ ७६ ७३
 २०३३

THE Mangal Vikas CO-OPERATIVE HOUSING SOCIETY LIMITED
 (Registered under M. C. S. Act, 1950) (Registration No. _____ and Date _____)
 No. ()
 Authorized Share Capital Rs. 100,000 Divided into 4000 Shares each of Rs. 50/- only
 Member's Register No. 5

THIS IS TO CERTIFY that Shri/ Smt. Mitin Prashantrao Patil
 of Mangal Vikas is the Registered Holder of Shares (5) from No. 26
 to 30 of Rupees Two Hundred & fifty only (250/-)
 in THE Mangal Vikas CO-OPERATIVE HOUSING SOCIETY LTD.
 subject to the Bye-laws of the said Society and that upon each of
 such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Mangal Vikas this 20th
 day of August 1985.

 _____ Chairman
 _____ Hon. Secretary
 _____ P.H. No. _____ Member of the Committee

P. T. O.



302

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)
7-3-88	2	5	Shri J. R. Mehla, Kunda Shri J. R. Mehla H.O.P. (Secretary) Mangal Vikas Co-operative Housing Society Member	15
02-12-1994	70 4	18	Kashap Lalbhai Shahu (Secretary) Mangal Vikas Co-operative Housing Society Member	20

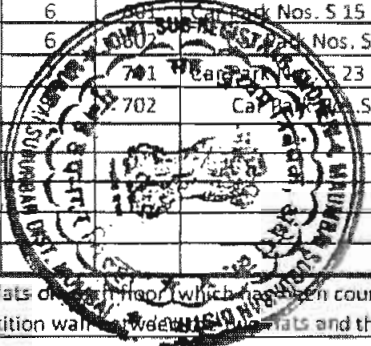
Chairman Hon. Secretary Committee Member

Developer A N D	Member R	Society A	Society Cau
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Developer
 A.P.B.
 Number
 Society
 Society
 103
 24

ANNEXURE 'B'

I	II	III	IV	V	VI		VII	VIII	IX	
Sr. No.	Name	Residential Flat No.	Existing Floor	Carpet Area in New Building as per BMC Plans sq.ft *	Location on Upper Floor (above Podium) in new Bldg.	Along with Appurtenant Car-Parking Space No. at Ground/Podium Level	Hardship Compensation to be paid by the Developers on the Appointed Date	Compensation for Temporary Alternate Accommodation to be paid by the Developers for 12 months prior/on the Appointed Date	Compensation for Temporary Alternate Accommodation to be paid by the Developers on the expiry of 10 months from the Appointed Date	
					Flat No.					
1	Smita K Shah	101	1	1064.13	1	101	Car Park Nos. S 1 + P 203	3,352,800	806,400	806,400
2	Kashyap L Shah	102	1	530.00	1	102	Car Park Nos. S 2	1,636,485	393,600	393,600
3	Sudhir S Shah	201	2	1064.13	2	201	Car Park Nos. S 14	3,352,800	806,400	806,400
4	Mehul Shah	202	2	530.00	2	202	Car Park Nos. S 13 + P 205	1,636,485	393,600	393,600
5	Lalihal V Dalal HUF Kashyap Shah	301	3	1064.13	3	301	Car Park Nos. S 3	3,352,800	806,400	806,400
6	Kashyap Shah HUF	302	3	530.00	3	302	Car Park Nos. S 4 + P 202	1,636,485	393,600	393,600
7	Alpesh A Patel	401	4	1064.13	4	401	Car Park Nos. S 17 + P 204	3,352,800	806,400	806,400
8	Pushpa Arvind Patel	402	4	530.00	4	402	Car Park Nos. S 18	1,636,485	393,600	393,600
9	Prakash R Hemlani	501	5	1064.13	5	501	Car Park Nos. S 19 + P 214	3,352,800	806,400	806,400
10	Prakash R Hemlani	502	5	530.00	5	502	Car Park Nos. S 20	1,636,485	393,600	393,600
11	Navin C Ashar	601	6	1064.13	6	601	Car Park Nos. S 15 + P 205	3,352,800	806,400	806,400
12	Maitreyi N Ashar	602	6	530.00	6	602	Car Park Nos. S 16	1,636,485	393,600	393,600
13	Ankur K Shah	701	7	1064.13	7	701	Car Park Nos. S 23 + P 201	3,352,800	806,400	806,400
14	Kashmita Corporation Sole Proprietor -Kashyap Shah	702	7	530.00	7	702	Car Park Nos. S 24	1,636,485	393,600	393,600
15	Society							2,625,000		
	TOTAL							37,549,995	8,400,000	8,400,000

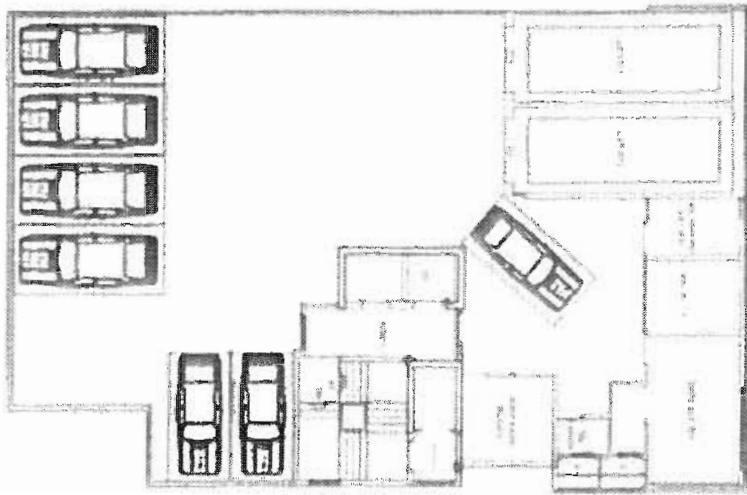


REMARK: An area admeasuring 15.72 sq.ft carpet area at the entrance of both flats of the floor (which has been counted in the FSI) is for the use of both the flats. The carpet area of the combined flats (i.e. including the area common partition wall between the flats and the said area of 15.72 sq.ft. is 1625 sq.ft.

222
 202
 103
 24

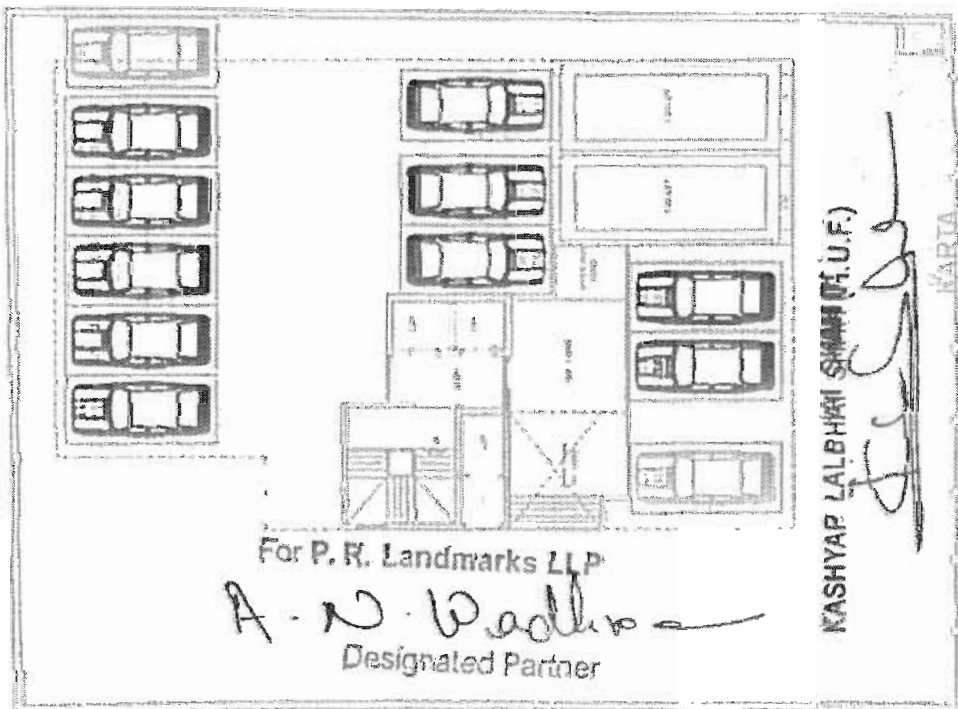
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CAR PARKING S4 AND P202 WITH FLAT NO.302



