

520/9687

पावती

Original/Duplicate

Friday, April 12, 2024

नोंदणी क्र.: 39M

9:03 AM

Regn.: 39M

पावती क्र.: 10226 दिनांक: 12/04/2024

गावाचे नाव: धाटकोपर

दस्तऐवजाचा अनुक्रमांक: करल5-9687-2024

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: अनिल जयंतिलाल कामदार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3200.00

पृष्ठांची संख्या: 160

**DELIVERED**

एकूण:

रु. 33200.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
9:22 AM ह्या वेळेस मिळेल.  
Joint S.R. Kuria-5

वाजार मूल्य: रु. 27193394 /-

मोवदला रु. 33660000/-

भरलेले मुद्रांक शुल्क: रु. 2019600/-

**सह दुय्यम निबंधक वर्ग-2**  
**कुर्ला क्र. 5**

1) देयकाचा प्रकार: DHC रक्कम: रु. 1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424118007549 दिनांक: 12/04/2024

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424112707502 दिनांक: 12/04/2024

वँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000507540202425E दिनांक: 12/04/2024

वँकेचे नाव व पत्ता:

*Anis Hamdan*

Rathik  
1 scan

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		12 April 2024, 08:55 AM	
Valuation ID	20240412269	<b>करल - ५</b>	
मूल्यांकनाचे वर्ष	2024	<b>दस्त क्र. ९९८८ / २०२४</b>	
जिल्हा	मुंबई (उपनगर)	<b>१ / १९७०</b>	
मूल्य विभाग	103-घाटकोपर - किराड - कुर्ला		
उप मूल्य विभाग	पश्चिम किराड गावाची हद्द, पूर्वस महात्मा गांधी मार्ग, दक्षिणस किराड गावाची हद्द व उत्तरस मध्य		
दस्तावेज क्र. / प. क्रमांक	सि टी.एस. नंबर#4733		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
मूली नमान	निवास सदनिका	कार्यालय	दुकाने
66070	149000	171350	191300
आसंमार्क	मोजमापनाचे एकक		
149000	चौरस मीटर		
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)-	156.41 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आग सी सी	मिळकतीचे बंध-	0 TO 2-अ
उद्देशाने सर्वाधिकार-	आहे	मजला -	11th floor To 20th floor
प्रकार: संपन्न -	मिळकतीचा प्रकार-		
Sale Type - First Sale	बांधकामाचा दर -		
Sale/Resale of built up Property constructed after circular dt.02/01/2018	Rs 30250/-		
मजला निहाय घट/वाढ = 110% apply to rate= Rs 163900/-			
घमा-बांधकाम मिळकतीचा तनि ची मोजक मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घमा-बांधकाम टक्केवारी ) + खुल्या जमिनीचा दर )		
	= ( ( (163900-66070) * (100 / 100 ) ) + 66070 )		
	= Rs.163900/-		
A) मूळ मिळकतीचे मूल्य	= वरील प्रमाण मूल्य दर * मिळकतीचे क्षेत्र		
	= 163900 * 156.41		
	= Rs.25635599/-		
E) बांधीव बांधकाम क्षेत्र	41.82 चौरस मीटर		
बांधीव बांधकाम क्षेत्राचे मूल्य	= 41.82 * ( 149000 * 25/100 )		
	= Rs.1557795/-		
Applicable Rules	= .104,16		
अंतिम मूल्य	= A - B + C + D + E + F + G + H + I + J		
	= 25635599 + 0 + 0 + 0 + 1557795 + 0 + 0 + 0 + 0 + 0		
	= Rs.27193394/-		

सह दुय्यम निबंधक वर्ग २  
कुर्ला क्र. ५



Handwritten text at the top of the page, possibly including a date or reference number.





**D**ocument **H**andling **C**harges  
Inspector General of Registrations & Stamps

करल - ५

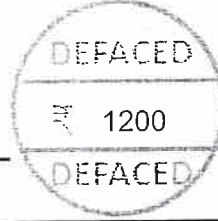
दस्त क्र. EELV 12028

**Receipt of Document Handling Charges**

2/960

PRN	0424118007549	Receipt Date	12/04/2024
-----	---------------	--------------	------------

Received from SELF, Mobile number 0000000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 9687 dated 12/04/2024 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name	MAHB	Payment Date	11/04/2024
Bank CIN	10004152024041106309	REF No.	014565901
Deface No	0424118007549D	Deface Date	12/04/2024

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



P. A. B.

1891



करल - ५  
दस्त क्र. ९९८८ / २०२४  
३ / १९९९

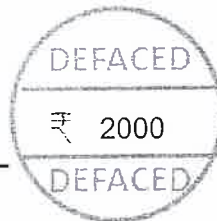


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	0424112707502	Receipt Date	12/04/2024
-----	---------------	--------------	------------

Received from SELF, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 9687 dated 12/04/2024 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



### Payment Details

Bank Name	MAHB	Payment Date	11/04/2024
Bank CIN	10004152024041106266	REF No.	014461919
Deface No	0424112707502D	Deface Date	12/04/2024

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








CHALLAN  
MTR Form Number-6

करल - ५  
दस्त क्र. २२५ / २०२४  
Date 11/04/2024-18:10:48 Form ID 25.2

GRN	MH000507540202425E	BARCODE		Date	11/04/2024-18:10:48	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	KRL5_JT SUB REGISTRAR KURLA NO 5			PAN No.(If Applicable)	AATPK0946Q		
Location	MUMBAI			Full Name	MR. ANIL JAYANTILAL KAMDAR		
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. 11C1, 11TH FLOOR, SKY ESTELLA		
				Premises/Building	BUILDING, THE NI-HARIKA CO. OP, HSG. SOC.		

Account Head Details	Amount In Rs.		
0030045501 Stamp Duty	2019600.00	Road/Street	LTD., BHAVESHWAR CHILAWA BUILDING, RAJAWADI ROAD NO. 10, OPPOSITE RAJAWADI GARDEN,
0030063301 Registration Fee	30000.00	Area/Locality	GHATKOPAR (EAST), MUMBAI
		Town/City/District	
		PIN	4 0 0 7 7
		Remarks (If Any)	
			PAN2=AAFFV6719A~SecondParty/Developers~
		Amount In	Twenty Lakh Forty Nine Thousand Six Hundred Rupees
Total	20,49,600.00	Words	Only



Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	02300042024041144235	241023169158
Cheque/DD No.		Bank Date	RBI Date	11/04/2024-18:12:31	Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No. : 0000000000  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दराना निबंधक कार्यालयात नोंदणी करायल्या दस्तावेजां लागू आहे. नोंदणी व करावयाच्या दस्तावेजांची सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-520-9687	0000285700202425	12/04/2024-09:03:28	IGR561	30000.00

करल = ५  
वस्त क्र. ६६६ १२०२४

GRN : MH000507540202425E Amount : 20,49,600.00

Bank : BANK OF MAHARASHTRA Date : 11/04/2024-18:10:48

2	(S)-520-9687	0000285700202425	12/04/2024-09:03:28	IGR561	2019600.00
<b>Total Defacement Amount</b>					<b>20,49,600.00</b>





CHALLAN  
MTR Form Number-6



GRN	MH000507540202425E	BARCODE			Date	11/04/2024-18:10:48	Form ID	25.2
Department	Inspector General Of Registration			Payer Details		करल - ५		
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	दस्त क्र. २२० १२०२४			६/१७०		
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5	PAN No.(If Applicable)	AATPK0946Q					
Location	MUMBAI	Full Name	MR. ANIL JAYANTILAL KAMDAR					
Year	2024-2025 One Time	Flat/Block No.	FLAT NO. 1101, 11TH FLOOR, SKY ESTELLA					
		Premises/Building	BUILDING, THE NIHARIKA CO. OP. HSG. SOC.					
Account Head Details		Amount In Rs.	LTD.,					
0030045501	Stamp Duty	2019600.00	Road/Street	BHAVESHWAR CHHAYA BUILDING, RAJAWADI ROAD NO. 3, OPPOSITE RAJAWADI GARDEN,				
0030063301	Registration Fee	30000.00	Area/Locality	GHATKOPAR (EAST), MUMBAI				
			Town/City/District					
			PIN	47 0 0 0 7				
			Remarks (If Any)	PAN2=AAFFV6719A~SecondPartyName=MS. V. K. DEVELOPERS				
			Amount In	Twenty Lakh Forty Nine Thousand Six Hundred Rupees				
Total		20,49,600.00	Words	Only				
Payment Details			BANK OF MAHARASHTRA					
			FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	02300042024041144235	241023169158		
Cheque/DD No.			Bank Date	RBI Date	11/04/2024-18:12:01	Not Verified with RBI		
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :

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

Mobile No. : 0000000000

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही .



SF- 1101

करल - ५

दस्त क्र. EEU/2024

६ / १६०

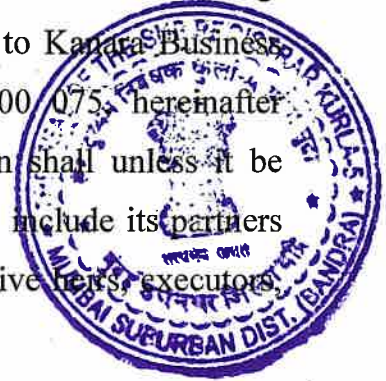
1

**AGREEMENT FOR SALE**

This **AGREEMENT FOR SALE** ("Agreement") is made at Mumbai on this 12<sup>TH</sup> Day of APRIL 2024;

**BETWEEN**

**M/S. V. K. DEVELOPERS**, (PAN NO.: AAFFV6719A), a partnership firm, duly incorporated under the Indian Partnership Act 1932 and registered with Registrar of Firms, having their office at 603, A Wing, Damji Shamji Corporate Square, Melvil Estate, Next to Kanara Business Center, Laxmi Nagar, Ghatkopar (E), Mumbai - 400 075, hereinafter referred to as the "**PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its partners for the time being, survivors of them and their respective heirs, executors administrators and assigns) of the **FIRST PART**;

**AND**

**THE NIHARIKA CO-OPERATIVE HOUSING SOCIETY LIMITED** (PAN NO.: AAABT7321H), a Society registered under Maharashtra Co-Operative Societies Act, 1960 under Registration No. BOM/HSG/464 of 1963 dated 29 th July 1963 and having its registered office at Bhaveshwar Chhaya, Plot No. 26, 3<sup>rd</sup> Road Rajawadi, Opposite Rajawadi Garden, Ghatkopar East, Mumbai - 400 077, 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 and assigns) of the **SECOND PART**;

**AND**

(1) **MR. ANIL JAYANTILAL KAMDAR**, (PAN NO.: AATPK0946Q),  
 (2) **MR. VARUN ANIL KAMDAR**, (PAN NO.: AUOPK1889P) and (3)  
**MRS. AMI VARUN KAMDAR**, (PAN NO.: BIOPS8754E), Indian Inhabitant/s having their address at B-4, Munisuvrat Darshan, Navroji Lane, Near Jain Temple, Ghatkopar West, Mumbai - 400 086, hereinafter referred to as the "**ALLOTEE/S**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in the case of a/an: (i) individual or individuals, his, her or their

2

Ajh

V.K.

Ami

करल - ५
दस्तावेज क्र. २२११/२०२४
Respective heirs, legal representatives, executors, administrators, successors and permitted assigns), of the <b>THIRD PART</b> ;

The Promoter, the Society and the Allottee/s shall hereinafter be collectively referred to as “PARTIES” and individually referred to as “PARTY”.

WHEREAS:

- A. One **Velji Harkha Patel & Co.** (hereinafter referred to as “**ORIGINAL OWNER**”) was inter alia seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land bearing CTS No. 4733 of Village Ghatkopar-Kirol, measuring 1.048.50 sq. mtrs or thereabouts, bearing Plot No. 26 situated at Rajawadi Road No. 3, Opposite Rajawadi Garden, Ghatkopar (E), Mumbai – 400 077 (hereinafter referred to as the “**SAID LAND**”) and more particularly described in the First Schedule hereunder written and delineated by a red coloured boundary line on the plan hereto annexed as **Annexure “A”**. A copy of the Property Card of the said Land is annexed herewith at **Annexure “B”**;
- B. The Original Owner vide an Indenture of Conveyance dated 6th September 1963 conveyed the said Old Building and the said Land in favour of the Society. The Society also caused a building to be constructed thereon known as ‘Bhaveshwar Chhaya’ (“**OLD BUILDING**”) comprising of ground and 2 (Two) upper floors, consisting of 18 (Eighteen) tenements. The Society allotted various tenements in the said building for residential purposes to its Members.
- C. The said Old Building is about 60 years old and is in a ruinous and dilapidated condition. The Society and its Members were desirous of getting the said Old Building redeveloped;
- D. The Society in its Special General Body Meeting (“**SGBM**”) held on 29th September 2021 resolved to redevelop the said Old Building and for the same authorized the Managing Committee Members

9

Ami

Ami

करल - ५
दस्त क्र. २५५ / २०२४
Chairman (2) 19/60

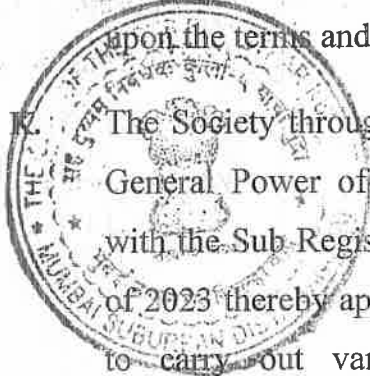
(MCM) comprising of (1) Mr. Hinesh S Vora, Chairman (2) Mahesh M Shah, Secretary (3) Mr. Lalit P Tejwani, Treasurer, Committee Member to act as Redevelopment Committee to facilitate redevelopment and to sign all the development related documents for and on behalf of the Society;

- E. The Society pursuant to the Special General Body Meeting dated 29th September 2021 approached various developers and invited offers for redevelopment of the said Property from them.
- F. The Promoter submitted their Final Offer letter dated 2nd April 2022, by which they had given offer to the Society for development/redevelopment of the said Land by demolishing the said Old Building on the terms and conditions therein contained;
- G. Accordingly, in the General Body Meeting dated 22nd April 2022, held in the presence of Officer Authorised by the Ld. Deputy Registrar of Co-operative Societies, MHADA as per directives issued under Sec. 79A of Maharashtra Co-operative Societies Act, 1960, the Society and its Members after carrying out a comparative study and analysing the reputation and expertise of all the offers received, the Society and its Members found that the offer given by M/s. V. K. Developers i.e. the Promoter herein was most suitable and competitive as compared to other offers received by the Society. Therefore, the Society unanimously resolved to accept the final offer given by the Promoter and accordingly, appoint the Promoter to construct the New Building, by demolishing the Old Building consisting of 18 flats in accordance with the plans and specification as may be approved by the MCGM;
- H. The Society has accordingly by their letter dated 22nd April 2022 issued a Letter of Intent in favour of the Promoter basis the Promoter's Final Offer Letter dated 2nd April 2022;
- I. Deputy Registrar, Co-operative Societies granted its NOC dated 25th April 2022 bearing Ref. No. 815 for appointment of the Promoter as the Promoter for the development of the said Land.

2  
Ajx  
V. K. Developers  
A. M. S.

करली - ५
दस्ता क्र. २२७/२०२४
२०/१२/२०२३

Accordingly, by a Development Agreement dated 16th February 2023, made between the Society, its members and the Promoter, duly registered with the Sub-Registrar of Assurances at Mumbai under Sr. No. KRL-1/3415 of 2023 (hereinafter referred to as the "SAID DEVELOPMENT AGREEMENT"), the Society with the consent of its members, appointed the Promoter herein, for redevelopment of the said Land at and for the consideration and upon the terms and conditions therein contained;



K. The Society through its office bearers also executed an Irrevocable General Power of Attorney dated 16th February 2023, registered with the Sub Registrar of Assurances under Serial No. KRL-1/3416 of 2023 thereby appointing the Promoter as its Constituted Attorney to carry out various activities and deeds pertaining to the redevelopment of the said Land;

L. As per the terms of the said Development Agreement, the Promoter is entitled to redevelop the said Land to the maximum extent by constructing the New Building by utilizing the entire FSI of the said Land, and/or FSI available on pro-rata basis as per tenant basis and/or road width FSI and/or Fungible FSI/ TDR/ FSI with premium or without premium or any other FSI or additional Fungible FSI/ TDR as may be available on the said Land, at the time of execution of the Development Agreement or at any time during the subsistence of the said Development Agreement and sell premises therein after accommodating all existing members of the Society by providing them permanent alternate accommodation in the New Building as per the terms and conditions recorded in the said Development Agreement;

M. The Promoter has proposed to construct on the said Land more particularly described in the First Schedule hereunder written, a new building proposed to be known as "SKY ESTELLA" (referred hereinafter as the "SAID NEW BUILDING" or "SAID BUILDING") comprising of Stilt + 1st & 2nd Podium Floors + 3rd Amenity Floor + 4th to 15th upper habitable floors for residential

२

A/N V.K.L. Jais



करल - ५
दस्त क्र. २६६० / २०२४
२२/१०/२३

purpose and terrace floor for amenities in the New Building, in accordance with the plans, specifications and designs approved to be approved by MCGM from time to time. The said Land together with the said New Building shall collectively be referred to as the “SAID PROPERTY”.