PODIUM LEVEL CAR PARKING PLAN

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



STILT CAR PARKING PLAN

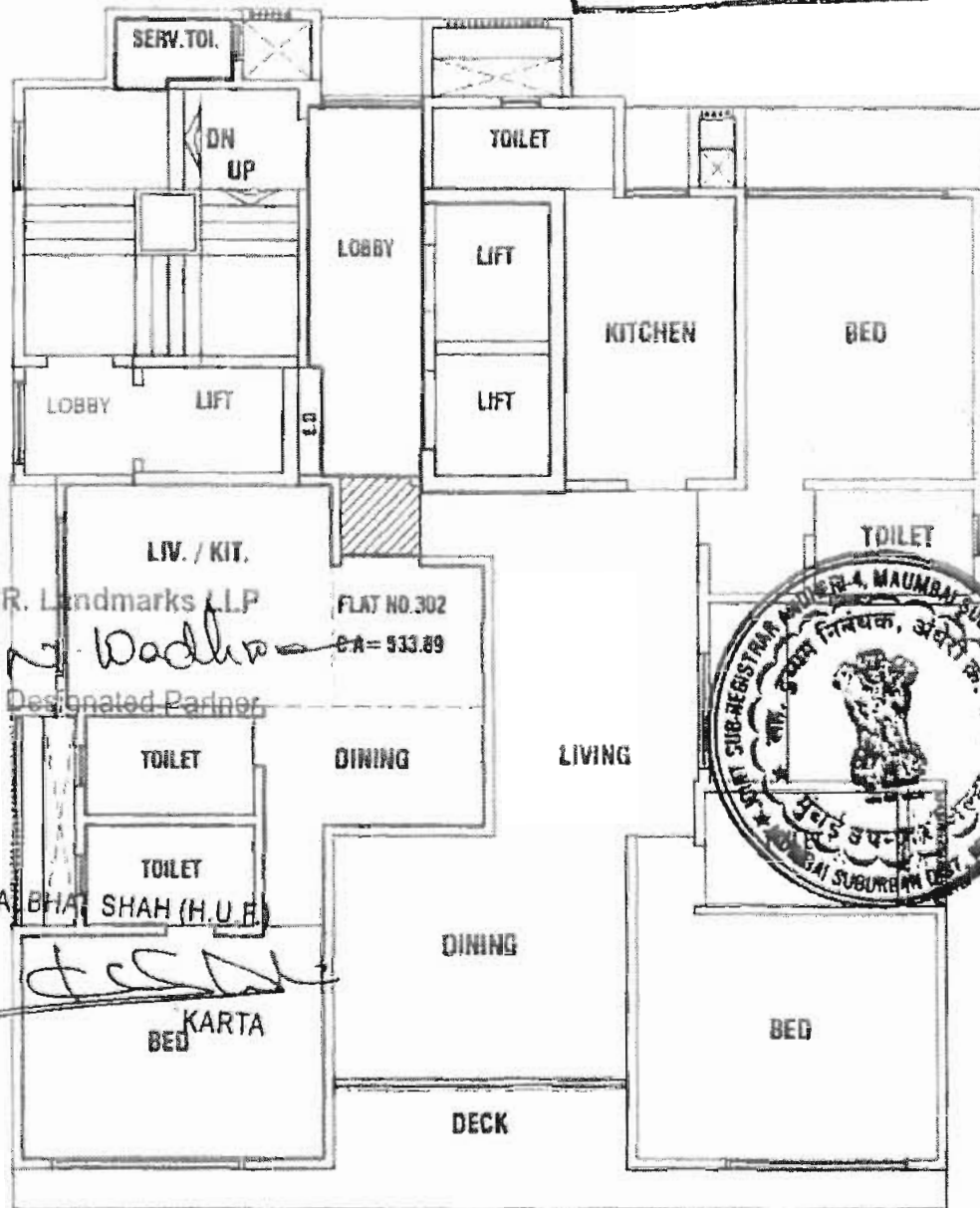
For P. R. Landmarks LLP
A. N. Wadhwa
 Designated Partner

KASHYAP LALBHAI SHARMA (M.U.F.)

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

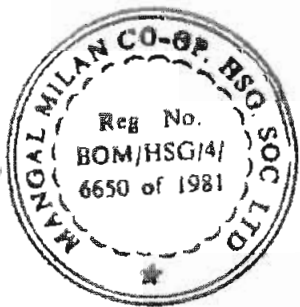
FLAT NO. 302

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४२२	३००३	
२०२१		



For P. R. Landmarks LLP
 A. N. Wadhwa
 Designated Partner
 FLAT NO. 302
 C/A = 533.89

KASHYAP LAL BHAI SHAH (H.U.B.)



3RD UPPER HABITABLE FLOOR PLAN



Developer	Member	Society	Society
A. N. W.			

- बापर - १५		
VCL	100	UB
२०२१		

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 Milan Co-operative Housing Society Ltd, East Avenue, Santa Cruz (west) on behalf of the Limited Liability Partnership.

For P. R. Landmarks LLP

Avinash N Wadhvani

Designated Partner



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

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४२६८	०६५	०३
SGBM & MC Society Resolution ०२१		

MANGAL MILAN CO-OP HSG. SOC. LTD.

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

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

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

*RESOLVED THAT M/S. P. R. LANDMARKS LLP, Incorporated under the Limited Liability Partnership Act, 2008, (bearing LLP Identification No.AAG-5879) having its registered office at "Ashiana", 1st floor, 87, Linking Road, (Vithalbhai Patel Road), Santacruz (West), Mumbai - 400 054, be appointed as the Developer of the Society for the purpose of redevelopment of the Society's Property or parcel of land measuring 1040 sq. yards or thereabouts or mtrs. now bearing Final Plot No.198 (as per D.P. Remark of Town Planning Scheme No.IV Santacruz and bearing C.T.S No. G/516 of Village Bandra Together with the building standing thereon known as "Mangal Milan" lying at Santacruz, Taluka South Salsette, Mumbai Suburban District, District of Bandra and District Mumbai Suburban, Santacruz 400054 for the consideration and on the terms and conditions agreed between 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



Mumbai,

For Mangal Milan Co-Operative Housing Society Limited

07th September, 2019



For Mangal Milan Co-Op Hsg. Soc. Ltd

Alpesh Patel
 Chairman/Treasurer/Secretary
 Chairman
 Alpesh Patel

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

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 ४९६ ४२०३

Society's Resolution

MANGAL MILAN CO-OP HSG. SOC. LTD.

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

Sharad 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, Stilt 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-R-D	Ⓚ	A	Ⓚ

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INDEX 2 DEVELOPMENT AGREEMENT २०२१		

10761514 28/05/2021 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुष्यम विबंधक सह दु.नि.अधेरी 7 दस्ता प्रत्यक्ष : 10761/2019 नोटणी Regn 63m
गावाचे नाव : बांद्रा		
(1) वित्तिकाया प्रकार	विकसनकरारनामा	
(2) मीटरमात्रा	120543600	
(3) बाजारभाव(भाडेगट्टापायका बाजारभाव)आकार जाणवारी देतो की गट्टेदार ते मसुदा करावे)	189856436	
(4) चू-नायन,पोटॅन्शिया व परजमावर्ध अस्तव्यवस्था)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :; इतर माहिती: जमीन व बांधकाम फायनल प्लॉट क 5बी टी पी स्कीम 4 साताकूड सी टी एस क्र जी/516 मोजे बांद्रा मंगल मिलन बिल्डींग चे विकसन हक्क. ((C.T.S. Number : G/316 ;))	
(5) क्षेत्रफळ	869.6 चौ.मीटर	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तावेज कलेन देणा-या,सिद्धन ठेवणा-या पध्दतीचे नाव किंवा दिवाणी स्वाध्यायवाया सुसुननामा किंवा आदेश अस्तव्यवस्था,प्रतिबंधाचे नाव व यत्ना	<p>1): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे सभासद अल्पय ए वॉल वर 101, प्लॉट नः 1, इमारतीचे नावः मंगल मिलन को ऑप होसिंग सोसायटी लि, ब्लॉक नः साताकूड प, मुंबई, रोड नः ईस्ट एव्ज्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नः-AAAAAM86</p> <p>2): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे सभासद अल्पय ए वॉल वर 101, प्लॉट नः 1, इमारतीचे नावः मंगल मिलन को ऑप होसिंग सोसायटी लि, ब्लॉक नः साताकूड प, मुंबई, रोड नः ईस्ट एव्ज्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नः-AAAAAM86</p> <p>3): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे सभासद अल्पय ए वॉल वर 101, प्लॉट नः 1, इमारतीचे नावः मंगल मिलन को ऑप होसिंग सोसायटी लि, ब्लॉक नः साताकूड प, मुंबई, रोड नः ईस्ट एव्ज्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नः-AAAAAM86</p> <p>4): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे सभासद अल्पय ए वॉल वर 101, प्लॉट नः 1, इमारतीचे नावः मंगल मिलन को ऑप होसिंग सोसायटी लि, ब्लॉक नः साताकूड प, मुंबई, रोड नः ईस्ट एव्ज्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नः-AAAAAM86</p> <p>5): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे सभासद अल्पय ए वॉल वर 101, प्लॉट नः 1, इमारतीचे नावः मंगल मिलन को ऑप होसिंग सोसायटी लि, ब्लॉक नः साताकूड प, मुंबई, रोड नः ईस्ट एव्ज्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नः-AAAAAM86</p> <p>6): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे सभासद अल्पय ए वॉल वर 101, प्लॉट नः 1, इमारतीचे नावः मंगल मिलन को ऑप होसिंग सोसायटी लि, ब्लॉक नः साताकूड प, मुंबई, रोड नः ईस्ट एव्ज्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नः-AAAAAM86</p> <p>7): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे सभासद अल्पय ए वॉल वर 101, प्लॉट नः 1, इमारतीचे नावः मंगल मिलन को ऑप होसिंग सोसायटी लि, ब्लॉक नः साताकूड प, मुंबई, रोड नः ईस्ट एव्ज्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नः-AAAAAM86</p> <p>8): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे सभासद अल्पय ए वॉल वर 101, प्लॉट नः 1, इमारतीचे नावः मंगल मिलन को ऑप होसिंग सोसायटी लि, ब्लॉक नः साताकूड प, मुंबई, रोड नः ईस्ट एव्ज्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नः-AAAAAM86</p> <p>9): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे सभासद अल्पय ए वॉल वर 101, प्लॉट नः 1, इमारतीचे नावः मंगल मिलन को ऑप होसिंग सोसायटी लि, ब्लॉक नः साताकूड प, मुंबई, रोड नः ईस्ट एव्ज्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नः-AAAAAM86</p> <p>10): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे सभासद अल्पय ए वॉल वर 101, प्लॉट नः 1, इमारतीचे नावः मंगल मिलन को ऑप होसिंग सोसायटी लि, ब्लॉक नः साताकूड प, मुंबई, रोड नः ईस्ट एव्ज्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नः-AAAAAM86</p> <p>11): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे सभासद अल्पय ए वॉल वर 101, प्लॉट नः 1, इमारतीचे नावः मंगल मिलन को ऑप होसिंग सोसायटी लि, ब्लॉक नः साताकूड प, मुंबई, रोड नः ईस्ट एव्ज्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नः-AAAAAM86</p> <p>12): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे सभासद अल्पय ए वॉल वर 101, प्लॉट नः 1, इमारतीचे नावः मंगल मिलन को ऑप होसिंग सोसायटी लि, ब्लॉक नः साताकूड प, मुंबई, रोड नः ईस्ट एव्ज्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नः-AAAAAM86</p> <p>13): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे सभासद अल्पय ए वॉल वर 101, प्लॉट नः 1, इमारतीचे नावः मंगल मिलन को ऑप होसिंग सोसायटी लि, ब्लॉक नः साताकूड प, मुंबई, रोड नः ईस्ट एव्ज्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नः-AAAAAM86</p> <p>14): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे सभासद अल्पय ए वॉल वर 101, प्लॉट नः 1, इमारतीचे नावः मंगल मिलन को ऑप होसिंग सोसायटी लि, ब्लॉक नः साताकूड प, मुंबई, रोड नः ईस्ट एव्ज्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नः-AAAAAM86</p> <p>15): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे सभासद अल्पय ए वॉल वर 101, प्लॉट नः 1, इमारतीचे नावः मंगल मिलन को ऑप होसिंग सोसायटी लि, ब्लॉक नः साताकूड प, मुंबई, रोड नः ईस्ट एव्ज्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नः-AAAAAM86</p> <p>16): नाव:-मंगल मिलन को ऑप होसिंग सोसायटी लि चे सभासद अल्पय ए वॉल वर 101, प्लॉट नः 1, इमारतीचे नावः मंगल मिलन को ऑप होसिंग सोसायटी लि, ब्लॉक नः साताकूड प, मुंबई, रोड नः ईस्ट एव्ज्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नः-AAAAAM86</p>	



Developer	Member	Society	Society
A.N.D			

खदर = १५

५२६८ १०३

701. मांडा नं: 7. इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि, ब्लॉक न: साताकुझ प, मुंबई, रोड न: ईस्ट प्ल्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 फोन नं:-AUEPS2852E
 17): नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि चे सभासद कार्यालया कोरिडोरचे प्लानक कवचप माह वय:-69; प्लान-नॉट नं: 702, मांडा नं: 7, इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि, ब्लॉक न: साताकुझ प, मुंबई, रोड न: ईस्ट प्ल्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 फोन नं:-AABPS6722L
 18): नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि चे सेनेटिंग कमिटी सदस्य कवचप प्लन माह वय:-69; प्लान-नॉट नं: -, मांडा नं: -, इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि, ब्लॉक न: साताकुझ प, मुंबई, रोड न: ईस्ट प्ल्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 फोन नं:-AAAAM8609C
 19): नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि चे सभासद प्रकाश आर हेमलती वय:-11; प्लान-501, 5, मंगल मिलन कॉ ऑप होसिंग सोसायटी लि, साताकुझ प मु, ईस्ट प्ल्यू, साताकुझा सेटल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400054 फोन नं:-ADSPH7B18]

(8) दस्तऐवज करून घेण्या-या पक्षाकराचे व चिंता दिशाची व्यवसायाचा हक्कमनाम किंवा आदेश असल्यास, प्रतिबन्धित व नसू व प्लान

1): नाव:-पी आर सेंटराक्स प्लानची चे धारदार अजय सी वाघदाने वय:-53; प्लान:-, 1, अतिथान, साताकुझ प, मुंबई, 87 लिलिंग रोड, साताकुझ सेटल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400054 फोन नं:-AASFP7316G
 2): नाव:-पी आर सेंटराक्स प्लानची चे धारदार अतिथान वाघदाने वय:-19; प्लान:-, 1, अतिथान, साताकुझ प, मुंबई, 87 लिलिंग रोड, साताकुझ सेटल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400054 फोन नं:-AASFP7316G

(9) दस्तऐवज करून घेतल्याचा दिनांक	12/09/2019
(10) दस्त नोंदणी घेतल्याचा दिनांक	23/09/2019
(11) जनुकमांक, खंड व पृष्ठ	10761/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	9493000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) टिप	
मुद्रांकमासकी विचारून घेतलेला तपशील:-	
शुल्क शुल्क जाकर रताना निवडलेला	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Developer:	Member	Society	Society
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INDEX 2 SUPPLEMENTAL DEVELOPMENT AGREEMENT

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<p>9358514 20/05/2021 Note:-Generated Through eSearch Module,For original report please contact concern SRO office</p>	<p>सूची क्र.2 दस्तावेज संख्या 9358/2020 नोदणी Regn 63m</p>	<p>दस्तावेज संख्या 9358/2020 नोदणी Regn 63m</p>
<p>गावाचे नाव : बांद्रा</p>		
<p>(1)सिनेखाना प्रकार</p>	<p>सप्टीमेट्री अप्रीमेंट</p>	
<p>(2)नोबदल</p>	<p>0</p>	
<p>(3) बांधकाम(भाडेपट्टापरत बांधकामकार आकारणी देतो की पट्टेदार ते नमुद पत्राचे)</p>	<p>0.0</p>	
<p>(4) भू-मालक,पोरहिसा व पारकामाकां(असाव्यास)</p>	<p>1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: दस्त क्र बदर18-10761-2019 नोंदणी दिनांक 17/09/2019 डेव्हलपमेंट अप्रीमेंट चा सप्टीमेटल अप्रीमेंट---दस्तात नमुद केल्याप्रमाणे((C.T.S. Number : G/516 ;))</p>	
<p>(5) क्षेत्रफळ</p>	<p>0 चौ.मीटर</p>	
<p>(6)अकारणी किंवा जुळी टॅगचात असेल तेव्हा.</p>	<p></p>	
<p>(7) दस्तऐवज करून देण-या,सिद्ध ठेवण- या पक्षांमध्ये नाव किंवा दिशांनी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तित्वात,प्रतिवादिचे नाव व पत्ता.</p>	<p>1) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे घेतले अल्पसंख्यक वाळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एव्ह्यू, महााराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नं:-AAAA 2) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद वाळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एव्ह्यू, महााराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नं:-AAA 3) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद वाळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एव्ह्यू, महााराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नं:-AAA 4) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद वाळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एव्ह्यू, महााराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नं:-AAB 5) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद वाळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एव्ह्यू, महााराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नं:-AAB 6) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद वाळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एव्ह्यू, महााराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नं:-AAB 7) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद वाळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एव्ह्यू, महााराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नं:-AAE 8) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद वाळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एव्ह्यू, महााराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नं:-AAE 9) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद वाळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एव्ह्यू, महााराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नं:-AAE 10) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद वाळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एव्ह्यू, महााराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नं:-AAE 11) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद वाळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एव्ह्यू, महााराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नं:-AAE 12) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद वाळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एव्ह्यू, महााराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नं:-AGR 13) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद वाळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एव्ह्यू, महााराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नं:-AAD 14) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद वाळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एव्ह्यू, महााराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नं:-ADSP 15) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद वाळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ईस्ट एव्ह्यू, महााराष्ट्र, मुंबई. पिन कोड:-400054 वॉन नं:-ADSP 16) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि धे सभासद</p>	