- N. For the aforesaid purpose the Promoter has appointed Mr. Nikhil Patil of NP3 Architects, who are registered with the Council of Architects as the liaising architect for preparing the plans of the New Building (hereinafter referred to as the “ARCHITECT”) and have entered into a standard Agreement with them as per the format of agreement prescribed by the Council of Architects. The Promoter has appointed Mr. Ramesh Tambat as the designing architect and have also appointed M/s. Paras Consultants as the structural engineer for preparing designs, drawings and specifications for the construction of the New Building (hereinafter referred to as the “STRUCTURAL ENGINEER”);
- O. The Promoter through the said Architect has submitted building plans of the New Building to the MCGM for its approval. The MCGM has sanctioned the building plans of the New Building and issued Intimation of Disapproval (hereinafter referred to as the “IOD”) bearing No. P-15251/2023/(CTS No. 4733 of Village Ghatkopar-Kirol And Other)/N Ward/GHATKOPAR KIROL/IOD/1/New dated 11th August 2023. Copy of the IOD dated 11th August 2023 is annexed herewith as Annexure “C”;
- P. The Promoter has in terms of the said Development Agreement got the Old Building demolished and applied for Commencement Certificate. The MCGM has issued Commencement Certificate (“CC”) dated 23<sup>rd</sup> October 2023 bearing Ref No. P-15251/2023/(CTS No. 4733 of Village Ghatkopar-Kirol and Other)/N Ward/GHATKOPAR KIROL/CC/1/New for construction of the New Building. Copy of the said Commencement Certificate dated 23<sup>rd</sup> October 2023 is annexed hereto as Annexure “D”
- Q. The Office of the Collector, Mumbai Suburban has vide its order

2 Ajm

V. K. S.

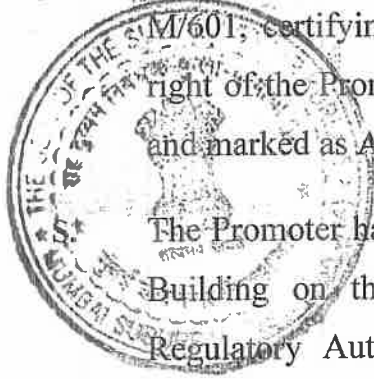
Ami

करल - ५
दस्त क्र. १२१९०० dated 3rd July 2023
100/2023 recorded the receipt of the requisite fees, the user of the land has been converted from 'B- 1' to 'C', i.e. freehold. A copy of the said Order dated 3rd July 2023 is annexed hereto as Annexure "E".

6

bearing Ref. No. C/Karya-2F/HH/Kavi-100/2023 recorded the receipt of the requisite fees, the user of the land has been converted from 'B- 1' to 'C', i.e. freehold. A copy of the said Order dated 3rd July 2023 is annexed hereto as Annexure "E".

R. M/s. Purnanand & Co., Advocates & Solicitors have issued a Certificate of Legal Title Report dated 8<sup>th</sup> November 2023 Ref. No. M/601, certifying title of the Society to the said Property and the right of the Promoter to develop the same, which is annexed hereto and marked as Annexure "F".



The Promoter has registered the project for construction of the New Building on the said Land with the Maharashtra Real Estate Regulatory Authority ("MahaRERA"), under the provisions of Section 5 of the Real Estate (Regulation & Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA RULES"). Maha RERA has duly issued the RERA Registration Certificate bearing No. P51800053621 dated 21.11.2023 for the New Building/Project and a copy thereof is annexed hereto as Annexure "G";

T. Prior to execution of this Agreement, the Allottee has demanded inspection from the Promoter and the Promoter has given free, full and complete inspection to the Allottee of all documents of title relating to the said Property and also the plans, layout, designs and specifications prepared by the Architects, Structural Consultants, the Certificate of Title from Advocates/ Solicitors, Revenue Records and/ or all other documents with regard to the said Property and New Building, as specified under RERA, including the rules and regulations made thereunder or under any other applicable law.

U. The Allottee being desirous of acquiring a flat in the New Building, has/have applied to the Promoter to allot a residential flat/unit ("UNIT") along with the exclusive use and occupation of

2

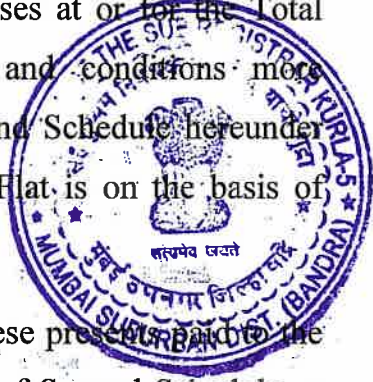
AM V-ke

Ami

करल - ५
दस्त क्र. २२६०/२०२४
१३/१६०

Balcony/Deck/Terrace/Pocket Terrace ("DECK") and Car Parking

Facility ("CAR PARKING") in the New Building. The Unit, Deck and the Car Parking are hereinafter collectively referred to as the "SAID PREMISES" and are more particularly described in Part A of the Second Schedule hereunder written. The Promoter hereby agrees to sell to the Allottee the said Premises at or for the Total Consideration and subject to the terms and conditions more particularly described in Part B of the Second Schedule hereunder written. It is clarified that sale of the said Flat is on the basis of RERA carpet area only.



- V. The Allottee has prior to the execution of these presents paid to the Promoter an amount as described in Part B of Second Schedule as Part Payment of the Total Consideration of the said Premises agreed to be purchased by the Allottee (the payment and receipt whereof the Promoter doth hereby admit and acknowledge). The said amount includes Earnest Money Deposit (hereinafter referred to as "EMD") as mentioned in Part B of Second Schedule. The EMD shall be non-refundable and will be forfeited in case of cancellation of the said Premises by the Allottee/ termination of this Agreement for non-compliance by the Allottee. The Allottee has/have agreed to pay to the Promoter the Total Consideration of the said Premises in the manner mentioned in ANNEXURE I.
- W. The Allottee, after being fully satisfied about the facts stated hereinbefore and the right, title and authority of the Society to the said Land and the Promoter to develop the said Land in general by virtue of the said Development Agreement and permissions granted by the statutory authorities, has/have agreed to purchase the said Premises from the Promoter and the Promoter has agreed to sell the same to the Allottee on the terms and conditions hereinafter set out.
- X. Under Section 13 of RERA, the Promoter is required to execute a written Agreement for Sale in respect of the said Premises, agreed to be sold to the Allottee, and the Parties are therefore executing these presents. The Promoter shall lodge this Agreement for registration

2

AJK

V. K. S.

Anvi

करल - ५५
दस्त क्र. २२७/२०२४
१४/१९६०

8

before the concerned Sub- Registrar and upon intimation from the Promoter, the Allottee shall attend the office of Sub-registrar and admit execution thereof so as to get the same registered under the provisions of Indian Registration Act, 1908.

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



**A) Interpretation**

a) The Parties hereto agree that the recitals and annexures to this Agreement shall form an integral part of this Agreement;

b) In this Agreement, unless there is anything inconsistent with or repugnant to the subject or context:

- i. singular shall include plural and vice versa; and
- ii. masculine shall include feminine and vice versa
- c) unless the subject or context otherwise requires, reference to the word "include", "includes" or "including" shall be construed as without limitation;
- d) reference to the terms "herein", "hereto", "hereof", or "thereof", and any other similar terms refer to this Agreement and not to the particular provision in which the term is used, unless the subject or context otherwise requires;
- e) reference to an "amendment" includes a supplement, modification, novation, replacement, or re-enactment, and the term "amended" is to be construed accordingly unless the subject or context otherwise requires;
- f) when any number of days is prescribed in any document, the same shall be reckoned exclusively of the first and inclusively of the last day;
- g) wherever the Allottee/s has confirmed, and/or accepted, and/or acknowledged, and/or agreed to, and/or given any undertaking in respect of, any act, deed, matter, thing, item,

9

AJK

V.K.

Ami

action, or term or provision of this agreement, the same means, and shall be deemed to mean, the irrevocable and unconditional confirmation, acceptance, acknowledgement, agreement, undertaking, declaration, representation and warranty on the part of the Allottee/s, in respect of, and/or in relation, to such act, deed, matter, thing, item, action or provision;

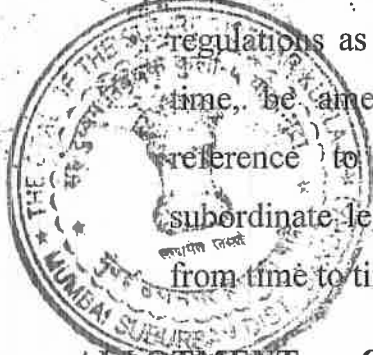
- h) wherever reference is made to the "discretion of the Promoter", or "Promoter's discretion", and any grammatical variations thereof, the same means, and shall be deemed to mean, the sole, absolute and unfettered discretion of the Promoter, which irrevocably binds the Allottee/s and all other concerned persons, and which shall not be called into question, and/or challenged, and/or disputed in any manner, on any grounds whatsoever, by the Allottee/s and all concerned persons.
- i) wherever reference is made to the "entitlement" of the Promoter, and/or the Promoter being "entitled", and any grammatical variations thereof, the same means, and shall be deemed to mean, the full complete, absolute, exclusive and unfettered entitlement and liberty of the Promoter in its sole discretion, over, and/or in relation, to the act, deed, matter, or thing in question.
- j) time is of the essence in respect of the performance by the Allottee/s of all his/her/their/its obligations, including financial obligations. If any time period specified herein is extended in writing by the Promoter in its discretion, such extended time period shall also be of the essence;
- k) All Aggregate Payments along with applicable taxes and duties shall be paid by the Allottee/s on or before the due dates for payment thereof, and/or as demanded by the Promoter, without any delay, demur, default, dispute, or deduction, whatsoever.

२ AJK V.K. Hani

दस्त क्र. ९६/२०२४

t) references to recitals, articles, clauses, schedules and annexures shall be reference to the recitals, articles, clauses, schedules and annexures contained in, or annexed to, this Agreement, as the case may be;

m) references to laws, rules or regulations, or to any provision/s thereof, shall include references to any such law, rules and regulations as they may, after the date hereof, from time to time, be amended, supplemented or re-enacted, and any reference to a statutory provision shall include any subordinate legislation, including rules or regulations, made from time to time under that provision;



## 2) ALLOTMENT OF UNIT AND PAYMENT OF CONSIDERATION:

- a) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee a residential flat/Unit as more particularly described in the Part A to the Second Schedule hereunder written (hereinafter referred to as the "SAID UNIT") in the New Building being constructed, proposed to be known as "SKY ESTELLA" as shown in the floor plan thereof surrounded by red colour boundary line, hereto annexed as Annexure "H" for the consideration as set out in Part B to the Second Schedule hereunder written.
- b) The Promoter further agrees to allot to the Allottee free of cost Three (3) Car Parking Space/s on the First Podium Level in the form of Surface parking as set out in Part A of the Second Schedule hereunder written for the consideration as set out in Part B to the Second Schedule hereunder written (hereinafter referred to as the "SAID PARKING"; which together with the said Unit shall collectively be referred to as the "SAID PREMISES").
- c) The consideration amount for the said Premises is thus as set

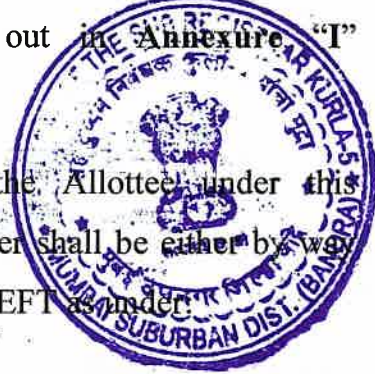
९

Asu V.K.L. Anu

करल - ५
दस्त क्र. २६६० / २०२४
२६ / १६०

out in Part B to the Second Schedule hereunder written (hereinafter referred to as "PURCHASE CONSIDERATION").

- d) The Allottee hereby agrees to pay to the Promoter the said Purchase Consideration, as set out in Annexure "I" hereunder.
- e) All payments to be made by the Allottee under this Agreement in favour of the Promoter shall be either by way of cheque/banker's cheque/RTGS/NEFT as made



- i. If by way of cheque or banker's CHEQUE / RTGS / NEFT in favour of:

V K DEVELOPERS SKY ESTELLA RERA  
COLLECTION A/C

Name of Bank: ICICI BANK

Name of Branch & Address: GHATKOPAR EAST,  
MUMBAI 400077.

"A/C No. "777705909908".

"IFSC Code: ICIC0000026".

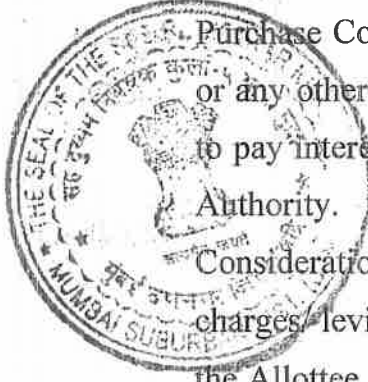
The Allottee shall, on making a payment via RTGS/NEFT, share with the Promoter the UTR Code/ Reference Number to identify the payment. The Allottee shall be responsible for ensuring that payment of each installment is made within 7 (Seven) days of the demand for the said installment made by the Promoter. Payment shall be deemed to have been made when credit is received for the same by the Promoter in its account, as mentioned hereinabove.

- f) Further, the Promoter may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs.5,000/- (Rupees Five Thousand Only) per cheque in addition to the interest for delayed payment.

*Q Ash V.K. Ami*

करल - ५
दस्त क्र. २६१० / २०२४
g) १६ / १६

The said Purchase Consideration is excluding all taxes/levies/charges etc. such as GST and/or such other taxes which may be levied any time, hereinafter in connection with sale of the said Premises to the Allottee. In addition to the Purchase Consideration mentioned in Clause 2(d) above, the Allottee shall be liable to pay to the Promoter, GST and/or any other taxes along with the payment of each installment of Purchase Consideration. In case of delay in payment of GST or any other taxes by the Allottee, the Allottee shall be liable to pay interest and penalty that may be charged by GST/ Tax Authority. All such taxes unless the said Purchase Consideration, including taxes as well as any/ all other charges/levies etc. payable under this Agreement are paid by the Allottee, he shall not be entitled to take possession of said Premises.



- h) The Purchase Consideration is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges, which may be levied or imposed by the Competent Authority/ Local Bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for an increase in development charges, cost or other levies imposed by the Competent Authorities, etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued etc. in that behalf and to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- i) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the New Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If

9

AJK

V.K.