<p>Developer A.N.D</p>	<p>Member [Signature]</p>	<p>Society P</p>	<p>Society [Signature]</p>
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	<p>नं. - माळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि, ब्लॉक नं: साताकृष्ण प, रोड नं: ईस्ट एल्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 फोन नं:-AADPA6232F</p> <p>17) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभ्यत्व मेम्बरी एन अकार वष:-68; पत्ता:-प्लॉट नं: - माळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि, ब्लॉक नं: साताकृष्ण प, रोड नं: ईस्ट एल्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 फोन नं:-AAFPA-4193D</p> <p>18) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभ्यत्व अंतुर् के शाह वष:-35; पत्ता:-प्लॉट नं: - माळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि, ब्लॉक नं: साताकृष्ण प, रोड नं: ईस्ट एल्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 फोन नं:-AUEPS2852E</p> <p>19) नाव:-मंगल मिलन कॉ ऑप होसिंग सोसायटी लि ये सभ्यत्व कॉमिटी कांवेनियन ये प्रोपार्टर कवचप शाह वष:-70; पत्ता:-प्लॉट नं: - माळा नं. - इमारतीचे नाव: मंगल मिलन कॉ ऑप होसिंग सोसायटी लि, ब्लॉक नं: साताकृष्ण प, रोड नं: ईस्ट एल्यू, महाराष्ट्र, मुंबई. पिन कोड:-400054 फोन नं:-AABPS6722L</p>
(8)दस्तावेज करन घेव्हा-वा पदाकारपये व निवा दिवाजी न्यायालयाचा हुकुमनामा निवा आदेश अकारवाय,प्रतिवदिचे नाव व पत्ता	<p>1) नाव:-बी आर लॅडमार्क्स एलएलपी ये धर्मादार अकार सी वायवली वष:-55; पत्ता:-प्लॉट नं: - माळा नं: 1, इमारतीचे नाव: अशियाना, ब्लॉक नं: साताकृष्ण प, रोड नं: 87 लिफिंग रोड, महाराष्ट्र, मुंबई. पिन कोड:-400054 फोन नं:-AASFP7316G</p> <p>2) नाव:-बी आर लॅडमार्क्स एलएलपी ये धर्मादार अशिया वायवली वष:-49; पत्ता:- 1 अशियाना, साताकृष्ण प, 87 लिफिंग रोड, साताकृष्ण सेंट्रल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400054 फोन नं:-AASFP7316G</p>
(9) दस्तावेज करन दिव्हाया दिनांक	29/10/2020
(10)दस्तावेजी केसवाया दिनांक	12/11/2020
(11)अनुमती सं. सं. व पृष्ठ	9358/2020
(12)बाजारभावाप्रमाणे घुटांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)धरा	
मुल्काकरनासाठी विघारात वेतलेला तपशील:	
घुटांक शुल्क आकारना निवडलेला अनुषंग :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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Developer KYC

आयकर विभाग
INCOME TAX DEPARTMENT
P.R.LANDMARKS LLP

06/06/2016
Permanent Account Number
AASFP7316G

भारत सरकार
GOVT. OF INDIA

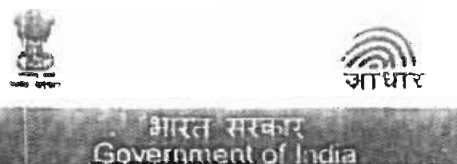
आयकर विभाग
INCOME TAX DEPARTMENT
AVINASH NIRANJAN WADHWANI

NIRANJAN RAMCHAND WADHWANI

23/12/1970
Permanent Account Number
AAAPW2039D

A. N. Wadhwa
Signature

भारत सरकार
GOVT. OF INDIA



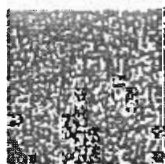
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नियंत्रण क्रमांक: Enrolment No.: 1067117021/00588

किसान कार्ड (KCC) को प्राप्त करने के लिए
To
Avinash Niranjani Wadhwa
S/O Niranjani Wadhwa
1st Floor Wadhwa House
17 Laxmi Road
Opp Anja Bazar
Mumbai
Sankhraj Overst
Mumbai Maharashtra - 400054
9820155408

किसान कार्ड (KCC) को प्राप्त करने के लिए

वैधता तिथि
Valid Until: 31/03/2017

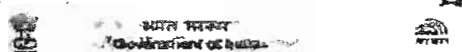


आपका आधार क्रमांक / Your Aadhaar No. :

2275 2211 3527

VID : 8114 2480 3827 8511

माझी आधार, माझी ओळख



आयकर विभाग
INCOME TAX DEPARTMENT
Avinash Niranjani Wadhwa
S/O Niranjani Wadhwa
23/12/1970
MALE

किसान कार्ड (KCC) को प्राप्त करने के लिए



2275 2211 3527

VID : 8114 2480 3827 8511

माझी आधार, माझी ओळख

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

AAAA8609D

21092007



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGRPP2263K

नाम / Name
ALPESH ARVIND PATEL

पिता का नाम / Father's Name
ARVIND H PATEL

जन्म की तारीख
Date of Birth
11/05/1978

PM Application Capable Device, Card Not Valid without Pin Number Layout

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NAVIN CHANDRASEN ASHAR

CHANDRASEN ASHAR

28/08/1944

Permanent Account Number
AADPA8232F

Signature

Developer A N W	Member e	Society P	Society P
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बदर - १५

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Witness



भारत सरकार
भारतीय रिजिस्ट्रार जनरल

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

9915 7732 9915

मेरा आधार, मेरी पहचान



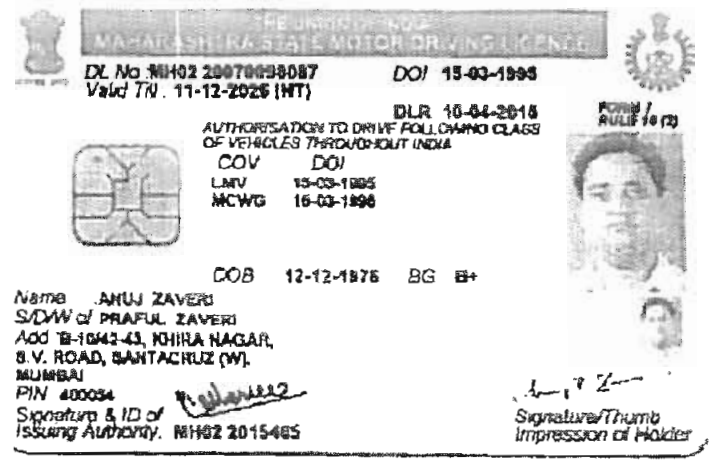
भारत सरकार
भारतीय रिजिस्ट्रार जनरल

धेकरणा
TPO OF INDIA

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

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

9915 7732 9915

THE GOVERNMENT OF
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH02 200700030087 DOI 15-03-1996
Valid TN. 11-12-2026 (INT)

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

COV DOI
LNV 15-03-1996
MCWG 16-03-1996

DOB 12-12-1976 BG B+

Name ANUJ ZAVERI
S/D/W of PRAFUL ZAVERI
Add 18-1042-43, KHIRA NAGAR,
8.V. ROAD, SANTACRUZ (W),
MUMBAI
PIN 400034
Signature & ID of
Issuing Authority. MH02 2015-485

Signature/Thumb
Impression of Holder

Developer	Member	Society	Society
A.N.W			

बदर = १५
 ४६८ ५० ७३

Member's KYC






भारत सरकार
 Unique Identification Authority of India
 Government of India

नोटिफिकेशन नम्बर - Enrollment No 1067-11005/01627

To
 कश्यप लालशह शाह
 Kashyap Lalshah Shah
 5/0, Lalshah Shah
 Plot No 163 Kunal Kunj, Laxmi Nagar Society
 11th Road
 Khar (West)
 Mumbai
 Ahar Delivery Member Mumbai
 Maharashtra 400033
 9829150137

PH 244 / 710 / 448577 / 448584 / P


 SH047658432FT



आपला आधार क्रमांक / Your Aadhaar No
2415 3662 3321

आधार - सामान्य माणसाचा अधिकार





 कश्यप लालशह शाह
 Kashyap Lalshah Shah
 2009 वर्ष / Year of Birth: 1949
 लिंग / Sex: Male



2415 3662 3321

आधार - सामान्य माणसाचा अधिकार

Developer A.N.W	Member 	Society 	Society 
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346
Form _____
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in replying please quote No.
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

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

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

MEMORANDUM

To,

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

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



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

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

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

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

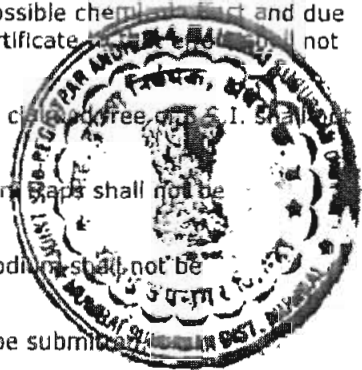
over the setback land free of compensation and that the setback handing over certificate shall not be obtained from Asst. Commissioner [H/W ward] that the ownership of the setback land shall not be transferred in the name of M.C.G.M. before OCC.