Ravi



करल - ५
दस्त क्र. २६६ / २०२४
१२/१६०

there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Part B of the Second Schedule of this Agreement

- j) The Allottee agrees and undertakes to pay the said Purchase Consideration as per the respective installments as set out in Annexure "I" along with GST and or any other applicable taxes as and when it shall mature for payment. The payment of concerned installments is linked with the stage wise completion of the New Building. Upon completion of each stage, the Promoter shall issue demand letter to the Allottee by RPAD/courier/email/hand delivery at the address of the Allottee mentioned in this Agreement or by an email on Allottee's email address. Along with said demand letter, the Promoter shall enclose certificate of Architect, inter-alia, certifying the completion of such stage. The certificate of the architect shall be conclusive proof of completion of such stage. The Allottee shall make payment of the respective instalment within a period of 7 (seven) days from receipt of the said demand letter. It is however clarified that the aforesaid period of 7 (seven) days shall be calculated from the date of receipt of the first communication from the Promoter, in case the Promoter chooses to send such communication by more than one mode, i.e. RPAD/courier/email/hand delivery. In case the Allottee commits any delay in making the said payment then without prejudice to the right of the Promoter as set out in these presents, the Allottee shall become liable to pay interest at the rate specified in RERA Rules on all delayed payments from its due date till the actual payment is

2

AJK

V. K. S.

Ami

करल - ५
दस्त क्र. २२८७ / २०२४ made
२० / १०

The Allottee is aware that in accordance with section 194-IA of the Income Tax Act, 1961, TDS has to be deducted at the rate mentioned in the Income Tax Act, 1961 of the Purchase Consideration/ every instalment thereof, while making payment to the Promoter under this Agreement. The amounts so deducted by the Allottee are required to be paid to the Income Tax Authorities on or before the 7th day of the English Calendar month. As required under the Income Tax Act, 1961 the amount of TDS deducted shall be paid by the Allottee electronically only by using Form No. 26QB. The TDS shall be acknowledged/credited by the Promoter, only upon the Allottee submitting the original TDS Certificate within 15 days from the end of the month in which such payment was made or credit was given and the amount of TDS as mentioned in the certificate matches with the data available with the Income Tax Department concerning the tax deducted at source on behalf of the Promoter in the prescribed Form No. 26AS of the Promoter. The Allottee further agrees and undertakes that if the Allottee fails and/or neglects to deduct the tax at source or fail/s to pay the same after deduction to the Income Tax Authorities, the Allottee alone shall be deemed to be an assessee- in-default in respect of such tax and the Promoter shall not be liable for any statutory obligations / liability for non-payment of such TDS.

- 1) The Allottee however agrees that at the time of handing over the possession of the said Premises, if any certificate, as contemplated in Clause 2 hereinbelow is not produced, the Allottee shall pay equivalent amount as interest free deposit with the Promoter, which shall be refunded by the Promoter on the Allottee producing such certificate within 90 days of possession. Provided further that in case the Allottee fails to produce such certificate within the stipulated period, the Promoter shall be entitled to appropriate the said deposit against the receivable from the Allottee.

९

Am

V-KL

Amu

m) All outstanding amounts payable by any Party under this Agreement to other Party shall carry applicable interest at the rate prescribed in RERA Rules from the date the said amount falls due till the date of receipt/realization of payment by the other Party.

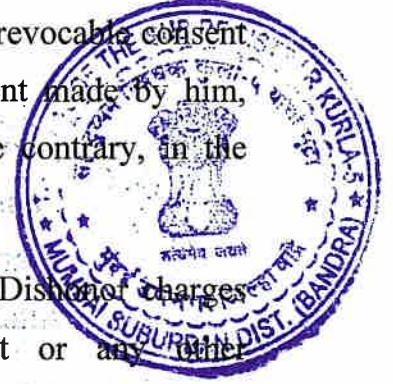
n) It is clarified and the Allottee accords his irrevocable consent to the Promoter to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:

- i) First towards any Payment towards Dishonor charges in case of dishonor of payment or any other administrative expenses incurred by the Promoter.
- ii) Second, towards interest as on date of delayed payments.
- iii) Third, towards statutory charges, if applicable.
- iv) Fourth, towards costs and expenses for enforcement of this Agreement and recovery of amount/s due and payable by the Allottee under this Agreement.
- v) Fifth, towards outstanding dues towards Purchase Consideration and other amounts payable by the Allottee in respect of the Premises or under this Agreement.

Under no circumstances shall any express intimation or communication by the Allottee, with regards to the appropriation of the payments made hereunder, other than as aforesaid, be valid or binding on the Promoter.

o) The Allottee shall, before taking possession of the said Premises and as and when demanded by Promoter, pay/ deposit with the Promoter the following amounts along with GST applicable thereon, i.e. 18%, as well as amounts as set out in Part B of the Second Schedule:

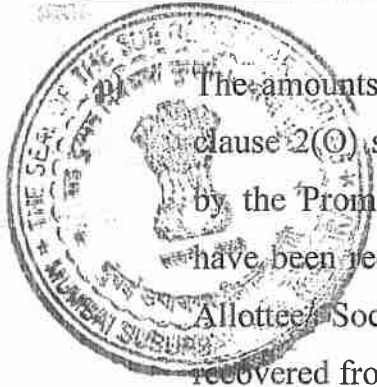
2  
Amu  
V. K. S.  
Amu



करल - ५
दस्त क्र. EELD / 2028
Sr. No. 60

16

	Charge Type	Amount
a)	Legal charges	20,000/-
b)	Water, electricity, MGL deposit/charges and other deposits	30,000/-
c)	Infrastructure and Development charges	4,59,000/-
d)	Fit Out (refundable, subject to actuals)	1,00,000/-



The amounts so paid by the Allottee to the Promoter under clause 2(C), shall not carry any interest and shall be utilized by the Promoter for the purposes for which these amounts have been received. Surplus, if any, shall be refunded to the Allottee/ Society of allottees and shortfall, if any, shall be recovered from them, as the case may be.

- q) All costs, charges and expenses in connection with preparing conveyance and other agreements, as may be required, to be executed by the Promoter and/ or Society as well as the entire professional fees of M/s. Purnanand & Co., Advocates and Solicitors, in preparing and approving all such documents shall be borne and paid by the proposed society/ limited company/ association of apartment owners of the Said Building, if any, or proportionately by all the Allottees in the Said Building.

### 3) ADHERANCE TO SANCTIONED PLAN:

The Promoter will observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been/ may be imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Premises to the Allottee, obtain from the concerned local authority occupation certificate in respect of the said Premises.

2

Avu V.K.L. Arun

करल - ५
दस्त क्र. २६६० / २०२४
२३ / १२ / २०

4) **TIME IS OF ESSENCE FOR BOTH THE PROMOTER AND THE ALLOTTEE:**

Time is of essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the said Building and handing over the Unit to the Allottee after receiving the occupancy certificate subject to what is stated in the Clause hereinbelow. Similarly, the Allottee shall make timely payments of every instalment and other dues payable by him and shall comply with all other obligations under this Agreement.

5) **DISCLOSURE ABOUT PENDING LITIGATION, IF ANY:**

While registering the said project with MahaRERA, the Promoter has disclosed that there are no pending litigations, pending in any court of law in respect of said Project.

6) **CONSEQUENCES OF FAILURE IN ADHERING TO TIME SCHEDULE:**

- a) The Allottee agrees and undertakes to pay to the Promoter, interest as specified in RERA Rules, on all the delayed payment/s which become due and payable by the Allottee to the Promoter under the terms set-out in this Agreement from the date the said amount is/was due and payable by the Allottee to the Promoter.
- b) Without prejudice to the right of promoter to charge interest in terms of sub clause a above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Promoter shall at his own option may terminate this Agreement:
  - i) Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD

2

Ash

V. K. S.

Amul

करल - ५
दस्त क्र. EELV / 2028
Mr Abo

at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.



Provided, further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

- c) In the event, the Allottee intends to terminate this Agreement, then the Allottee shall give a prior written notice ("Notice") of 15 (Fifteen) working days to the Promoter expressing his intention to terminate this Agreement. Upon receipt of Notice for termination of this Agreement by the Promoter, the procedure and consequences upon termination as contemplated in clause 6 (a) and (b) above shall become automatically applicable and the refund of Purchase Consideration price to the Allottee shall be made in accordance with what has been stated in the said clauses. In such an event, it is the Promoter's obligation to refund the Purchase Consideration subject to deductions made in accordance with clause 6(b) above, which in this case shall be 10% of the Purchase Consideration, shall be against the Allottee entering and registering the requisite Deed of Cancellation and handing over original of this Agreement and all other documents relating to the said Premises to the

9

AM  
V.K.L.

Amu

करल - ५

दस्त क्र. EELV / 2028

74 / 960

19

Promoter.

7) **AMENITIES AND FIXTURES:**

The Promoter shall construct the said Building as per specifications approved by the competent authority and provide amenities, facilities, fixtures and fittings in the said Unit as well as common area of standard quality as per the specification and list of amenities set out in **Annexure "J"** to this Agreement. The Allottee confirms that the specifications, fixtures, fittings and amenities mentioned in Annexures "J" hereto are tentative and are subject to availability. In case of unavailability, the Promoter is entitled to give an equivalent product or the next best alternative and the Allottee hereby irrevocably grants his consent to the same. The Allottee further agrees and undertakes that the selection of the next best alternative shall be at the discretion of the Promoter and the Allottee shall not raise any grievance for the same.

At the specific request of the Purchaser(s), the Promoter has agreed to provide the Flat as bare shell (raw) Flat i.e. Flat with main doors, windows, internal walls only without flooring, electrical / sanitary fittings, finishing works, etc. The Purchaser(s) hereby agree and confirm that he/she/they shall not be entitled to claim or demand any compensation of any nature whatsoever in future in respect of aforesaid arrangement. The Purchaser(s) alone shall be responsible for procurement of materials, execution of aforesaid works and defects arising therefrom in future and confirms that Promoters shall not be responsible in any manner whatsoever. The Purchaser(s) have agreed to adhere to all the terms and conditions of the Promoter in respect of the aforesaid arrangement from time to time and also undertake to execute the said works without altering/modifying/tampering with the internal / external structure of the building and the said Flat. Further before commencing any civil / furniture/ interior works in the said flat, the Purchaser(s) hereby agree and undertake to submit to the Promoter design/plans/drawings, etc. in writing for consideration of its

9

AK

V. K.

Ami

करल - ६
दस्त क्र. <i>६६६/२०२४</i>
४०६ POSSESSION DATE:

Engineering team and carry out such works only upon its approval.



- a) It is expressly agreed by and between the Allottee and the Promoter that the Promoter will endeavour to hand over the possession of the said Premises by 15th March 2027 or such later date, as approved by Maha RERA, PROVIDED, the Promoter has received the said Purchase Consideration in respect of the said Premises and all other amounts payable by the Allottee to the Promoter unless the delay in handing over possession is on account of Force Majeure as stipulated hereunder as well as all other events permitted by law (hereinafter "**FORCE MAJEURE EVENT**"). For the purpose of this clause, the 'Purchase Consideration' shall include the interest/ penalty, GST as well as other amounts etc. payable by the Allottee to the Promoter in accordance with the terms of this Agreement.
- b) The Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of:
- war, civil commotion or act of God;
  - any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- c) The Parties agree that the period that the Possession Date as given to RERA as well as the RERA Registration shall exclude such period where actual work could not be carried out by the promoter as per the sanctioned plan due to specific stay or injunction orders relating to the Real Estate Project from any court of law or Tribunal, Competent Authority, Statutory Authority, High Power Committee, etc.
- d) If the Promoter fails or neglects to give possession of the said Premises to the Allottee by 15th March 2027 or such later

२

AS

V-KA

Ami



date, as approved by RERA, as stated hereinabove, save and except on account of Force Majeure (as defined in Clause 8(b) or (c) or any reasons beyond their control or as provided in section 18 of the RERA, then the Allottee shall be entitled, after giving 60 working days' prior notice in writing, to terminate the Agreement and thereupon the Promoter shall be liable, on demand, to refund to the Allottee amount already received in respect of the said Premises along with interest at the rate stipulated in RERA Rules, from the date of the receipt of such amount till payment, simultaneously against the Allottee executing and registering the requisite Cancellation Deed. Till the amount along with interest thereon is refunded by the Promoter to the Allottee, the Allottee shall, subject to prior encumbrance, if any, have a charge on the said Premises. It is agreed that upon refund of the said amount together with interest as stated hereinabove, the Allottee shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the said Premises or against the said Property or the said Building in any manner whatsoever and the Promoter shall be entitled to deal with and/ or dispose of the said Premises to any person or party as the Promoter may desire at its sole and absolute discretion. In the event the Allottee chooses to continue with the Project, the interest shall be payable as per law.

9) **PROCEDURE FOR TAKING POSSESSION:**

- a) Subject to the Allottee not being in breach of any of the terms hereof and the Allottee having paid all the dues and amounts hereunder including and not limited to the said Purchase Consideration, the Promoter, upon obtaining the occupancy certificate (the occupancy certificate may be for part or whole of the said Building) from the Competent Authority, shall offer in writing the possession of the said Premises, to the Allottee in terms of this Agreement to be taken within 15 (fifteen) days from the date of issuance of such notice and the

2  
AJN

V.K.L.

Ami

करल - ५
दस्त क्र. २६१० / २०३४
२१/१९६०

Promoter shall give possession of the said Premises to the Allottee subject to the Allottee making payment to Promoter of the Purchase Consideration, including but not limited to GST, or any other amounts payable under this Agreement.

The Allottee also agrees and undertakes to pay the maintenance charges as determined by the Promoter and/or the Society at the time of and/or before taking the possession.



The Promoter shall offer the possession to the Allottee in writing within 15 (Fifteen) days of receiving the occupancy certificate in respect of the said Building in which said Premises are situate.

b) The Allottee shall take possession of the said Premises within 15 (fifteen) days of the Promoter giving written notice to the Allottee intimating that the said Premises are ready for use and occupation. Even if the Allottee does not take possession of the said Premises, still he shall become liable for the payment of maintenance charges and other taxes, levies, cess and/or charges etc. as may be imposed or become payable in respect of the said Premises.

c) Within 15 (fifteen) days of the Promoter giving written notice to the Allottee intimating that the said Premises are ready for use and occupation, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said Unit) of outgoings in respect of said Premises, said Property as well as common amenities and facilities including but not limited to water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars/security guards/security agency, sweepers, property managers/property management company/s, facility service providers etc. and/or any/all other expenses necessary and incidental to the management and maintenance of the said Premises, the said Building and/or the said Property as well as common areas and amenities available to the Allottees of units in the said Building. The Allottee further agrees that till

2

A.K.

V.K.L.

Amr

करल - ५
दस्त क्र. २६६० / २०२४
२/१९६०

the Allottee's share is so determined, the Allottee shall pay to the Promoter provisional monthly contribution of Rs.15,300/- (Rupees Fifteen Thousand Three Hundred Only) calculated at Rs.10/- per sq.ft. (Rera carpet area) per month towards the aforesaid outgoings. The Allottee shall pay such provisional contribution quarterly from the date the Promoter notifies him that the said Premises are ready for occupation on the 5th day of each quarter in advance and shall not withhold the same for any reason whatsoever. It is however clarified that for the period of first 12 months, the Allottee shall pay an amount equivalent to 12 (twelve) months' provisional monthly contribution and outgoings in advance by way of interest free security deposit to the Promoter on or before taking possession of the said Premises, which amount (after adjusting any outstanding amount) shall be handed over to the Society of units in the said Building at the time of handing over charge of the management of the said Building. In case of delay, the Allottee shall be liable to pay interest from the 1st day of the month till the date of payment. Non-payment or default in payment of said amounts shall be regarded as default on the part of Allottee and shall entitle the Promoter to terminate this Agreement in accordance with the terms and conditions contained herein and particularly in clause 6 above. The amount so paid by the Allottee to the Promoter shall not carry any interest and as such while handing over the balance, if any, to the society/ association, the Promoter shall not be liable to pay any interest thereon.

- d) The Allottee shall also be liable to bear and pay property tax, betterment charges, local taxes and all other levies (by whatever name it is called) payable to MHADA/Municipal Corporation, Local Authorities and or any other Government and Semi-Government Authorities (herein after referred to as the Property Tax) on actual basis. The Allottee shall directly pay an amount towards Property Tax, Electricity Bill/

२

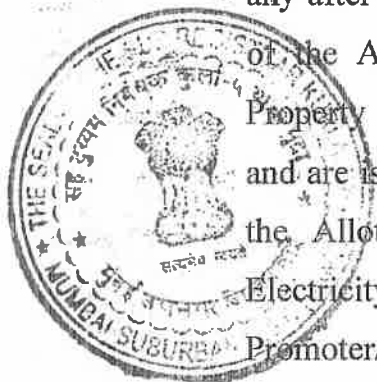
AJK

V/L

Ami

करल - ५	Deposit,
दस्त क्र. २६५०	MHADDA/Municipal Corporation, Local Authorities and or
३०	any other Government and Semi-Government Authorities on

Mahanagar Gas Ltd. Bill/ Deposit, to  
 Municipal Corporation, Local Authorities and or  
 any other Government and Semi-Government Authorities on  
 actual basis on or before taking possession of the said  
 Premises. The Promoter shall handover the balance amount if  
 any after handing over charge of said Building to the society  
 of the Allottee and recover the shortfall, if any. In case  
 Property Tax bills are not issued in the name of the Allottee  
 and are issued in the name of Promoter/Society, in that event  
 the Allottee shall pay their share of the Property Tax  
 Electricity Bill, Mahanagar Gas Ltd. Bill to the  
 Promoter/Society in advance to enable the Promoter/Society  
 to make timely payment of the Property Tax bills.



**10) FAILURE OF ALLOTTEE TO TAKE POSSESSION OF THE SAID PREMISES:**

The Allottee hereby agrees that in case the Allottee fails to respond and/or neglects to take possession of the said Premises within the time stipulated by the Promoter, then the Allottee shall in addition to the other charges stated in these presents, also pay to the Promoter holding charges at the rate of Rs. 50,000/- (Rupees Fifty Thousand Only) per month per sq. ft. of the Rera Carpet Area of the Unit (herein after referred to as the "HOLDING CHARGES") and applicable maintenance charges towards upkeep and maintenance of the common area and facilities for the period of such delay. During the period of said delay the said Unit shall remain locked and shall continue to be in possession of the Promoter but at the sole risk, responsibility and cost of the Allottee in relation to its deterioration in physical condition.

**11) PROMOTERS' DEFECT LIABILITY:**

- a) If within a period of 5 (five) years from the date of occupation certificate or handing over possession of the said Premises to the Allottee, whichever is earlier, the Allottee brings to the notice of the Promoter any structural defect in

2

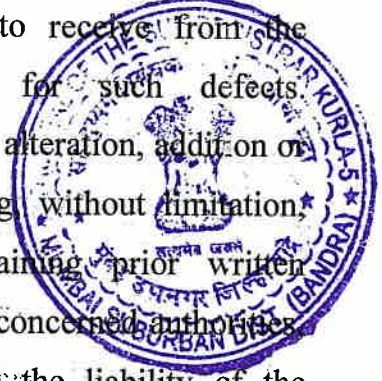
AJK

V. K. ...

Amu

करल - ५
दस्त क्र. <i>eeLV</i> / 2028
<i>B9 A60</i>

the said Premises or the Building or any defects on account of quality of the material used in construction, then wherever possible, such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects then the Allottee shall be entitled to receive from the Promoter reasonable compensation for such defects. However, if the Allottee carries out any alteration, addition or change in the said Premises, including without limitation, drilling of any walls, without obtaining prior written permission of the Promoter and of the concerned authorities wherever required, then, in that case the liability of the Promoter shall come to an end and the Allottee alone shall be responsible to rectify such defect or change at his own cost.



- b) Notwithstanding anything contained in sub-clause (a) above, if such defect occurs (i) due to carrying out any structural additions or alterations or internal changes by the Allottee in and over the said Premises and/or (ii) due to damage to the water proofing treatment provided to the said Premises by the acts and/or omissions on the part of the Allottee and/or (iii) due to any mishandling and/or any misuse of the said Premises and/or of the said amenities, fixtures, etc. and/or (iv) due to carrying out renovation/additions or alterations/structural/internal changes by any other allottee within his/her/their respective premises and thereby causing of any damage by them to the said Building or any part thereof.
- c) If any damage due to wear and tear or alteration/addition of whatsoever nature is caused to the Premises (save and except the defects as mentioned in clause (a)), the Promoter shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Allottee and the Allottee alone shall be liable to rectify and reinstate the same at his/ her own costs.

*2*

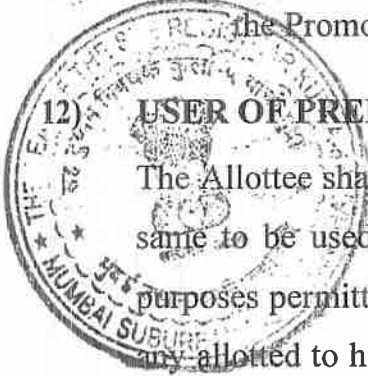
*AM*

*V. K. ...*

*Ami*

करल - ५
दस्त क्र. <u>२२९६</u> / The Promoter
<u>३२९६</u>

The Promoter will hand over the guarantee/warranty cards (if any provided by the water proofing treatment agency manufacturer). In case of any problem, the Allottee shall directly pursue the concerned manufacturer/agency for getting the same repaired/replaced, without any recourse to the Promoter.



**12) USER OF PREMISES:**

The Allottee shall use the said Unit or any part thereof or permit the same to be used only for purpose of residential use or such other purposes permitted by MCGM. Allottee shall use the Car Parking, if any allotted to him, only for purpose of keeping or parking vehicles owned by him.

**13) MEMBERSHIP TO THE SOCIETY:**

- a) The Promoter shall cause the Society to admit the Allottee as its members after completion of entire development and the Allottee having paid all the amounts due under this Agreement to the Promoter.
- b) At the time of being admitted as a member of the Society, in addition to the share application money and entrance fees, the Allottee shall be liable to contribute proportionate amount of the sinking fund/ general fund at the time of admission. The Allottee shall also sign and execute requisite application and other documents as may be required by the Society to admit Allottee as its member.

**14) REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:**

The Promoter hereby represents and warrants to the Allottee as follows:

- a) The Society has clear and marketable title with respect to the said Property; subject to what has been stated hereinabove and/or in the title certificate and/or disclosed on the website of the authority under RERA, the Promoter has requisite

*2* *Ash* *V. K.* *Amu*

करल - ५
दस्त क्र. २६४/२०२४
३३/१६०

rights to carryout development of the said Project.

- b) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite permissions and approvals, as and when required, under law and further approvals from time to time to complete the development of the Project.
- c) There are no encumbrances upon the said Project except those disclosed in the title report and/or disclosed on the website of the regulatory authority under RERA.
- d) There are no litigations pending before any Court of law with respect to the said Project except those disclosed in the title report and/or disclosed on the website of the regulatory authority under RERA. The Promoter has obtained all requisite approvals, licenses and permits from the competent authorities with respect to the Project.
- e) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby they are prevented from entering into this Agreement;
- f) The Promoter has not entered into any agreement for sale and/ or development agreement or any other agreement/ arrangement with any person or party in respect of the said Premises which will, in any manner, affect the rights of Allottee under this Agreement;

**15) WARRANTIES AND COVENANTS OF AND BY THE ALLOTTEE:**

The Allottee hereby covenants with the Promoter as follows: -

- a) The Allottee shall use the Unit or any part thereof or permit the same to be used only for residential purpose. Allottee shall use Car Parking only for the purpose of keeping or parking his ownership vehicle only.

Q

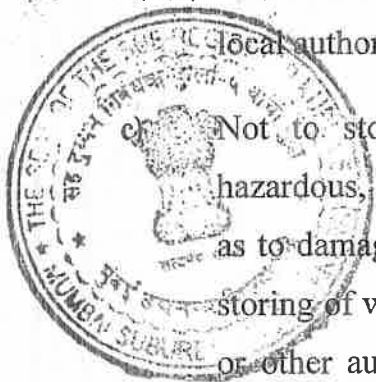
AJK

V. K. S.

Anni

करल - ५
दस्त क्र. २२०/२०२४
२४/१०

The Allottee shall maintain the Premises at his own cost in good and tenable repair and condition from the date possession of the Premises is taken and shall not do or suffer to be done anything in or to the Building or Premises which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the Building and/ or the said Premises or any part thereof without the consent of the local authorities, if required.



Not to store in the Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Building or storing of which goods are objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or be likely to damage the staircases, common passages or any other structure of the Building, including entrances of the Building and in case any damage is caused to the said Building or the Premises on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

- d) To carry out at his own cost all internal repairs to the said Premises and maintain the Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Building or the Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- e) Not to demolish or cause to be demolished the Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Premises or any part thereof, nor any alteration in the

g

Amu

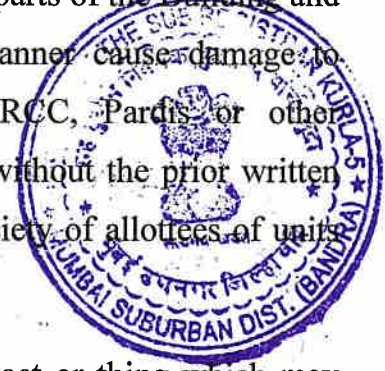
V.K.

Amu



करल - ५
दस्त क्र. २६७/२०२४
३५/१६७

elevation and outside colour scheme of the Building, in any manner whatsoever, and shall keep the portion, sewers, drains and pipes in the Unit and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support, shelter and protect the other parts of the Building and shall not chisel, or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Premises without the prior written permission of the Society or new society of allottees of units in the Building, as the case may be.



- f) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and the Building or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- g) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said Property and the Building.
- h) To segregate, separate and treat differently the wet and dry garbage generated in the Building.
- i) The service area provided for servicing the plumbing and other utility services of kitchen and toilets of the said Unit shall be used for the purpose of such servicing only.
- j) Pay to the Promoter, within 7 (seven) days of demand by the Promoter, their share of security deposit and/ or such other charges, amount, moneys, taxes, cess, etc., as the case may be, payable by the Allottee under this Agreement and/ or as may be demanded by the concerned local authority or Government or water, electricity or any other service providers in connection to the Building and/ or in respect of said Premises.
- k) To bear and pay any/ all increase in local taxes, water

२

Asu

V. K. S.

Amu

करल - ६
दस्त क्र. २२७
३६ १६०

charges insurance and such other levies, if any, which are imposed by the concerned local authority and/ or Government and/ or other public authority, on account of change of user of the Premises by the Allottee for any purposes other than for purpose for which it is sold and/ or for any other reasons.

b) The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Premises until all the dues including but not limited to the said Purchase Consideration payable by the Allottee to the Promoter under this Agreement are fully paid up and only if the Allottee had not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Allottee has intimated in writing to the Promoter and obtained the prior written consent of the Promoter to transfer, assign or part with the interest etc.

m) The Allottee shall observe and perform all the rules and regulations of the Organisation, as the case may be, for protection and maintenance of the said Building and the premises and common areas therein and/ or for any other reasons and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Organisation, regarding the occupation and use of the Premises in the said Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

n) The Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Project or any part thereof to view and examine the state and condition thereof.

2

A/N

V.K.

Aruni

करल - ५
दस्त क्र. EELV / 2028
36 / 10/20

- o) The Allottee hereby confirms and acknowledges that he is aware that the said Building has rooms of inadequate sizes as well as some columns may come in the bedroom, and undertakes that he shall not raise any grievance for the same with the Promoter and/or the MCGM.
- p) The Allottee hereby confirms and acknowledges that the specifications mentioned in the advertisement/communications or the sample unit and its colour, texture, the fitting(s), fixture(s), furniture, items, electronic goods or any installations depicted therein are only suggested and are for the purpose of showcasing the sample unit and the same are not intended to be provided as standard specifications and/or services or cannot be construed in that manner and the Promoter is not liable/ required to provide the same other than as expressly agreed by the Promoter under this Agreement. The Allottee has not relied on the same for his/ her/ their/ its decision to acquire the said Premises and also acknowledges that the Allottee has seen all the layout plans, specifications and time schedule for completion of the Project.
- q) Not to make any extensions, additions, in or around his Premises which may be considered illegal and as violation of Occupation Certificate of the particular Premises. In the event such an illegal alteration is carried out, then the Allottee shall immediately remove/ demolish it as soon as it is brought to his notice. The Allottee shall not attempt to regularize such an illegal alteration.
- r) Not to transfer, assign, give on leave and license or tenancy basis or induct any person/s into or part with the said Premises and/or any part thereof and/or the Allottee's right, interest or benefit under this Agreement or part with the possession of the said Premises and/or any part thereof without the prior written consent of the Promoter. The Promoter shall grant such consent to the Allottee only if the

2

Akh

V. K. S.

Ami

करल - ५,
दस्त क्र. EEW/2028
३१/१६०

Allottee has paid all dues under this Agreement and has not committed any breach or violation of any of the terms, conditions, covenants, stipulations or provisions of this Agreement. Such consent shall be subject to the terms and conditions imposed and stipulated by the Promoter in this regard.



The Allottee hereby agrees that in the event any amount by way of deposit or premium or betterment charges or development charges or any tax or levies of payment of a similar nature becoming payable by the Promoter to the Government, Municipal Corporation or to any other authority in respect of development of the said Property or in respect of the said Building or the said Premises, the same shall be reimbursed to the Promoter in the proportion that the area of the said Premises agreed to be purchased by the Allottee bears to the total area of all premises in the said Building and in determining such amount, the decision of the Promoter shall be conclusive and binding upon the Allottee.

- t) While carrying out any work, the Allottee shall ensure that the water proofing treatment given by the Promoter is not damaged in any manner. The Allottee shall also ensure that the plumbing lines provided in the Unit are not shifted. If on carrying out the work, any leakage and/ or seepage of water takes place, then the Allottee alone shall be liable and responsible to rectify such defects at their own costs and expenses. Likewise, in case while carrying out the said work, the said Building or any part thereof including the adjoining units and/or the units on the upper and lower floors are damaged, then the Allottee alone shall be liable and responsible to rectify such damages at their own cost and expenses.
- u) That Allottee shall not commit any breach or violation of any of the above mentioned covenants given to the Promoter and understand/s that in case of any violation, particularly with

9

Anu

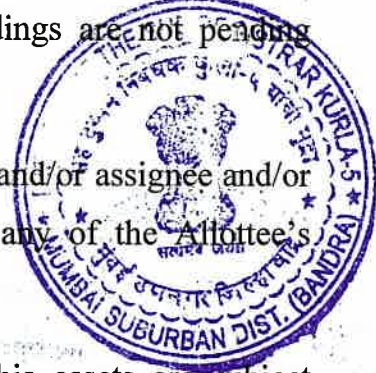
V. K.

Anu

करल - ५
दस्त क्र. २६६० / २०२४
३१ १९६०

regard to sub-clause (r) hereinabove, he shall not be entitled to claim the benefit of defect liability. the Allottee represents that he has not been adjudicated as insolvent/bankrupt and/or to be wound up or any such proceedings are not pending against the Allottee;

- v) the Allottee represents that no receiver and/or assignee and/or liquidator is appointed in relation to any of the Allottee's assets/properties;
- w) the Allottee represents that none of his assets are subject matter of any attachment and/or the Allottee has not been served with any notice and/or no proceedings in regard of the aforesaid are pending wherein the Allottee is a defending party;
- x) the Allottee represents that he has never been involved in any activity nor are any proceedings against him pending under the provisions of money laundering or foreign exchange violations/regulations; and
- y) the Allottee represents that he has not compounded payment with his creditors and has not been convicted of any offence involving moral turpitude and/ or sentenced to imprisonment for any offence exceeding a period of six months.



**16) RIGHTS OF THE PROMOTER:**

- a) The Allottee hereby consents that the Promoter may and shall always continue to have the right to place/erect hoarding/s and/or signboards and/or corporate logo including revisions thereof on the Property of such nature and in such form as the Promoter may deem fit, proper or necessary and the Promoter shall deal with such hoarding spaces at their sole discretion, and the Allottee agrees not to dispute or object to the same. The Promoter shall not be liable to pay any fees/charges to the Society of allottees of units in the New Building, as the case may be, for placing / putting up the hoarding/s; provided

9

AJK

V.K.

Ami

करल - ५
दस्त क्र. ८८७/२०३४
४०/१६०

that, if any, municipal taxes become payable for such use, then the same shall be borne and paid by the Promoter.



- b) The Promoter shall not be liable to bear or pay any amount by way of contribution, transfer fees, non-occupancy charges, donation, premium or otherwise howsoever to the Society, in respect of any unsold/ un-allotted premises in the New Building, save and except the rents, rates, taxes, cesses, assessments payable to the Corporation and other Government, local or public or private bodies and authorities in respect thereof, as well as amounts as specifically undertaken to be paid under the said Development Agreement. The Promoter will be entitled to apply for and obtain reduction in and the refund of the municipal and other taxes, cesses, assessments and levies on account of the vacancy of the un-allotted/ unsold premises and car parking spaces. In case the Promoter is liable to pay or have paid the same in respect of the New Building, units, premises and/or car parking spaces which are not allotted, sold and disposed of and any refund of any such taxes, cesses, assessments or other levies made by the Corporation or any other Government, local or public body or authority is received by the said Society in respect of such unsold or un-allotted premises and/or car parking spaces, then the Society shall forthwith and without making any claim or demand or raising any objection or dispute whatsoever in respect thereof, pay over the same to the Promoter, whether the Promoter have demanded the same or not. All unsold and/or unallotted premises/ units, areas and spaces in the said Building, including without limitation, car parking spaces and anywhere else in the said Building and on the Property shall always belong to and remain the property of the Promoter at all times and the Promoter shall continue to remain in overall possession of such unsold and/ or unallotted premises/ units and shall be entitled to enter upon the Property and the said

2

Asu

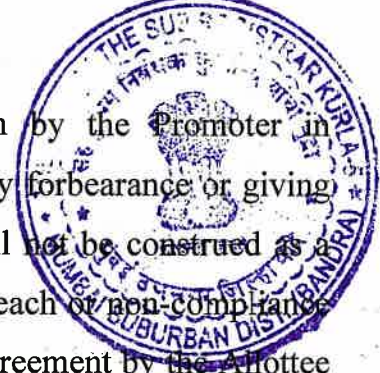
V. K. L.