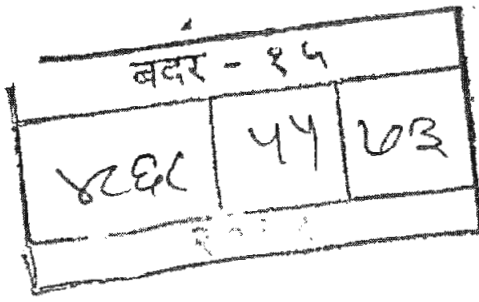
- 8 That the Registered Agreement with the existing tenant alongwith the list shall not be submitted before C.C.
- 9 That the consent letter from the existing tenants for the proposed additions/alterations in their tenement shall not be submitted before C.C.
- 10 That the Indemnity Bond indemnifying 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. & C, [v] S.P. [vi] S.W.D., [vii] M.T.N.L., [viii] H.E. shall not be obtained and the requisitions if not be complied with before occupation certificate / B.C.C.
- 13 That the notified/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 requisite premium as intimated shall not be paid before applying for C.C.
- 18 That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
- 19 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.
- 20 That the Janata Insurance Policy In the name of site or policy to cover the compensation claims arising out of workman's compensation Act 1923 shall not be taken out before starting the work and also shall not be renewed during the construction work.
- 21 That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.
- 22 That the soil investigation shall not be done and report thereof shall not be submitted with structural design.
- 23 That the building shall not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect shall be insisted.
- 24 That no main beam in R.C.C. framed structure shall not be less than 230 mm. wide. The size of

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

- 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 and due care while constructing the same shall not be taken and completion certificate shall not be submitted from the Licensed Structural Engineer.
- 28 That the registered undertaking for not misusing the part, and area shall not be submitted.
- 29 That the registered undertaking for water proofing of terrace and Nahari Gaps 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 giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.
- 33 That the design for Rain Water Harvesting System from Consultant as per Govt. notification under Sec.37[2] of MR&T.P. Act, 1966 under No.TPB-4307/396/CR-24/2007/UD-11 dt.6/6/2007 shall not be submitted.
- 34 That the authorized Pvt .Pest Control Agency to give anti malaria treatment shall not be appointed in consultation with P.C.O.[K/West].
- 35 That the sheet piling along with diaphragm wall shall not be constructed taking all the precautionary measures under the strict supervision of registered Structural Engineer before actual work of basement is taken in hand after issue of C.C.
- 36 That the RUT shall not be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of RERA amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to RERA, shall be submitted.
- 37 That the debris removal deposit of Rs. 45,000/- or Rs. 22/- per sq.mtr. of the built up area, whichever is less shall not be paid before further C.C.
- 38 That the 'Debris Management Plan' shall not be got approved from Executive Engineer [Env.] and the conditions therein shall not be complied with.
- 39 That the N.O.C. from Collector - M.S.D. for excavation of land shall not be submitted.
- 40 That the labour welfare tax as per circular No. Dy.Ch.Eng/3663/BP (City) Dt. 30.9.2011 shall not be paid before asking for C.C.





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

- 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.
That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall not be complied with and to that effect the mechanized parking equipped with safety measures shall be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCGM and its officers against any litigation, costs, damages, etc. arising out of failure of mechanized system/nuisance due to mechanized system to any person shall not be submitted.
That the R.U.T. shall not be submitted by the developer stating that fungible compensatory FSI for rehabilitation component shall not be used for sale component.
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.
That the RUT shall not be submitted stating that the difference of payment for additional 50% FSI shall be paid and calculated as per the revision of rates by the Government from time to time as per the condition No.5 mentioned in Notification and circular before requesting for C.C.
- 48 That the R.U.T. shall not be submitted by the owner/developer for maintaining the noise levels as per the norms of Pollution Control Board.
- 49 That the R.U.T. shall not be submitted for not misusing the additional parking proposed for full potential of F.S.I. and shall count the same in FSI or shall be handed over to M.C.G.M. free of cost, if the building is not constructed for full potential.
- 50 That the RUT shall not be submitted by the Owner/Developer before requesting for full C.C. for submitting self declaration in respect of installing composting pit/comprising machine/bio-mechanism system for processing of we waste generated at project site as per Circular u/No.ChE/DP/00024/Gen dated 02.04.2016.
- 51 That the dry and wet garbage shall not be separated and the wet garbage generated in the building shall not be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall not be incorporated by the Developer, as per the circular No.CHE/DP/00024/GEN dt.02.04.2016.
- 52 That the work shall not be carried out between sunrise and sunset between 6.00 am to 10 pm only in accordance with Rule 54(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed. (as per circular No.ChE/DP/7749/Gen dtd.07.06.2016.

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

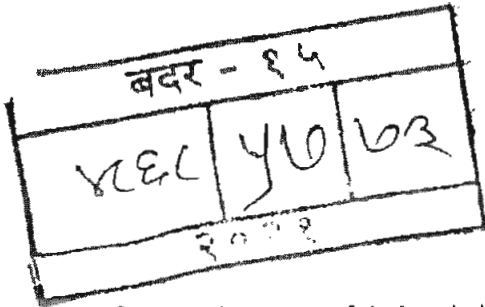


C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

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

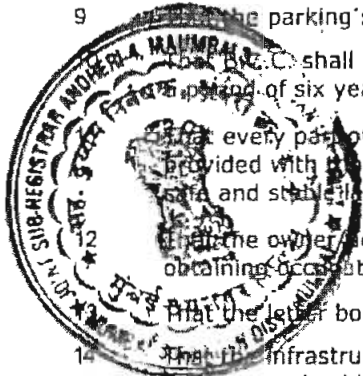
D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

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



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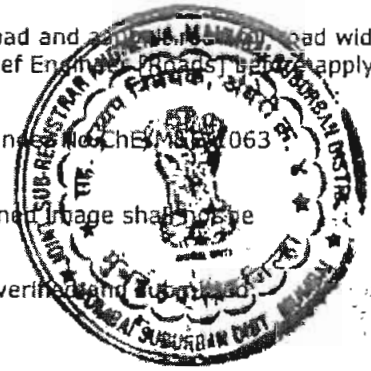
- 2 That some of drains shall not be laid internally with C.I. pipes.
- 3 That the dust bin shall not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
- 4 That the surface drainage arrangement shall not be made in consultation with E.E.(S.W.D.) or as per his remarks and a completion certificate shall not be obtained and submitted before applying for occupation certificate/B.C.C.
- 5 That the 10' wide paved pathway upto staircase shall not be provided.
- 6 That the surrounding open spaces, parking spaces and terrace shall not be kept open and unbuilt upon; and shall not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 7 That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
- 8 That the carriage entrance shall not be provided before starting the work
- 9 That the parking spaces shall not be provided as per D.C.R. No.36.
- 10 That B.C.C. shall not be obtained and IOD and debris deposit etc. shall not be claimed for refund within a period of six years from the date of occupation.
- 11 That every part of the building constructed and more particularly overhead water tank shall not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 12 That the owner/developer shall not hand over the possession to the prospective buyer before 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.

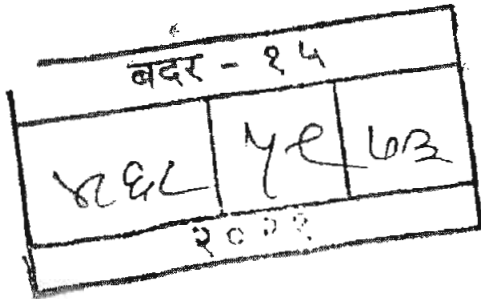


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No. CHE/WS/0924/H/337(NEW)/IOD/1/New

- 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 2.00 mtrs. wide road width of 18.30 mtrs. and above shall not be made in the office of Dy. Chief Engineer (Roads) before applying for occupation.
- 30 That the Energy Conservation Systems as stipulated vide circular under No. CHE/MS/063 dt.16/06/2008 shall not be complied with.
- 31 That the list of documents required to be scanned and legible scanned image shall be submitted.
- 32 That the A.M.S.L. of completed work (top of building) shall not be verified and submitted.





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

- () 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.

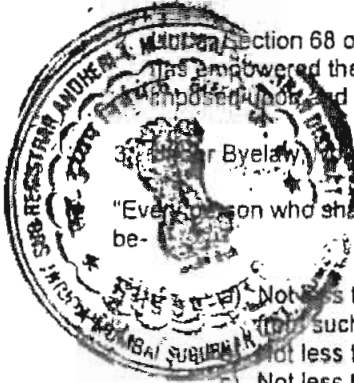
Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 14 March day of 2022 but not so as to contrivance any of the provision of the said 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.



Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

Byelaw) 8 of the Commissioner has fixed the following levels :-

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

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

4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on 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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No. CHE/WS/0924/H/337(NEW)/IOD/1/New

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

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NOTES

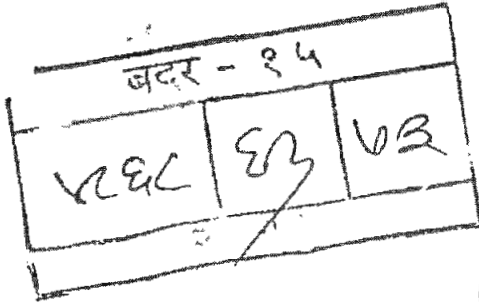
- 1) The work should not be started unless objections are complied with
 - 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
 - 3) Temporary permission on payment of deposit should be obtained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

बदर - १५		
४२६८	५२	१०३
२०२१		

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

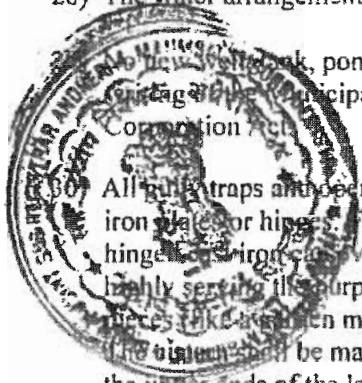
- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction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





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

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



- pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plate or hinge. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged iron cover in one piece, with locking arrangement provided with a bolt and huge screwed on highly serrated iron purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape (like a mari rose) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The manholes 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.

बदर - १५		
४९८	९४	७३
२०२१		

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

Executive Engineer, Building Proposals
Zones wards.

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

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

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



Name : Vijay Shankarrao.
Tawde
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date 15-Mar-2021 19:48:14

बदर - १५		
४८८	६५	७३
२०२१		

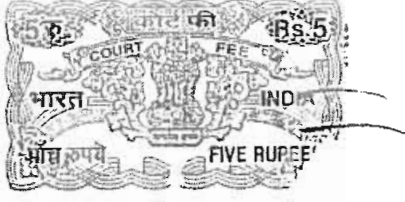


(4)

गृहभेट क्र. ५०/२०२९
दस्त क्र. ४६७ ते ४७०/२०२९
दस्ता नोंदणीसदर दि. २०/५/२०२९
गृहभेट दि. २०/५/२०२९
कार्यालय वेळे नंतर
५.५२ ते ६.१४ दरम्यान

दुय्यम निबंधक कार्यालय
(सनद क्र. ८)

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



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

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

सदर चा अर्ज मंजूर करण्यात आला
असून सदर चा पर्यायी जागेचे कदारवाला
एवढा दस्ता मधील कबुलीजबाब
गृहभेट देऊन दि. २०/५/२०२९ रोजी
कार्यालय वेळे नंतर देण्यात येईल

विषय - गृहभेट देणेबाबत.

महोदय,

मी श्री / श्रीमती K. L. Shah रा. Khar-52
मला Attorney 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 :- Kashay Shah
आवक क्र. ४२९ दिनांक २०/५/२०२९

H
सही



K. L. Shah

बदर - १५		
४६८	६६	७३
२०२९		

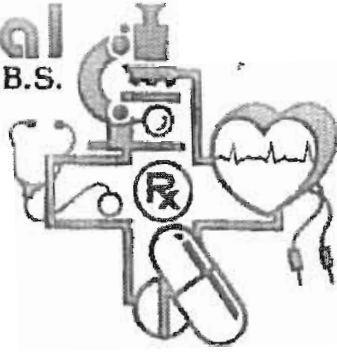
बदर - १५		
४८६८	६१०	७०३
२०२५		



Dr. R. K. Dalal

Regd. No. 36149

M.B.B.S.



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

बदर - १५		
४२९८९८	९८	७३
२०२१		

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.
M.B.B.S.
Regd. No. 36149.

Date : 25/5/21

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



बदर - १५		
५८६५	६५	७३
२०२१		



छायाचित्रण करणाऱ्याचा जबाब

दिनांक : १५/५/२०२१

मी, अमित तुकाराम म्हासकर

राहणार ५५, डॉ. विठ्ठल वाडी, परेल - ३३ मोबाईल नं. ९८३३३९८५३

याद्वारे घोषित करत आहे की श्री. कश्यप लक्ष्मण शहा

पत्ता फ्लॉट नं. १८०, कुकुल कुंत, लक्ष्मी नगर, खार-५२ यांचे

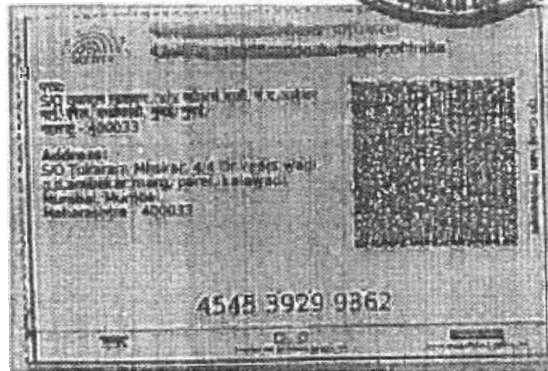
विनंती नुसार त्यांच्या कबुलीजबाबाचे ४ पर्यायी सगिचा करार दस्तऐव्ये
(४८६७ ते ४८७०/२०२१)

(शासकीय कामकाजाकरीता) छायाचित्र केले आहे. त्यानुसार छायाचित्राच्या ३ सीडी सह दृश्यम

निबंधक अंधेरी क्र.४ यांच्याकडे मी जमा केल्या आहेत.

बंदर - १५		
४८६८	००	०३
आपला दिनांक २०२१		

Ambekar
२५/५/२०२१





401/4868

बुधवार 27 मे 2021 1:34 म.न

दस्त गोपवारा भाग-1

बुधवार 15

दस्त क्रमांक: 4868/2021

दस्त क्रमांक बुधवार 15 /4868/2021

घातकार मूल्य रु. 1,50,303/-

मावदला: रु. 2,13,950/-

मरनेले मृदात शुल्क रु. 11,000/-

नोदणी फी माफि अन्वयान तर्फी ति :-

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

दु. नि. म्हा. दु. नि. बुधवार 15 याचे काळात राहत

पावती: 5275

पावती दिनांक: 27/05/2021

अ. क्र. 4868 वर दि. 27-05-2021

मादकव्यवहाराचे नाव: मेसर्स पी आर लॅन्डमार्क्स एल एल पी चे पार्टनर अविनाश वाधवानी

गेजरी 1.31 म.न का. हजर केला

नोदणी फी

रु. 2200.00

दस्त हाताळणी फी

रु. 1100.00

गृहभेट फी

रु. 300.00

पृष्ठांची संख्या: 55

A. N. Wadhwa

दस्त हजर करण्याची मधी:

कमी पडलेली पाने 18

एकूण: 3600.00

रु.: 360 / रु.पा.क्र. 532 / 2021

अनन्वे वसूल करण्यात आली.

[Signature]

मह. दु. नि. अधी-4

[Signature]

मह. दु. नि. अधी-4

सह. मुख्य निबंधक, अधीरी क्र 8
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: पर्यायी जागेचा नगर

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत अमलेच्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उग-खड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

दिनांक 1 27 / 05 / 2021 0 : 31 43 PM ची वेळ: (मादकव्यवहार)

दिनांक 2 27 / 05 / 2021 0 : 33 36 PM ची वेळ: (फी)



बुधवार - १५		
४८६८	७७	७३
२०२१		

प्रतिज्ञापत्र

• सदर दस्तोचे म. न. मधील कायदा १९०८ अन्वयेच्या तरतुदीनुसारच नोंदणीस दाखलास येणारा व्यक्ती, साक्षीदार व सौम्यता, वैधता, कायदेबाहेर नसणे याबाबत जबाबदार राहतील.

A. N. Wadhwa

लिहून देणारे :

[Signature]

लिहून घेणारे :





27/05/2021 1 53 52 PM

इस गणवाग भाग-2

बदर 15

दस्तावेज क्रमांक: 4868/2021

दस्तावेज क्रमांक: बदर 15/4868/2021

दस्तावेज प्रकार: पंजीनी जापना कर

क्र.सं.	पंजीनी जापना नाव व पत्ता	पंजीनी जापना प्रकार	दस्तावेज	अपडेटाचा उदा
1	नाम: कथम लालभाई शाह पत्ता: प्लॉट नं 302, माळा नं. 1, उमावतीचे नाव, मंगल मिशन ग्रीनफिल्ड वीपीएच, जॉक नं. पाटणन प्लॉट नं 198 वी पी एन 5 टॉप मॉड्युल, जॉक नं. नातारुज पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर AAAHK0656G	निवृत्त देणार वय :-71 स्वाधरी:-		
2	नाम: मंगल मी. आर. मंगल मी. च. पाटणन अविनाश साधवानी पत्ता: प्लॉट नं: 87, माळा नं. 1 मजरा, उमावतीचे नाव, आशियाना, जॉक नं. वीपीएच रोड, (विट्ठलभाई टिळक रोड), रोड नं. नातारुज पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AASFP7316G	निवृत्त देणार वय :-50 स्वाधरी:-		
3	नाम: मंगल मिशन ग्रीनफिल्ड वीपीएच जॉक नं. पाटणन अविनाश पत्ता: प्लॉट नं. 87, माळा नं. 1 मजरा, उमावतीचे नाव, आशियाना, जॉक नं. वीपीएच रोड, (विट्ठलभाई टिळक रोड), रोड नं. नातारुज पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AAAAM6609C	मान्यता देणार वय :-42 स्वाधरी:-		
4	नाम: मंगल मिशन ग्रीनफिल्ड वीपीएच जॉक नं. पाटणन अविनाश पत्ता: प्लॉट नं. 87, माळा नं. 1 मजरा, उमावतीचे नाव, आशियाना, जॉक नं. वीपीएच रोड, (विट्ठलभाई टिळक रोड), रोड नं. नातारुज पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AAAAM6609C	मान्यता देणार वय :-76 स्वाधरी:-		