Aruni

Building to enable it to complete any unfinished construction work and to provide amenities and facilities as the Promoter may deem necessary.

17) **WAIVER:**

Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee nor shall the same in any manner prejudice the rights of the Promoter.



18) **MAINTAINANCE OF SEPARATE ACCOUNT:**

The Promoter shall maintain a separate account in respect of sums received by the Promoter from the allottees of flats in the New Building as advance or deposit or towards the Other Charges as mentioned in Part B of Schedule II hereunder written and shall utilize the amounts only for the purposes for which they have been received.

19) **RESTRICTION ON RIGHT OF ALLOTTEE:**

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or of the said Land or New Building or any part thereof. The Allottee shall have no claim, save and except, in respect of the Premises hereby agreed to be sold to him and all open spaces, common areas, parking spaces, lobbies, staircases, lift area, recreation spaces in the layout, etc. will remain the property and in absolute control of the Promoter/ Society, as the case may be.

20) **RESPONSIBILITY OF THE PROMOTER AND THE SOCIETY UNDER RERA:**

- a) The Allottee is aware that the Society has submitted Affidavit cum Declaration for registration of the said Project under RERA as Land Owner Promoter alongwith the Promoter

9

Akh

V. K. ...

Ami

करल - ५
दस्त क्र. १६६० / १६६०
१२ / १६६०

as per the requirement of the RERA. It is however clearly agreed and understood that it shall be the sole responsibility of the Promoter to carry out and complete construction of the New Building and hand over possession of the Flat to the Allottee in time. In case of dispute between the Promoter and the Allottee regarding quality of construction or delay in completion, including defect liability, then the Promoter shall alone be responsible for the same and the Allottee will not make any claim or demand against the Society.



- b) The liability of the Society shall be restricted to the title of the said Land and their obligation to admit the Allottee as its member, in accordance with the Development Agreement.
- c) The Promoter alone shall be responsible for all liabilities, claims, litigation, disputes, demands etc., arising under the provision of RERA pertaining to or in connection with the development of the said Land.

**21) RIGHT OF THE PROMOTER TO CREATE A MORTGAGE/ CHARGE/ LIEN:**

- a) The Promoter has not created any mortgage or charge on the said Land, save and except as disclosed in the title reports and/or while registering the said Project under RERA and/or elsewhere in this Agreement. The Promoter is, entitled, to avail financing and/ or credit facilities, and create mortgage/ charge/ lien / raise loans and debts from banks, financial institutions or other persons, for the development of the said Land, without making the Society, its Members and allottees liable for repayment of the same, by creating mortgage or charge on the Promoter's Sale Component, as set out under the said Development Agreement, or receivables from sale of flats/ premises in the Promoter's Sale Component, as may be desired by the Promoter. In case any such mortgage or charge is made or created by the Promoter, then notwithstanding

2 An V. K. Anni



anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the allottees, who has taken or agreed to take such Premises. The Promoter shall provide requisite NOC, if applicable from such Lender and will clear such loan on or before completion of entire development and handover of the Premises to the Allottee.

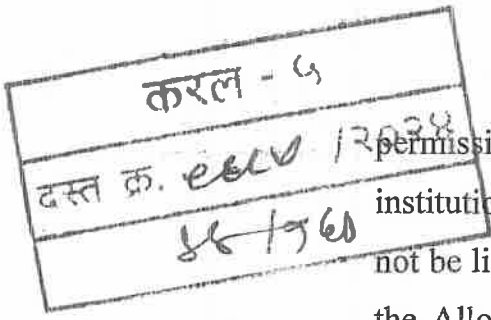
- b) In case the Allottee avails the financial assistance or home loan inter-alia for purchasing or acquiring the said Premises, then in that event, the Promoter shall, at the request and cost of Allottee, allow the charge, lien or mortgage to be created upon the said Flat of such financial institution from whom the Allottee shall avail such financial assistance or loan. It is agreed and understood that the responsibility/ liability of repayment of the said financial assistance/ loan shall be that of the Allottee alone. The Promoter shall, in no way shall, be liable for the payment of or repayment of the said financial assistance/ loan to the said financial institution. The Allottee alone shall be liable and responsible for all consequences, costs and/or litigations that may arise due to non-payment and default in repayment of said financial assistance and loan. In any case mortgage/ charge/ lien is created pursuant to availing of such financial assistance/ loan by the Allottee, the same shall be subordinate to the rights of the Promoter and be limited to and/ or restricted to or upon to the said Premises only. Save and except the said Premises, no other portion of the New Building and/ or the Land shall be encumbered or charged with any liability of mortgage or otherwise against said financial assistance/ home loan.

- c) The Allottee hereby expressly agrees that so long as the loan and the said Purchase Consideration remain unpaid/ outstanding, the Allottee, subject to the terms hereof, shall not sell, transfer, let out and/ or deal with the Premises in any manner whatsoever without obtaining prior written

२ Ask

V.K.

Anu



permission of the Promoter and the relevant bank/ financial institutions which have advanced the loan. The Promoter shall not be liable for any of the acts of omission or commission of the Allottee which are contrary to the terms and conditions governing the loan. It shall be the responsibility of the Allottee to inform the Society about the lien/charge of such banks/Financial Institutions and the Promoter shall not be liable or responsible in any manner whatsoever.



d) The Allottee indemnifies and hereby agrees to keep indemnified the Promoter and its successors and assigns from and against any/all claims, costs, charges, expenses, damages and losses which the Promoter, its successors or assigns may suffer or incur by reason of any action that any Bank/ Financial Institution may initiate on account of the loan or for the recovery of the loan or any part thereof or on account of any breach by the Allottee of the terms and conditions governing the loan.

9) **BINDING EFFECT:**

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Society or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the Schedules and Annexures, along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottees fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub- Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 7 (Seven) days from the date of its receipt by the Allottee, application of the Allottee for allotment of Premises shall be treated as cancelled and all sums deposited by the Allottee in connection therewith, including

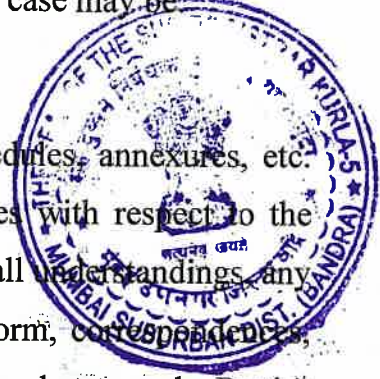
2  
AK  
V.K.  
Ani

करल - ५
दस्त क्र. २६६ / २०२४
४५ / १५०

the booking amount, shall be returned to the Allottee without any interest or compensation whatsoever and by deducting therefrom 50% of the sum till then deposited by the Allottee which the Promoter will account for towards administrative cost and/or cancellation money/liquidated damages, as the case may be.

**22) ENTIRE AGREEMENT:**

This Agreement, along with its recitals, schedules, annexures, etc. constitutes the Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, booking form, correspondence, arrangements etc. whether written or oral, if any, between the Parties with regard to the said Premises/ Property/ said Building, as the case may be.



**23) RIGHT TO AMEND:**

This Agreement shall not be amended by any of the Parties without mutual consent of each other. The amendment, if any, to be made to this Agreement shall be made only by written consent of all the Parties and not otherwise.

**24) PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEE:**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder shall equally be applicable to and enforceable against any/all subsequent Allottees of the said Premises, in case of a transfer, as the said obligations go along with the Premises for all intents and purposes.

**25) SEVERABILITY:**

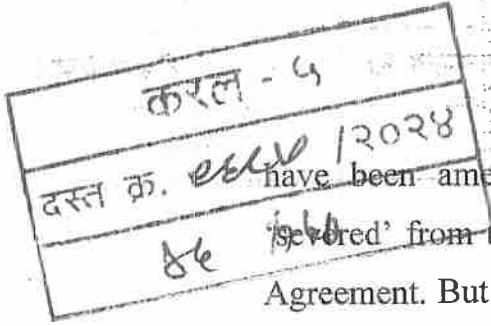
If any provision of this Agreement shall be determined to be void or unenforceable under the provisions of RERA or the RERA Rules framed thereunder or any other applicable law for the time being in force, then such provisions of the Agreement shall be deemed to

2

AJK

V.K.L.

Arni



have been amended or deleted and/ or shall be considered as 'severed' from this Agreement as if it was not forming part of this Agreement. But in that eventuality, the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

**26) METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:**

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other allottees in Project, the same shall be the proportion which the carpet area of the said Unit bears to the total carpet area of all the units in the Project.

**27) FURTHER ASSURANCES:**

Both Parties agree that they shall execute, acknowledge and deliver to the other, such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction. All costs, expenses, charges, taxes, including stamp duty, GST, Registration Charges, etc. that shall be required to be incurred for execution of such instruments and/or for taking such other action, shall be incurred and paid by the Allottee.

**28) EXECUTION OF THE AGREEMENT:**

- a) The execution of this Agreement shall be complete only upon the execution by the Promoter through their authorized signatory at the Promoters' Office as mentioned in the Title Clause.
- b) The Allottee and the Promoter shall present this Agreement as well as the conveyance at the proper registration office for registration within the time limit prescribed by the

2  
A/N

V.K.

Ami

Registration Act and the Parties will attend such office and admit execution thereof. It is agreed between the Parties that all expenses towards GST and/ or any other cesses or taxes pertaining to this Agreement shall be borne and paid solely by the Allottee; and stamp duty and registration charges with respect to execution of this Agreement shall be borne and paid by the Allottee.

29) **ADDRESS FOR CORRESPONDENCE:**

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement, shall be deemed to have been served if sent to the Allottee or the Promoter by Registered Post A.D./ Speed Post/ Courier or notified Email ID/ Under Certificate of Posting at their respective addresses specified below:

**Allottee/s:**

Name: (1) Mr. Anil Jayantilal Kamdar (2) Mr. Varun Anil Kamdar &  
(3) Mrs. Kamdar Ami Varun.

Address: B-4, Munisuvrat Darshan, Navroji Lane, Near Jain Temple, Ghatkopar West, Mumbai 400086.

E-mail ID: varunkamdar88@gmail.com

**Promoter:**

Name: M/s. V. K. Developers

Address: 603, A Wing, Damji Samji Corporate Square Building,  
Next to Kananra Business Centre, Melvil Estate,  
Ghatkopar (East), Mumbai-400 075

Notified Email ID: vkdevelopers@hotmail.com

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post, failing which, all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.

९

AK

V.K.

Ami

करता - ५
दस्त क्र. 30) JOINT ALLOTTEES:
४८/१७४

That in case there are Joint Allottees, all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her. The Joint Allottees hereby agree and confirm that service of notices or other communication to the first named Allottee herein shall, for all intents and purposes, be considered as duly served on all the Allottees.

The party of the third part i.e. the purchasers hereby agree to purchase and acquire the said flat by contributing their respective shares in the following ratio:

SR.NO.	PURCHASERS NAME	RATIO
1.	MR. ANIL JAYANTILAL KAMDAR	40%
2.	MR. VARUN ANIL KAMDAR	40%
3.	MRS. AMI VARUN KAMDAR	20%

The TDS shall be deducted by the respective parties accordingly.

### 31) FOREIGN EXCHANGE MANAGEMENT ACT:

The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and Rules and Regulations made thereunder or any statutory amendment(s), modification(s) thereto and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfil their obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on his/her/their part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws, as applicable. Further, the Allottee holds the Promoter

2 An V.K. Anu

harmless against any such action, and undertakes to indemnify the Promoter in case of any fine/ action/ proceeding, etc. initiated against him by the relevant authority for any reason.

### 32) PAYMENT COMPLIANCE:

The Promoter accepts no responsibility in regard to Allottee's Compliance of making payment via his/her own accounts. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Whenever there is any change in the commercial status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities, if any, under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said Premises applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

### 33) DISCLOSURES:

The Allottee doth hereby represent to the Promoter as follows:

- a) That he has independently investigated and conducted due diligence and has satisfied himself in respect of the title of the said Property, after being given complete inspection of all documents relating to title of the said Property, including sufficient time to go through this Agreement and all other ancillary documents.
- b) That he waives his right to raise any questions or objections to the title of the Promoter to the said Building and said Premises, considering all the queries have been sufficiently answered/satisfied by the Promoter.
- c) That he has entered into these presents after understanding and accepting the terms mentioned herein after taking advice of professionals and well-wishers, if required, and shall not subsequently raise any grievance with respect to any clauses contained herein.

2

AM

V. K. S.

Amu

करल - ५
दस्त क्र. <i>eele</i> / 2028
NO A60

This Agreement sets forth the entire agreement and understanding between the Allottee and the Promoter and supersedes and cancels:

- e) All the representation, warranties, commitments, etc. made by the Promoter in any documents, brochure, hoarding, etc.



and/or through on any other medium; The Promoter shall not be bound by any such agreement, negotiations, commitments, writings, discussions, representations, warranties etc. and/or compliance thereof other than as expressly agreed by the Promoter under this Agreement; and

- f) The Allottee agrees and acknowledges that the sample unit and all furniture, fixtures, fittings, electronic goods, amenities, accessories, items, etc. provided therein are only the purpose of show casing that unit and the Promoters not liable/required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the said sample unit, other than as expressly agreed under this Agreement.

**34) DISPUTE RESOLUTION:**

Any dispute between the Parties shall be settled amicably. In case of failure to settle the dispute amicably, such unsettled dispute shall be referred to the regulatory authority as per the provisions of RERA and the RERA Rules or any other applicable rules and regulation framed thereunder.

**35) GOVERNING LAW:**

That the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

*2*

*Aju*

*V.K.*

*Anu*



करल - ५
दस्त क्र. २६६०/२०२४
११/१६०

**FIRST SCHEDULE ABOVE REFERRED TO**

All that piece and parcel of land bearing CTS No. 4733 of Village Ghatkopar- Kirol, admeasuring 1,048.50 sq. mtrs. or thereabouts, bearing Plot No. 26 situated at Rajawadi Road No. 3, Opposite Rajawadi Garden, Ghatkopar (E), Mumbai – 400 077 along with building standing thereon known as “Bhaveshwar Chhaya” (“Old Building”) comprising of ground and 2 (Two) upper floors, and bounded as follows:

- On or towards the North by: Rajawadi Road No.3
- On or towards the South by : Land bearing CTS No. 4732A along with building standing thereon known as Bhaveshwar Maya
- On or towards the East by: Land bearing CTS No. 4734 along with building known as Park View
- On or towards the West by: Rajawadi Road No. 6



**SECOND SCHEDULE ABOVE REFERRED TO**

**PART A**

<b>Description of said Premises</b>	<p>Flat bearing No.1101 comprising of 4(Four) Bedrooms, Hall and Kitchen on the 11<sup>th</sup> floor admeasuring 1486.00 sq. ft. RERA carpet area and 44.00 sq ft of Deck area in all admeasuring 1530.00 Sq. Fts. Usable Carpet Area along with Car Parking Facility for 3 (Three) Cars on the First Podium Parking Floor being a Surface Car Parking Spaces Nos. 5, 6 &amp; 7 in the New Building known as “SKY ESTELLA” being constructed on the said Land more particularly described in the First Schedule hereinabove written</p> <p>RERA carpet area means the net usable floor area of the Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or deck or verandah area and exclusive open terrace area, but includes the area covered</p>
-------------------------------------	--

९  
A.M. V.K. Anil

करल - ५

46

दस्त क्र. २६६५ १२०२४

by the internal partition walls.

N2 1960



PART B

<b>Total Consideration</b> (excluding all applicable taxes and other charges)	<b>Rs. 3,36,60,000/- (Rupees Three Crores Thirty-Six Lakhs Sixty Thousand Only)</b>
<b>Amount received</b> (excluding all applicable taxes and other charges)	<b>Rs. 61,87,500/- (Rupees Sixty-One Lakhs Eighty-Seven Thousand Five Hundred Only) after deducting 1% TDS amount.</b>

Sr. No.	Details	Amount
1.	Advance deposit for the maintenance, management and upkeep of the building/Property as also taxes and other outgoings for 12 months @ Rs. 10/- per sq. ft. (excluding property tax)	1,83,600/-

2

AH

V. K. ...

Ameri

करल - ५
दस्त क्र. २२६१/२०२४
५३ ६००७६०

2.	Share money and entrance fees of the society	
<b>Total Rupees</b>		1,84,200/-

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands to this writing the day and the year first hereinabove written.

SIGNED and DELIVERED )  
 by the within named 'PROMOTER' )  
 M/S. V. K. DEVELOPERS )  
 Through its [Designated Partner/ )  
 Authorised Signatory] )



For V. K. DEVELOPERS

PARTNER

MR. KARAN NARESH SHAH

in the presence of .....

- 1) )
- 2) )



SIGNED and DELIVERED )  
 by the within named 'SOCIETY' )  
 THE NIHARIKA CO-OPERATIVE HOUSING )  
 SOCIETY LTD. )  
 Through its [Constituted Attorney] )



For V. K. DEVELOPERS

PARTNER

MR. KARAN NARESH SHAH

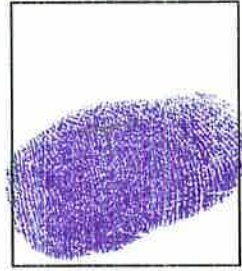
in the presence of .....

- 1) )
- 2) )

A

करल - ५  
दस्ता क्र. ECUV/2038  
५९ १६०

SIGNED SEALED and DELIVERED )  
by the within named 'ALLOTTEE' )



*Asj Kamdar*



(1) MR. ANIL JAYANTILAL KAMDAR)

*V. Kamdar*



(2) MR. VARUN ANIL KAMDAR )

*Ami V. Kamdar*

(3) MRS. AMI VARUN KAMDAR )



in the presence of .....

1) *AK*

2) *S.K*



### RECEIPT

RECEIVED WITH THANKS from the within named  
sum of Rs.61,87,500/- (Rupees Sixty-One Lakhs Eighty-Seven  
Thousand Five Hundred Only) after deducting 1% TDS towards part  
consideration, before execution of this Agreement as per the details below:

Sr.No	Date	Cheque No.	Amount (Rs.)	Bank
1.	08.03.2024	000014	24,75,000/-	HDFC BANK
2.	08.03.2024	000017	24,75,000/-	HDFC BANK
3.	22.03.2024	000012	12,37,500/-	HDFC BANK
		TOTAL	61,87,500/-	

We say received,

For M/s. V. K. Developers

**For V. K. DEVELOPERS**

  
PARTNER  
Authorized signatory

Handwritten text, possibly a signature or date, located in the upper left corner of the page.



Appendure A

करल - ५

दस्तावेज क्र. ECV/2024

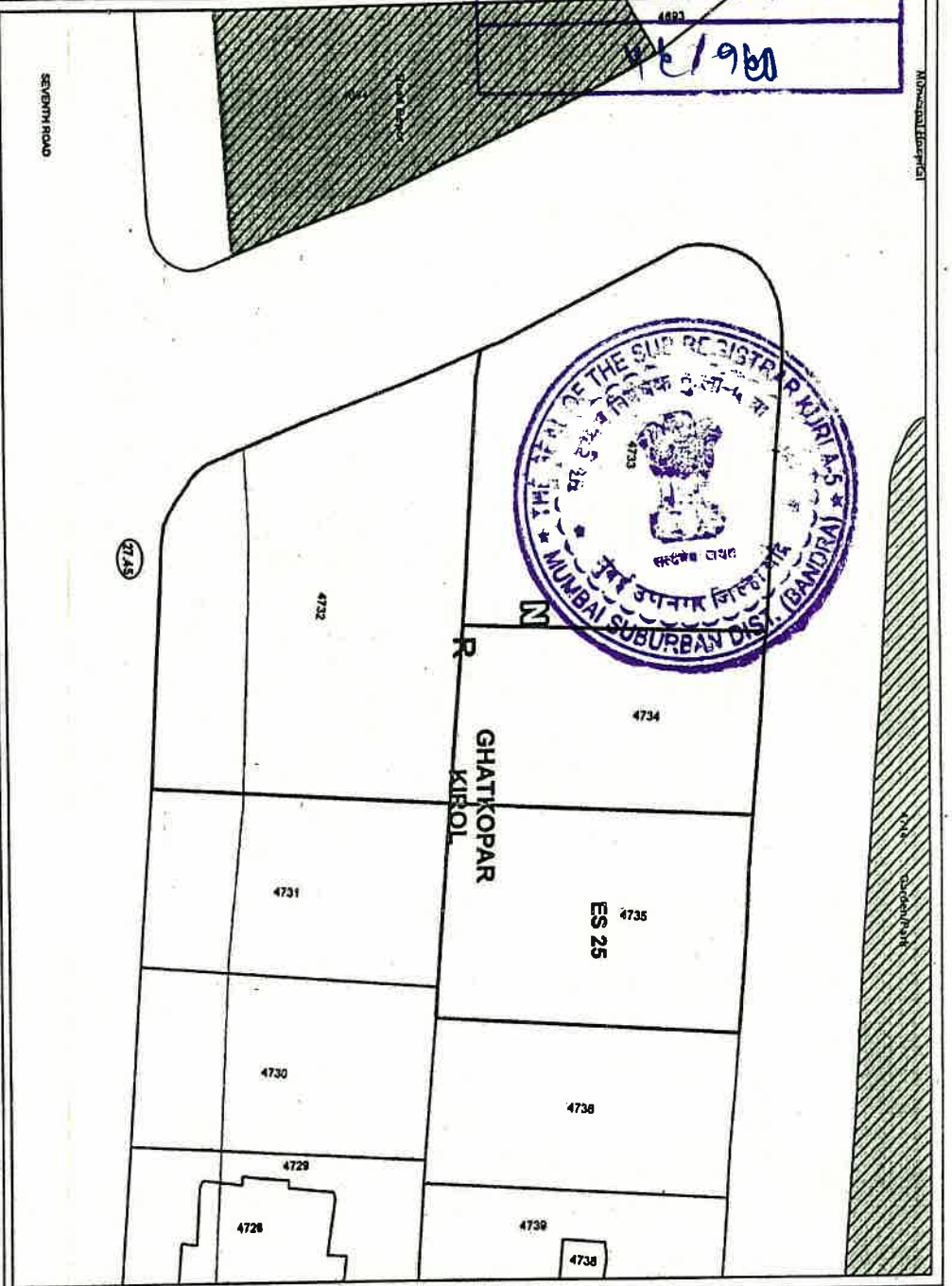
५/६/१९७०



**BLOCK PLAN**

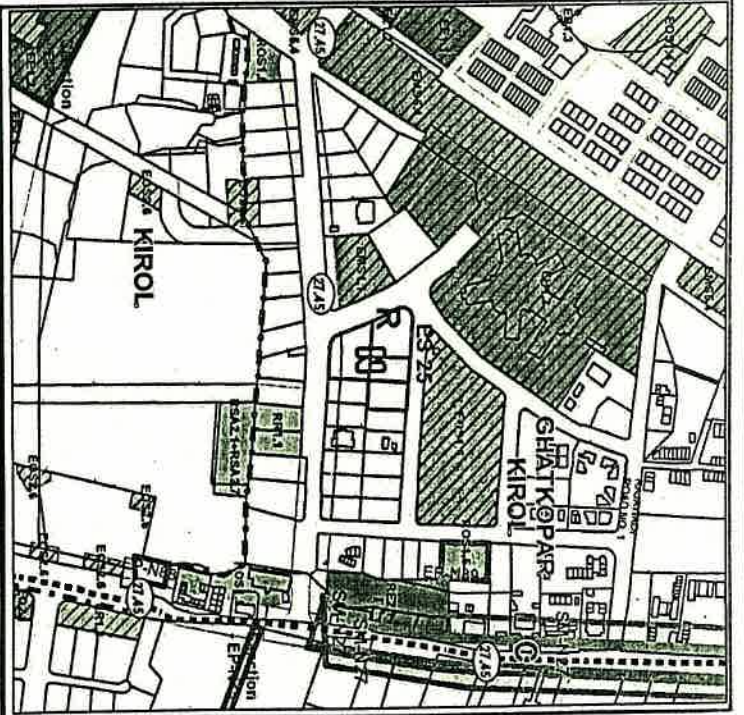
Scale 1:500

Land Bearing C.T.S.No(s) 4732,4733,4734 and 4735 of GHATKOPAR KIROL Village in N Ward



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
(Development Plan Department)

Development Plan 2034



**LOCATION PLAN**

Scale 1:4000

Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under.

CHEIDP3420220411385786DP/ESN

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), N Ward, Dated: 08/04/2022

Office of the Chief Engineer (Development Plan),

5th Floor, Annex Building,

Municipal Head Office,

Mahapalika Marg, Fort, MUMBAI - 400 001.

करल - ५
दस्त क्र. ६६४/२०२४
५६ १९६०

Annexure B



महाराष्ट्र शासन

मालमत्ता पत्रक



87956874086

ULPIN: 87956874086

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : घाटकोपर-किरोळ		तालुका/न.भू.का. : नगर भूमापन अधिकारी, घाटकोपर			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
४७३३			१०४८.५०	[ब-१ - १०४८.५०] सी	वार्षिक रु. १५-१०, १.८.७१ पासून.

सुविधाधिकार :	
हक्काचा मूळ धारक :	[Vijay Singh Mohansingh Parmar]
वर्ष : १९५३	
पट्टेदार :	
इतर भार :	
इतर श्रे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
23/04/1966	खरेदीखताने र.रु.६००००/ ६.९.६३	सब रजि/मु.नं.2202/6.9.63	H निहारिक को.ऑप. हौ.सो.लि.	सही- 26/05/1966 न.भू.अ. घाटकोपर
20/06/1966	खरेदीखताने र.रु.३७६२०.		H मेसर्स- वेलजी हरखा पटेल एन्ड कं. १) वेलजी हरखा पटेल. २) कांतीलाल चतुरदास पारेख. ३) करसन रावजी पटेल. ४) कानजी रावजी पटेल. ५) महादेव वेलजी पटेल.	सही-
26/05/1969	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स.च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या नाणेसंबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले			सही- 05/11/1969 न.भू.अ. घाटकोपर
05/11/1969	बिनशेती आकार र.रु.७-५५ उ पजिल्हाधिकारी मु.उ.न.जिल्हा यांचेकडील क्र DLN/LNDA १५७१ दि.१६.६.६७ अन्वये दाखल केला.			सही- 29/11/1969 न.भू.अ. घाटकोपर
05/03/1973	भा.उ.वि.अ.अंधेरी यांचेकडील क्र DLN/LND/A १५७१ ता.१४.२.७२ नुसार रि.बी.सारा व मुदत यांची नोंद केली. यांत सा.सि.स.नं. ४७३३ क्षेत्र १०४८.५२ चौ.मी. रु.१५-१० -			सही- 30/04/1973 न.भू.अ. घाटकोपर
11/12/2015	भा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचे कडील परिपत्रक क्र.ना.भू.१/नि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.घाट-किरोळ/फे.फा. क्र.१२२९ दिनांक ११/१२/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एक हजार अठ्ठे चाळीस पूर्णक पाच दशांश चौ.मी दाखल केले.			फेरफार क्रं. १२२९ प्रमाणे सही-
28/07/2023	धारणाधिकारात बदल नोंद - जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्रमांक : सी/कार्या-२एफ व दिनांक : ०३/०७/२०२३ अन्वये धारणाधिकारात ब-१ ऐवजी सी असा बदल केला.			फेरफार क्रं. १७१५ प्रमाणे सही- 28/07/2023 न.भू.अ., न.भू.अ. घाटकोपर



करल - ५

दस्त क्र. EELV/2028

ML 1500

महाराष्ट्र राज्य शासनाचे अधिकारी

हि मिळकत पत्रिका (दिनांक 28/07/2023 05:07:22 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 28/07/2023 05:07:46 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2207100002532191 हा क्रमांक वापरावा.



करल - ५
कल. क्र. २२८०/२०२३
५९ अब " Annexure C "

346

Form \_\_\_\_\_  
88in 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. F-1525/2023/(CTS No. 4733 of Village Ghatkopar-Kirol And  
Other N.Ward/GHATKOPAR KIROL/IOD/1/New Dated- 11 August  
2023

MEMORANDUM

Municipal Office,  
Mumbai

To,

V K Developers

V K developers 603, A wing Damji shamji Corporate square Next to Kanara business centre,  
Melvil estate, Laxmi nagar, Pantnagar, Ghatkopar (e) Mumbai- 75

With reference to your Notice 337 (New) , letter No. 0 dated: 15/2/2023 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Redevelopment on Plot Bearing CTS No. 4733 of Village Ghatkopar-Kirol, bearing Plot No. 26, Rajawadi Road No. 3, Opposite Rajawadi Garden, Ghatkopar (E), Mumbai – 400 077. CTS/CS/FP No. CTS No. 4733 of Village Ghatkopar-Kirol, bearing Plot No. 26, Rajawadi Road No. 3, Opposite Rajawadi Garden, Ghatkopar (E), Mumbai – 400 077. furnished to me under your letter, dated 15/2/2023. 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 Janata Insurance Policy shall not be submitted
- 2 That the bore well shall not be constructed in consultation with H.E
- 3 That the requisitions of clause 49 of DCPR 2034 shall not be complied with and records of quality of work, verification, report, etc. shall not be maintained on site till completion of the entire work.
- 4 That the work shall not be carried out between 6.00 a.m. to 10.00 p.m. in accordance with Rule 5A (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
- 5 That the board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 6 That the Pre-requisites as per Ease of Doing Business circular shall not be submitted before applying for Plinth C.C.

करल - ५
दस्त क्र. २६५ / २०२४
६० / १५०

No. P-15251/2023/(CTS No. 4733 of Village Ghatkopar-Kirol And Other)/N Ward/GHATKOPAR KIROL/IOD/1/New Dated- 11 August 2023

- 7 That the Soil Investigation Report from Geologist shall not be submitted.
- 8 That the mobile toilet shall not be provided on site to keep proper sanitation as per Circular U/No. CHE/DP/ 27391/Gen dated 07/01/2019.
- 9 That the NOC from electric supply company shall not be submitted before asking C.C.
- 10 That the commencement certificate under Sec.45/69(1)(a) of the M.R.&T.P. Act will not be obtained before starting the proposed work.
- 11 That the developer/owner shall not demolish the structure/building proposed to be demolished by following the guidelines proposed in the Indian Standard Code no. IS 4130:1991 amended up to date in respect of Demolition of Building Code of Safety under the supervision of approved Structural Code of Safety under the supervision of approved Structural Engineer duly registered with MCGM.
- 12 That the N.O.C. from Insecticide Officer shall not be submitted. 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 not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
- 13 That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micro piling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
- 14 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/ Owner.
- 15 The structural design and calculation for the proposed work considering seismic forces as per I.S code nos. 1893 and 4326 shall not be submitted through the registered structural engineer before starting the work.
- 16 That the qualified registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C. & his name and license No. duly revalidated will not be submitted.
- 17 That the Licensed Structural Engineer will not be appointed & Supervision memo as per appendix XI (Regulation 5(3) (ix) will not be submitted by him.
- 18 That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 19 That the registered undertaking shall not be submitted by the owner stating that he will not misuse the refuge floors / part terrace / society office/ Fitness center in future.
- 20 That the all-requisite payments, deposits etc. will not be paid.
- 21 That the extra water and sewerage charges shall not be paid to A.E.(W.W.) N Ward.
- 22 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 Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.