A. N. Wadhwa

Sanjay

Sanjay

पंजीनी जापना कर देणारा व प्राप्तकर्ता पंजीनी जापना कर देणाऱ्याचा दस्तऐवज कर देण्याचे कटवुल करताना

दस्तावेज क्र. 3 ची वेळ: 27/05/2021 01:47:55 PM

दस्तावेज क्र. 3 ची वेळ: 27/05/2021 01:47:55 PM

दस्तावेज क्र. 3 ची वेळ: 27/05/2021 01:47:55 PM

क्र.सं.	पंजीनी जापना नाव व पत्ता	पंजीनी जापना प्रकार	दस्तावेज	अपडेटाचा उदा
1	नाम: अतज जयवर्मा वय: 44 पत्ता: वी-10/42-43 वीपीएच जॉक नं. पाटणन अविनाश प्लॉट नं. 198 वी पी एन 5 टॉप मॉड्युल, जॉक नं. नातारुज पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: 400054	स्वाधरी		
2	नाम: मनीष भास्कर म्हात्रे वय: 26 पत्ता: अतज जयवर्मा वय: 44 पत्ता: वी-10/42-43 वीपीएच जॉक नं. पाटणन अविनाश प्लॉट नं. 198 वी पी एन 5 टॉप मॉड्युल, जॉक नं. नातारुज पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: 400054	स्वाधरी		

Sanjay

M. B. Mahatre

दस्तावेज क्र. 4 ची वेळ: 27/05/2021 01:48:26 PM

दस्तावेज क्र. 4 ची वेळ: 27/05/2021 01:48:26 PM

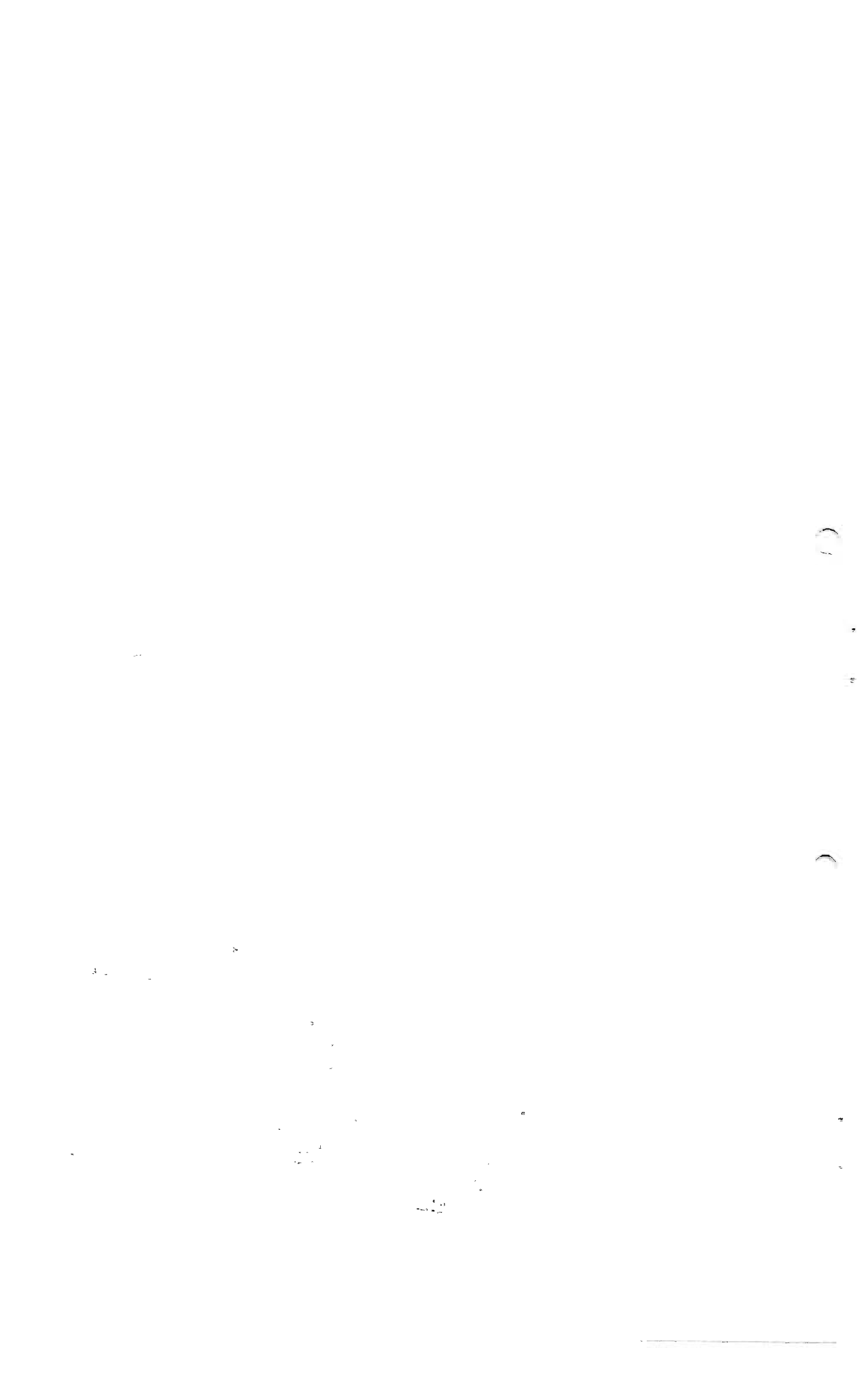
दस्तावेज क्र. 4 ची वेळ: 27/05/2021 01:48:26 PM

sr.	Purchaser	Type	Verification no/Vendor	Amount	Used AI	Deface Number	Deface Date
1	PR LANDMARKS LLP	eChallan	0300617202105200004	11000.00	SD	0000742410202122	27/05/2021
2		DHC	2605202103618	1100	RF	2605202103618D	27/05/2021
3		eChallan	MHC01343554202122P	300	RF	0000742415202122	27/05/2021
4	PR LANDMARKS LLP	eChallan	MHC01343554202122M	2200	RF	0000742410202122	27/05/2021