करल - ५
दस्ता नं. एए 12028
६९/१६०

No. P-15251/2023/(CTS No. 4733 of Village Ghatkopar-Kirol And Other)/N Ward/GHATKOPAR KIROL/IOD/1/New Dated- 11 August 2023

- 23 That preferably electric vehicle shall not be used for all the development activities such as transporting material / human resources etc.
- 24 That the precautionary measures for Control of Air Pollution from Building Construction Activity, shall not be taken as per Mumbai Air Pollution Mitigation Plan Approved vide No. MGC/A/1386/13.03.2023
- 25 That all the conditions / observations / remarks in the approval of concession shall not be complied with and if required plan shall be not be get amended within ambit of approved concessions before asking CC
- 26 That the Safety precautions as per Reg.12(5) of DCPR 2034 shall not be taken.
- 27 That project proponent shall not pay any short Recovery at the prevailing rate/policies at the time of short payment after audit, registered undertaking to that effect shall not be submitted
- 28 That the additional payment for any Deficiency/premium, shall not be abided by the upcoming circular/policies in future, if any.
- 29 That the clause in Sale/Tenant agreement shall not be mentioned regarding the rooms of inadequate sizes and accordingly RUT shall not be submitted in that respect.
- 30 That, if the documents submitted for claiming incentive FSI as per Reg 33(7)(B) of DCPR 2034, Fungible Compensatory Area for Rehab Component and BUA/user/requirements of part of building are not as per the provisions of DCPR 2034, Circulars, prevailing/forthcoming policies of MCGM, then the plans shall not be get amended before asking for CC; with recovery as per prevailing policies effective at the time of amended plans.
- 31 That the any discrepancy is observed in built up area, payments of premiums / fees, non compliance of various observations observed in Concession notesheet, then same shall not be complied by amending plans with revised recovery sheet as per prevailing rates / circulars effective, before asking for any approval hereafter.
- 32 That the compliance of remarks of Scrutiny officers/approving authority shall not be complied with before applying for CC
- 33 That the excess parking spaces shall not be handed over to MCGM in case the entire FSI is not consumed as per principal approval and the RUT for the same shall not be submitted before FCC
- 34 That the NOC from Existing Piped Gas supplying agency shall not be submitted
- 35 That the registered undertaking by the Owner disclosing in the sales agreement about the inadequate size of some rooms and column coming in the bedroom area shall not be submitted and Indemnity bond indemnifying MCGM for the same shall not be submitted.

**B: FOR LABOUR CAMP / TEMPORARY SHED**

- 1 That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.

**C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C**

- 1 That the plinth/stilt height shall not be got checked by this office staff.
- 2 All the payments as intimated by various departments of MCGM shall not be paid.
- 3 That the amended Remarks of concerned authorities/empaneled consultants for the approved plan, if

करल - ५
दस्त क्र. EEW/2028
२२/८/२०

No. P-15251/2023/(CTS No. 4733 of Village Ghatkopar-Kirol And Other)/N Ward/GHATKOPAR KIROL/IOD/1/New Dated- 11 August 2023

differing from the plans submitted for remarks, shall not be submitted for: a) S.W.D. b) Sewerage c) Water Works d) Tree authority e) Hydraulic Engineer f) PCO g) NOC from Electric Supply Company h) Assessment.

- 4 That the Material testing report shall not be submitted.
- 5 That the quarterly progress report of the work will not be submitted by the Licensed Surveyor/Architect.
- 6 That the Civil Aviation NOC shall not be submitted.
- 7 That the payment as per schedule of installment granted by Dy.Ch. E.S. shall be made if applicable
- 8 That Architect shall not certify that all rehab tenants are proposed to rehab BDA as per fungible area worked out as per Reg. 31(3) of DCPR2034 and there is no excess deficit as shown in Proforma A of last approved plans and complied all conditions stipulated in Reg. 31(3) of DCPR-2034, before asking amended approval / OC.
- 9 That the latest Assessment Clearance from A.A. & C. shall not be submitted.
- 10 That the plinth completion certificate from Site supervisor shall not be submitted.
- 11 That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.



**D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C**

- 1 That the low-lying plot will not be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjusting road level whichever is higher with murum, earth, boulders etc. And will not be leveled, rolled, consolidated and sloped towards road side.
- 2 That Society office permissible as per DCPR - 2034 before occupation for the building under reference shall not be constructed.
- 3 That fitness centre permissible as per DCPR- 2034 before occupation for the building under reference shall not be constructed.
- 4 That 3.00 mt. wide paved pathway up to staircase will not be provided.
- 5 That the dustbin will not be provided.
- 6 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 7 That the name plate / board showing Plot No., Name of the building etc. will not be displaced at appropriate place.
- 8 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 9 That terrace sanitary blocks, nahan is in kitchen will not be made Water proof and same shall not be provided by method of pounding and all sanitary connections will not be leak proof and smoke will not be done in presence of licensed plumber.
- 10 That final N.O.C. from concerned authorities / empaneled consultants for a) S.W.D. b) Sewerage c) Water Works d) CFO / Fire Fighting Provisions e) Tree authority f) Hydraulic Engineer shall not be

करल - ५
दस्त क्र. ९९९ / २०२४
७३ / १९९

No. P-15251/2023/(CTS No. 4733 of Village Ghatkopar-Kirol And Other)/N Ward/GHATKOPAR KIROL/IOD/1/New Dated- 11 August 2023.

submitted before occupation.

- 11 That structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design PDF plan shall not be submitted.
- 12 That site supervisor Certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 13 That the Vermiculture bins for disposal of wet waste as per the design and specification of organizations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.
- 14 That the completion certificate from the rain water harvesting consultant for effective completion and functioning of RWH system shall be submitted and quantum of rain water harvested from the R.W.H completed scheme on site shall not be uploaded on RWH tab in online AUTO DCR system. The same shall not be complied before OC.
- 15 That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
- 16 That certificate under Sec. 270A of B.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.
- 17 That B.C.C. will not be obtained and I.O.D. and Debris deposit etc. will not be claimed for refund within a period of 6 years.
- 18 That the topmost elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall not be submitted before O.C.C.
- 19 That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /stilt.
- 20 That the parking spaces shall not be provided as per D.C. P. Regulation No. 44.
- 21 That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
- 22 That the requirements of N.O.C. from concerned Electric supply Co. will not be obtained and there quisions, if any, will not be complied with before occupation certificate/B.C.C.
- 23 That the Architect certified final rehab fungible statement shall not be submitted before asking for OC.

करल - ५
दस्त क्र. २६६७ / २०२४
६०७/१६०

No. P-15251/2023/(CTS No. 4733 of Village Ghatkopar-Kirol And Other)/N Ward/GHATKOPAR KIROL/IOD/1/New Dated- 11 August 2023



- ( ) That proper gutters and down pipes are not intended to be put to prevent water dripping from the eaves 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 10 August day of 2024 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**

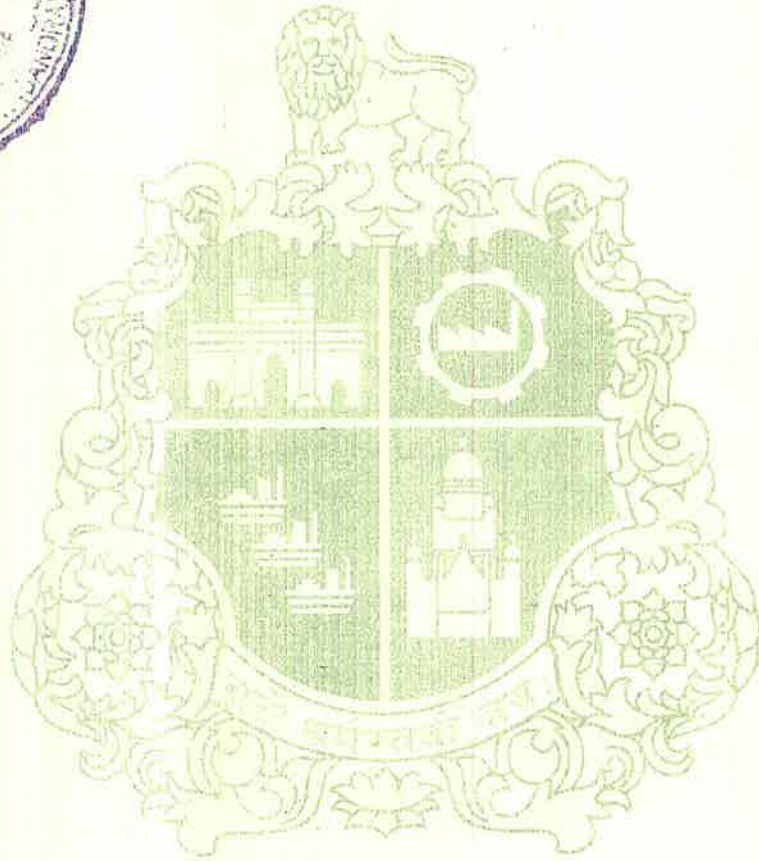
- THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.**
- Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
- Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-  
 "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-  
 a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street  
 b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.  
 c) Not less than 92 ft. ([!TownHall]) above Town Hall Datum.
- 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.
- Your attention if 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.
- Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
- One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

करल - ५  
दस्त क्र. २६७ / २०२४  
६५ / १९६०

No. P-15251/2023/(CTS No. 4733 of Village Ghatkopar-Kirol And  
Other)/N Ward/GHATKOPAR KIROL/IOD/1/New Dated- 11 August  
2023

8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District 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.





करल - ५
दस्त क्र. ६६०/२०२४
५६/५६०

No. P-15251/2023/(CTS No. 4733 of Village Ghatkopar-Kirol And Other)/N Ward/GHATKOPAR KIROL/IOD/1/New Dated- 11 August 2023

No. EB/CE/ /BS /A/

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

करल - ५
दस्त क्र. २२८० / २०२४
-६० / १९६०

No. P-15251/2023/(CTS No. 4733 of Village Ghatkopar-Kirol And Other)/N Ward/GHATKOPAR KIROL/IOD/1/New Dated- 11 August 2023

commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.

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

करल - ५
दस्त क्र. ६६०/२०२४
६/१६०

No. P-15251/2023/(CTS No. 4733 of Village Ghatkopar-Kirol And Other)/N Ward/GHATKOPAR KIROL/IOD/1/New Dated- 11 August 2023

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.



- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and air 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 cause 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 must be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by ByeLaw 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.

करल - ५  
दस्तावेज क्र. E/W 12028  
6/9/23

No. P-15251/2023/(CTS No. 4733 of Village Ghatkopar-Kirol And Other)/N Ward/GHATKOPAR KIROL/IOD/1/New Dated- 11 August 2023

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

Your own risk



Executive Engineer, Building Proposals  
Zones ..... wards.

- Copy To :-
1. Nikhil S. Patil  
302, Nav Monika Apt., Uthalsar Road, Near Castle Mill Junction, Thane (w)- 400601
  2. Asst. Commissioner N Ward.
  3. A.E.W.W. N Ward,
  4. Dy.A & C. Eastern Suburb
  5. Chief Officer, M.B.R. & R. Board N Ward
  6. Designated Officer, Asstt. Engg. (B. & F.) N Ward,
  7. The Collector of Mumbai

Digitally signed by SUHAS VASANT NEMANE  
Date: 11 Aug 2023 19:23:01  
Organization: Brihanmumbai Municipal Corporation  
Designation: Executive Engineer

करल - ५
दस्त क्र. ६६७ / २०२४
७० / १६०

" Annexure D "

C - 3



**BRIHANMUMBAI MUNICIPAL CORPORATION**

**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No P-15251/2023/(CTS No. 4733 of Village Ghatkopar-Kirol And Other)/N  
Ward/GHATKOPAR KIROL/FCC/1/New

**COMMENCEMENT CERTIFICATE**



To,  
V K Developers  
V K developers 603, A wing Damji shamji Corporate  
square Next to Kanara business centre, Melvil  
estate, Laxmi nagar, Pantnagar, Ghatkopar (e)  
Mumbai- 75  
Sir,

With reference to your application No. **P-15251/2023/(CTS No. 4733 of Village Ghatkopar-Kirol And Other)/N Ward/GHATKOPAR KIROL/FCC/1/New** Dated. **15 Feb 2023** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **15 Feb 2023** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **4733 C.T.S. No. CTS No. 4733 of Village Ghatkopar-Kirol, bearing Plot No. 26, Rajawadi Road No. 3, Opposite Rajawadi Garden, Ghatkopar (E), Mumbai - 400 077.** Division / Village / Town Planning Scheme No. **GHATKOPAR KIROL** situated at **Rajawadi Road No. 3 Road / Street in N Ward Ward** .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

करल - ५
दस्ता क्र. ६६० / २०२४
०९ / १०

The Municipal Commissioner has appointed Shri. **AE (BP) L&N Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 22/10/2024 -



Issue On : 23 Oct 2023

Valid Upto : 22 Oct 2024

Application Number :

P-15251/2023/(CTS No. 4733 of Village Ghatkopar-Kirol And Other)/N Ward/GHATKOPAR KIROL/CC/1/New

Remark :

C.C. up to top of 2nd podium top level as per approved IOD plans dated 11/08/2023.

Approved By

Executive Engineer (BP) ES II

Executive Engineer

Issue On : 26 Mar 2024

Valid Upto : 22 Oct 2024

Application Number :

P-15251/2023/(CTS No. 4733 of Village Ghatkopar-Kirol And Other)/N Ward/GHATKOPAR KIROL/FCC/1/New

Remark :

"Full C.C. as per approved IOD plans dated 11.08.2023"

करल - ५
दस्त क्र. EEW/2024
62/960

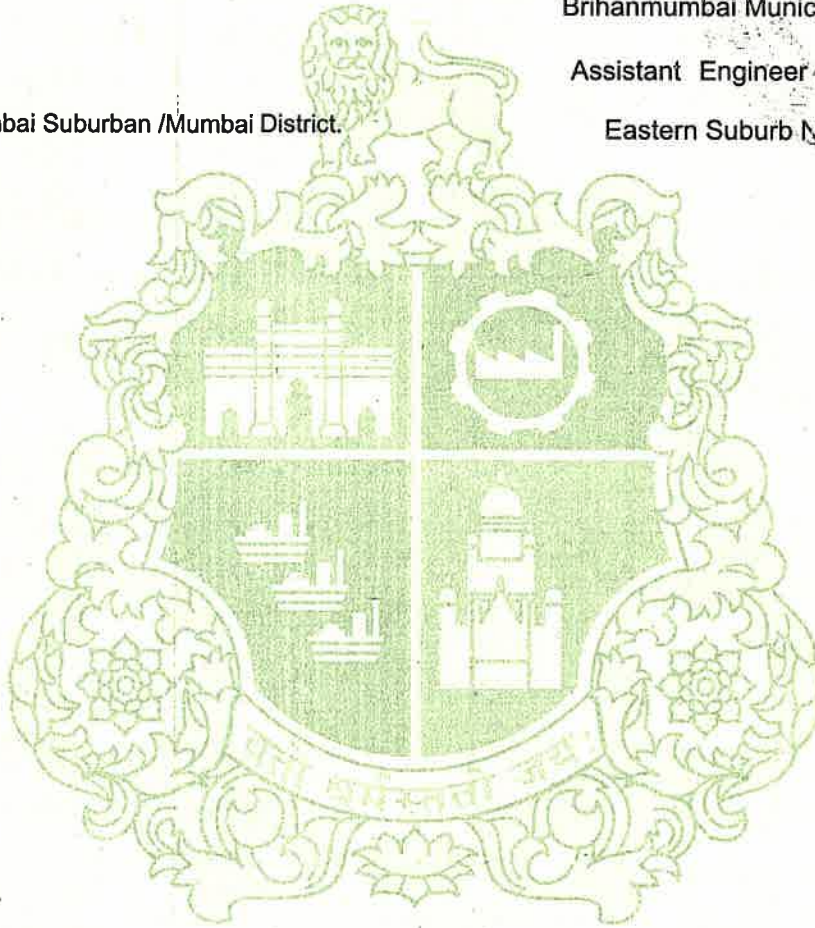


For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation

Assistant Engineer, Building Proposal  
Eastern Suburb N Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.



करल - ५

Annexure E

दस्ता क्र. ६६६६ / २०२४

## जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कार्यालय

प्रशासकीय इमारत, १० वा मजला, सरकारी वसाहत, बांद्रा(पू.), मुंबई-४०००५१

दुरध्वनी क्र. ०२२-६१४०३३३३, ई-मेल: collector.mumbaisuburb@maharashtra.gov.in

क्रमांक: सी/कार्या-२एफ/एचएच/कावि-१००/२०२३

दिनांक: १०/६/२०२३

१३६६

3 JUL 2023



शासन महसूल व वन विभाग यांचेकडील शासन निर्णय क्रमांक जमीन-२६१९/प्र.क्र.१९/ज-३,

दिनांक ०३/०८/२०१९.