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

4868 /2021





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दस्तावेज भाग-2

बदर 15

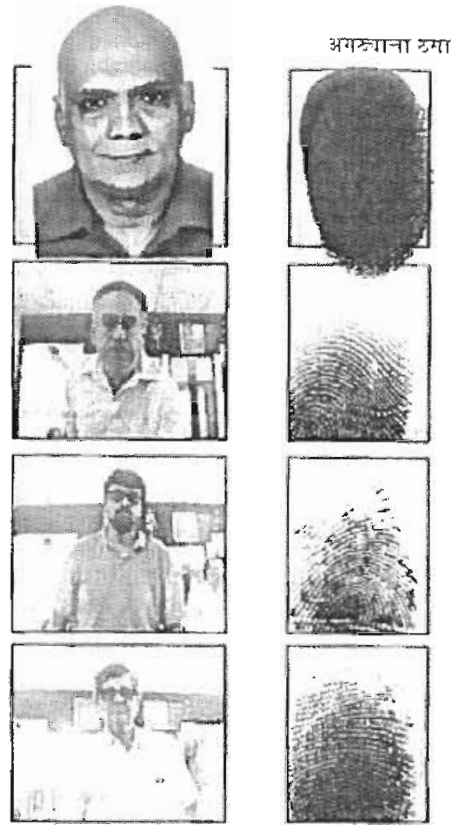
दस्तावेज क्रमांक: 4868/2021

दस्तावेज क्रमांक: बदर 15/4868/2021

दस्तावेजाचा प्रकार: जायती जायती करार

- अतः, पक्षकारांचे नाव व पत्ता पक्षकारांचा प्रकार

1 नाव कथयण कालभारत शाह कथयण कालभारत शाह लिहून देणारा
पत्ता प्लॉट नं 302 भागा नं - 2, उमागतीचे नाव: मंगल मिनन वय -71
नीमचणम वी.सिटी, ब्लाक नं फाउन्ड प्लॉट नं 198 वी पी एम् ई. म्वाक्षरी:-
ईस्ट मॅन्स्यु, राफ न नाताकूझ पश्चिम मुंबई, मद्रास, MI (MBAI).
पिन नंबर: AAAHK0656G
- 2 नाव मंगल मी आणि उमागतीचे पत्ता पत्ता वी चे पार्टनर अविनाश साधवानी लिहून देणारा
पत्ता प्लॉट नं 87 भागा नं 1 पत्ता नं, उमागतीचे नाव: अश्विनाता वय -50
ब्लाक नं वीमोय राफ (फाउन्ड प्लॉट पेटेल रोड) रोड नं नाताकूझ म्वाक्षरी:-
पश्चिम मुंबई, मद्रास, MI (MBAI)
पिन नंबर: AASFP7316G
- 3 नाव मंगल मिनन मी उमागती वीमोय राफ वीमोय राफ अश्विनाश पत्ता माल्या देणारा
पत्ता प्लॉट नं - 2, भागा नं - 2, उमागतीचे नाव - 2, ब्लाक नं: अश्विनाश वय -42
पट्टी रोड ईस्ट मॅन्स्यु, राफ न नाताकूझ पश्चिम मुंबई, मद्रास, म्वाक्षरी:-
MUMBAI.
पिन नंबर: AAAAME609C
- 4 नाव मंगल मिनन मी उमागती वीमोय राफ वीमोय राफ अश्विनाश पत्ता माल्या देणारा
पत्ता प्लॉट नं - 2, भागा नं - 2, उमागतीचे नाव - 2, ब्लाक नं: अश्विनाश वय -76
पट्टी रोड ईस्ट मॅन्स्यु, राफ न नाताकूझ पश्चिम मुंबई, मद्रास, म्वाक्षरी:-
MUMBAI.
पिन नंबर: AA4AME609C



वरील दस्तावेजात करार देणाऱ्या पक्षांशी जायती करार चा दस्त मंत्रालय भरण दिल्याचे कबूल करता येईल.
दिनांक 3 ची वेळ 27 / 05 / 2021 01 : 47 : 55 PM

क्रमांक -

दस्तावेजाचा क्रमांक आणि दिनांक यातून दस्तावेजाचा क्रमांक अंदाजित करून घ्यावा लागेल. व त्याची ओळख पटवितात

अतः पक्षकारांचे नाव व पत्ता

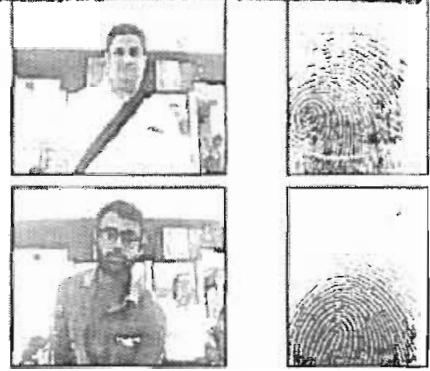
- 1 नाव अतुल अचरी म्वाक्षरी
वय 44
पत्ता वी-10/42-43 वीमोय राफ, राफ वीमोय राफ नाताकूझ पश्चिम मुंबई
पिन नंबर: 400054
- 2 नाव मनीष मास्की म्वाक्षरी
वय 26
पत्ता अतुल अचरी म्वाक्षरी वय मंगल मनीष अतुल अचरी वीमोय राफ वीमोय राफ नाताकूझ
पश्चिम मुंबई म्वाक्षरी
पिन नंबर: 400054

Handwritten signatures for the parties listed above.

बदर - १५

४८६८	७३	७३
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दस्तावेज क्रमांक १९ अगत्याचा क्रमांक



शिवाका क्र.4 ची वेळ 27 / 05 / 2021 01 : 48 : 26 PM

नदर दि. अंश-4

गाभत करणेत येते की, या दस्तावेजात एकूण... ४८६८ ...पाने आहेत.
बदर-१५/ ४८६८ २०२१
पुस्तक क्र. १, क्रमांक... ४८६८...वर
नों : २८१५१२०२३

Payment Details.

sr	Purchaser	Type	Verification no/Vendor	Amount	Used At	Deface Number	Deface Date
1	PR LANDMARKS LLP	eChallan	0300617202105200004	11000	RF	0000742410202122	27/05/2021
2		DHC		1100	RF	2605202103618D	27/05/2021
3		eChallan		300	RF	0000742415202122	27/05/2021
4	PR LANDMARKS LLP	eChallan		2200	RF	0000742410202122	27/05/2021



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





28/05/2021

सूची क्र.2

दुय्यम निबंधक: मह दु नि. अंधेरी 4

दस्त क्रमांक : 4868/2021

नोंदणी :

Regn.63m

मावाने नाव: वांद्रा

(1)विनिश्चाना प्रकार	पर्यायी जागेचा करार
(2)मोचदला	213950
(3) वाजाराभाव(भाडेपट्टेबाच्या वाचनितपट्टेदाकार आकारणी देणे की पट्टेदार ते नसूद करावे)	150303
(4) भू-मापन,फोटोग्रामा व घरकरमाप (अमल्यास)	1) पानिकेचे नाव:मुंबई ननपा इतर वर्षाने:नदमिका नं. 302, माळा नं. 3 रा मजला, उभागतीचे नाव: फर्डीना विलडींग,मंगल मिलन मीण्चाम लीमीटेड, ब्लॉक नं. मांताकुझ पश्चिम मुंबई 400054, गेट : शरद चंद्र चटर्जी गेट,ईस्ट एंबेन्स्यू, इतर माहिती: सोचन 2 कारणाकींग नं नं S4 AND F202. सदतिकेचे क्षेत्र 533.89 चौ फुट कारपेट PUI: KW2901790010000 ((C.T.S. Number : G/516 ;))
(5) क्षेत्रफळ	1) 59.52 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात अनेक वेळा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी त्यापानयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेमर्न पी आर लॅन्डमार्क्स एन एन पी चे पार्टनर अविनाथ वाधवानी वय:-50; पत्ता:-प्लॉट नं: 87, माळा नं: 1 मजला, उभागतीचे नाव: आशियाना, ब्लॉक नं: लीकींग गेट,(विट्टलभाई पटेल गेट)), गेट नं: मांताकुझ पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400054 पॅन नं:-AASFP7316G 2): नाव:-मंगल मिलन मीण्चाम लीमीटेड रफे नेचर्गमेंट अल्पेथ ए पटेल वय: 42, पत्ता:-प्लॉट नं: -, माळा नं: -, उभागतीचे नाव: -, ब्लॉक नं: शरदचंद्र चटर्जी गेट ईस्ट एंबेन्स्यू, गेट नं: मांताकुझ पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400054 पॅन नं:-AAAAM8609C 3): नाव:-मंगल मिलन मीण्चाम लीमीटेड रफे डेव्हलपमेंट नवीन मी अथा वय:-76; पत्ता:-प्लॉट नं: -, माळा नं: -, उभागतीचे नाव: -, ब्लॉक नं: शरदचंद्र चटर्जी गेट ईस्ट एंबेन्स्यू, गेट नं: मांताकुझ पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400054 पॅन नं:-AAAAM8609C
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी त्यापानयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कश्यप लालभाई शाह एचयूएफ रफे कर्ता कश्यप लालभाई शाह वय:-71; पत्ता:-प्लॉट नं: 302, माळा नं: -, उभागतीचे नाव: मंगल मिलन मीण्चाम लीमीटेड ब्लॉक नं: फाटल प्लॉट नं 198 टी पी एम 5 ईस्ट एंबेन्स्यू, गेट नं: मांताकुझ पश्चिम मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400054 पॅन नं:
(9) दस्तऐवज करून दिव्याना दिनांक	27/05/2021
(10)दस्त नोंदणी केल्याचा दिनांक	28/05/2021
(11)अनुक्रमांक,घड व पृष्ठ	4868/2021
(12)वाजाराभावप्रमाणे मुद्रांक शुल्क	11000
(13)वाजाराभावप्रमाणे नोंदणी शुल्क	2200
(14)शेरा	



मुद्रांकनामादी विकाराद घेतलेला कर्षणीतः मुद्रांकनामाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाना तपेपुढे मुद्रांकानुसार आवश्यक नाही

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

मुनभ व्यवहारासाठी नागरिकांचे मधमीकरण
दस्तऐवज नोंदणीनंतर मिळालेले पत्रिका/ घर नोंदवही अद्ययावत करणे गरजेचे आहे.
वा व्यवहाराचे विवरण पत्र ई-मेस द्वारे वृहत्मुंबई महानगरपालिकेस पाठविणेन आर्किवा आहे
आता हे दस्तऐवज दाखल करण्यासाठी कायदेशीर स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

पह दुय्यम निबंधक, अंधेरी क 4

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.
मुंबई उपनगर जिल्हा

No need to spend your valuable time and energy to submit this documents in person

खरी प्रत

OM

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PR LANDMARKS LLP	eChallan	03006172021052000044	MH001343554202122M	11000.00	SD	0000742410202122	27/05/2021
2		DHC		2605202103618	1100	RF	2605202103618D	27/05/2021
3		eChallan		MH001489059202122P	300	RF	0000742415202122	27/05/2021
4	PR LANDMARKS LLP	eChallan		MH001343554202122M	2200	RF	0000742410202122	27/05/2021

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



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2010/05/20/2024