अर्जदार निहारीका को.ऑप.हौ.सोसा.लि. यांचा दिनांक १७/०५/२०२२ रोजीचा अर्ज.

अर्जदार भूमिपन अधिकारी, घाटकोपर यांचेकडील अहवाल दि. १७/०२/२०२३

अर्जदार निहारीका को.ऑप.हौ.सोसा.लि. यांनी सादर केलेले क्षतिपूर्ती बंधपत्र.

उपरोक्त उपोद्घातातील संदर्भ क्रमांक २ अन्वये अर्जदार निहारीका को.ऑप.हौ.सोसा लि. यांनी मौजे घाटकोपर-किरोळ, तालुका कुर्ला, एसएस XVIII मधील प्लॉट क्र. २६, न.भू.क्र. ४७३३, क्षेत्र १०४८.५० चौ.मी. (१२५४ चौ.यार्ड) जमिनीच्या "बी-१" सत्ताप्रकाराऐवजी "क" सत्ताप्रकार दाखल करणेची विनंती केलेली आहे.

शासन महसूल व वन विभाग यांचेकडील शासन निर्णय क्रमांक जमीन-२६१९/प्र.क्र.१९/ज-३, दिनांक ०३/०८/२०१९ अन्वये मुंबई जमीन महसूल संहिता, १८७९ आणि मुंबई जमीन महसूल नियम १९२१ अन्वये विहित केलेल्या "एच.एच. फॉर्म" या नमुन्यातील करारनाम्यान्वये मुंबई उपनगर जिल्हयात प्रदान करण्यात आलेल्या शासकीय जमिनीबाबत स्पष्टीकरणात्मक दिशानिर्देश दिलेले आहेत.

उपरोक्त विषयाच्याकामी मुंबई उपनगर जिल्हयात शासनाच्या मंजूरीने अकृषिक प्रयोजनार्थ वितरीत करण्यात आलेल्या शासकीय जमिनीच्या प्रकरणी प्रतिग्रहित्यासोबत मुंबई जमीन महसूल नियम, १९२१ या नियमांमधील "एचएच फॉर्म" मध्ये जमीन प्रदानाच्या अटी व शर्तीसह करारनामा करण्यात आला असून त्याबाबतीत "बी-१ सत्ता प्रकार" च्या नोंदी लागल्या असल्यास व त्याबाबतीत तक्रार/निवेदन प्राप्त झाल्यास त्यासंदर्भात जिल्हाधिकारी मुंबई उपनगर यांनी महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम २०(२) अन्वये रितसर चौकशी करून अशा जमिनीच्या अधिकार अभिलेखात नोंदण्यात आलेला "बी-१ सत्ता प्रकार" वगळण्याबाबत अथवा यथास्थिती कायम करण्याबाबत गुणवत्तेवर निर्णय घेऊन सुस्पष्ट आदेश पारीत करावेत. अशावेळी खालीप्रमाणे रक्कम संबंधित अर्जदार व्यक्ती अथवा संस्था यांच्याकडून वसूल करण्यात यावी. असे निर्देश देण्यात आलेले आहेत.

- प्रदान केलेल्या शासकीय जमिनीच्या प्रदान आदेशामध्ये/सनदेमध्ये किंवा एचएच फॉर्म करारनाम्यामध्ये किंवा करारनाम्या सोबतच्या परिशिष्ट-II मध्ये अथवा अन्य ठिकाणी संबंधित जमिनीच्या विक्री किंवा हस्तांतरण विषयक निर्बंधात्मक तरतुद स्पष्टपणे विहित केलेली नसल्यास, तसेच सदर जमीन प्रदान विषयक करारनाम्यासोबतच्या परिशिष्ट-II मध्ये अथवा अन्य ठिकाणी संबंधित जमिनीच्या वापरावर किंवा त्यावरील बांधकामावर निर्बंध/ मर्यादा आणणाऱ्या अटींचा किंवा



करल - ५
दस्त क्र. २६५ / २०२४
४५/१००

अन्य अटीचा समावेश नसल्यास, अशा जमिनीच्या अभिलेखामध्ये "बी-१ सत्ता प्रकार" या ऐवजी "सी-सत्ता प्रकार" अथवा "भोगवटादार वर्ग-१" अशी नोंद घेण्यात यावी आणि त्यापोटी संबंधित शासकीय जमिनीच्या प्रचलित वार्षिक दर विवरणपत्रानुसार येणाऱ्या किंमतीच्या २.५ टक्के इतकी रक्कम संबंधित अर्जदार व्यक्ती अथवा संस्था यांच्याकडून वसूल करण्यात यावी.

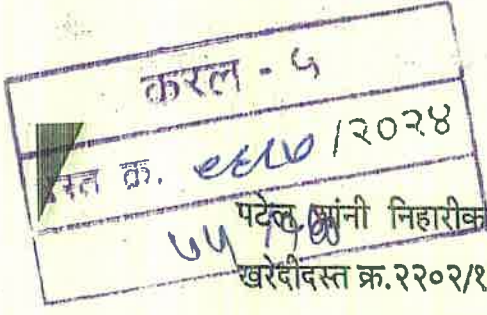
ii) प्रदान केलेल्या शासकीय जमिनीच्या प्रदान आदेशामध्ये /सनदेमध्ये किंवा एचएच काम करारनाम्यामध्ये किंवा करारनाम्या सोबतच्या परिशिष्ट-II मध्ये अथवा अर्जात ठिकाणी संबंधित जमिनीच्या विक्री किंवा हस्तांतरण विषयक निर्बंधात्मक तरतुद स्पष्टपणे नसल्यास, मात्र, सदर जमीन प्रदान विषयक करारनाम्या सोबतच्या परिशिष्ट-II मध्ये अथवा अर्जात ठिकाणी संबंधित जमिनीच्या वापरावर किंवा त्यावरील बांधकामावर निर्बंध /मर्यादा आदेशाच्या अटीचा समावेश असल्यास, (उदा. प्रतिगृहित्याने फक्त २५ टक्के किंवा यथास्थिती एकतृतीयास जमिनीवर बांधकाम करून उर्वरित क्षेत्र मोकळे ठेवण्याची अट असेल व / वा अशी जमीन फक्त निवासी प्रयोजनार्थ वापरणे अनिवार्य असेल व / वा तळमजला अधिक एक मजला बांधकामाची अट असेल तर ) अशा जमिनीच्या अभिलेखामध्ये "बी-१ सत्ता प्रकार" च्या ऐवजी "सी सत्ता प्रकार" अथवा "भोगवटादार वर्ग-१" अशी नोंद घेण्यात यावी आणि अशा जमिनीचे शहरी भागातील महत्व पाहता, जमीन प्रदान विषयक करारनाम्या सोबतच्या परिशिष्ट-II मधील अटी शिथिल करून अशी जमीन विकास नियंत्रण नियमावलीतील तरतुदीनुसार विकसित करणे अनुज्ञेय करण्यात यावे आणि त्यापोटी संबंधित शासकीय जमिनीच्या प्रचलित वार्षिक दर विवरणपत्रानुसार येणाऱ्या किंमतीच्या १० टक्के इतकी रक्कम संबंधित अर्जदार व्यक्ती अथवा संस्था यांच्याकडून वसूल करण्यात यावी.

उपरोक्त शासन निर्णयानुसार प्राप्त अधिकारानुसार अर्जदार निहारीका को.ऑप.हौ.सोसा लि. यांचे "बी-१" सत्ताप्रकाराऐवजी "क" सत्ताप्रकार दाखल करण्याच्या विनंतीचे अनुषंगाने कार्यवाही करणेकामी अर्जदार यांस सुनवणीची संधी देणेकामी दि. २९/०५/२०२३ रोजीचे सुनावणी नोटीसअन्वये कळविण्यात आले. त्यानुसार या कार्यालयात दिनांक १५/०६/२०२३ रोजी सुनावणी होऊन प्रकरण निर्णयाकरीता बंद करण्यात आले आहे.

#### निष्कर्ष :

प्रकरणी अर्जदार यांनी दिनांक १७/०५/२०२२ रोजीचे विनंती अर्जासोबत सादर केलेल्या कागदपत्र पाहता, मौजे घाटकोपर-किरोळ, तालुका कुर्ला, एसएस XVIII मधील प्लॉट क्र. २६, न.भू.क्र. ४७३३, क्षेत्र १०४८.५० चौ.मी. (१२५४ चौ.यार्ड) मिळकत दिनांक १७/०६/१९४८ रोजीच्या एचएच करारनाम्याने श्री. व्ही.एम.परमार यांना प्रदान करण्यात आलेली आहे.

त्यानंतर सदरची मिळकत विजयसिंग मोहनसिंग परमार यांनी मेसर्स वेलजी हरखा पटेल ऍन्ड कं. १) वेलजी हरखा पटेल २) कांतीलाल चतुरदास पारेख ३) करसन रावजी पटेल ४) कानजी रावजी पटेल ५) महादेव वेलजी पटेल यांना दिनांक ०५/०२/१९६२ चे खरेदीखतान्वये विक्री केली आहे. त्यानंतर सदरची मिळकत मेसर्स वेलजी हरखा पटेल ऍन्ड कं. १) वेलजी हरखा पटेल २) कांतीलाल चतुरदास पारेख ३) करसन रावजी पटेल ४) कानजी रावजी पटेल ५) महादेव वेलजी



पटेल यांनी निहारीका को.ऑप.हौ. सोसायटी यांना दिनांक १९/०९/१९६३ रोजीचे नोंदणीकृत खरेदीदस्त क्र.२२०२/१३/१९६३ दिनांक १९/०९/१९६३ अन्वये हस्तांतरित केल्याचे दिसून येते.

नगर भूमापन अधिकारी घाटकोपर यांनी दिनांक १७/०२/२०२३ रोजी सादर केलेल्या स्थळपाहणी अहवालामध्ये अर्जदार निहारीका को.ऑप.हौ.सो.लि यांनी दाखविलेली जागा ही मौजे घाटकोपर किरोळ येथील प्लॉट क्र. २६ मधील न.भू.क्र. ४७३३ मधील असून मिळकत पत्रिकेवर धारक सदरी निहारीका को.ऑप. हौ. सो. लि हे नांव दाखल असून सत्ता प्रकार ब-१ व क्षेत्र १०४८.५० चौ.मी. दाखल आहे. तसेच सदर जागेचा वापर निवासी कारणांसाठी होत असल्याचे अहवालात नमूद आहे.



तसेच सदर मिळकतीबाबत कोणत्याही न्यायालयात कोणत्याही प्रकारचा दावा प्रलंबित अथवा चालू नसलेबाबत सेक्रेटरी, निहारीका को.ऑप.हौसिंग सोसाटी लि. यांनी दि. २०/०६/२०२३ रोजीच्या क्षतिपूर्तीबंधपत्रामध्ये नमूद केलेले आहे.

सदर जमिनीच्या एच. एच. फार्म करारनाम्यामधील परिशिष्ट-II मधील अट क्रमांक १ मध्ये "Building may be erected only within the area 418 sq. Yards and the remaining area of the said land shall be left as an open space." असे नमूद करण्यात आले आहे. त्यामुळे प्रश्नांकित मिळकतीच्या वापरावर किंवा त्यावरील बांधकामावर निर्बंध /मर्यादा आणणाऱ्या अटीचा समावेश असल्यामुळे सदर अट शिथिल करून अशी जमीन विकास नियंत्रण नियमावलीतील तरतुदीनुसार विकसित करणे अनुज्ञेय करण्याकरिता उपोद्घातातील संदर्भ क्रमांक १ मध्ये नमूद केलेल्या शासन निर्णयातील मुद्दा क्रमांक अ (ii) नुसार विषयांकित जमिनीच्या प्रचलित वार्षिक दर विवरणपत्रानुसार येणाऱ्या किंमतीच्या १० टक्के इतकी रक्कम संबंधित अर्जदार निहारीका को.ऑप.हौ.सो.लि. यांचेकडून वसूल करून जमिनीच्या अधिलेखामध्ये बी-१ सत्ता प्रकारा ऐवजी सी सत्ताप्रकार अशी नोंद घेणे उचित होईल या निष्कर्षाप्रत पोहचलो आहे. यास्तव मी, राजेन्द्र ब.भोसले, जिल्हाधिकारी, मुंबई उपनगर खालीप्रमाणे आदेश पारीत करित आहे.



आदेश :

- शासन महसूल व वन विभाग यांचेकडील शासन निर्णय क्रमांक जमीन-२६१९/प्र.क्र.१९/ज-३, दिनांक ०३/०८/२०१९ तरतुदीनुसार अर्जदार निहारीका को.ऑप.हौ.सो.लि. यांनी रक्कम रु. ६९,२७,४४०/- (एकोणसत्तर लाख सत्तावीस हजार चारशे चाळीस मात्र) सदर आदेशाच्या दिनांकापासून ३० दिवसांचे आत SBI A/C GRAS (GOVERNMENT RECEIPT ACCOUNTING SYSTEM) प्रणालीद्वारे ऑनलाईन शासनजमा करावेत.
- प्रकरणी नगर भूमापन अधिकारी, घाटकोपर यांनी अर्जदार निहारीका को.ऑप.हौ.सो.लि. यांनी सदर आदेशातील मुद्दा क्रमांक १ मध्ये नमूद रक्कम रु. ६९,२७,४४०/- विहित मुदतीत शासनजमा केल्याची खात्री करून मौजे घाटकोपर-किरोळ, ता. कुर्ला येथील एस.एस. XVIII मधील न.भू.क्र. ४७३३ चे मिळकत पत्रिकेवरील १०४८.५० चौ.मी. क्षेत्राकरीता "बी-१"ची सत्ताप्रकाराची नोंद कमी करून त्याऐवजी "सी" हा सत्ताप्रकार दाखल करून सुधारित मिळकत पत्रिकेसह अहवाल या कार्यालयास सादर करावा.

करल - ५
दस्त क्र. २६७/२०२४
७६/१७

३. सदर आदेश हे प्रश्नांकित मिळकतीचे भोगवटादार वर्ग-१ मध्ये रूपांतरण करण्यापुरतेच मर्यादीत आहेत.
४. सदर आदेशाच्या आधारे धारक सदरी असलेल्या नावात फेरबदल करण्याचा कोणताही अधिकार नगर भूमापन अधिकारी, घाटकोपर यांना या कार्यालयाकडून देण्यात येत नाही. त्याबाबत आणखी भूमापन अधिकारी यांनी नियमानुसार कार्यवाही करणेची आहे.
५. सदर सत्ताप्रकार बदलाची कार्यवाही अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे करण्यात येत आहे. त्यामुळे अर्जदार यांनी सादर केलेली माहिती / कागदपत्रे खोटी आहेत अल्यास प्रस्तुतची मान्यता रद्द करण्यात येईल.
६. सदर रूपांतरण अधिमूल्याच्या रक्कमेमध्ये तफावत असल्यास त्यानुसार सुधारीत रक्कम अर्जदार यांस भरणा करणे बंधनकारक राहिल.
७. सदर आदेश सर्व संबंधिताना कळविण्यात येत आहे.



(डा.राजेन्द्र ब. भोसले)  
जिल्हाधिकारी, मुंबई उपनगर

प्रति,  
अध्यक्ष/सचिव,  
निहारीका को.ऑप.हौसिंग सोसायटी/घाटकोपर  
प्लॉट नं.२६,३ रा रस्ता, राजावाडी गार्डन समोर,  
घाटकोपर (पूर्व), मुंबई-४०००७७.

- प्रत:- १) नगर भूमापन अधिकारी, घाटकोपर  
२/- उक्त आदेशाची अंमलबजावणी तात्काळ करून सुधारित मिळकत पत्रिकेसह अहवाल या कार्यालयास सादर करावा.
- २) उप प्रमुख अभियंता (इ.प्र.), पूर्व उपनगरे, बृहन्मुंबई महानगरपालिका  
२/-प्रकरणी अर्जदार निहारीका को.ऑप.हौ.सो.लि. यांनी उक्त आदेशातील मुद्दा क्र. १ मध्ये नमूद रक्कम रु. ६९,२७,४४०/- विहित मुदतीत शासनजमा केल्याची खात्री करून जमीन विकास नियंत्रण नियमावलीतील तरतुदीनुसार विकसित करणेस अनुज्ञेय करण्यात यावी.
- ३) तहसिलदार कुर्ला, मुलुंड.
- ४) निवड नस्ती - (कार्या-२एफ)

करल - ५
दस्त क्र. ६६६/२०२४
६६/१९६०

Annexure F"

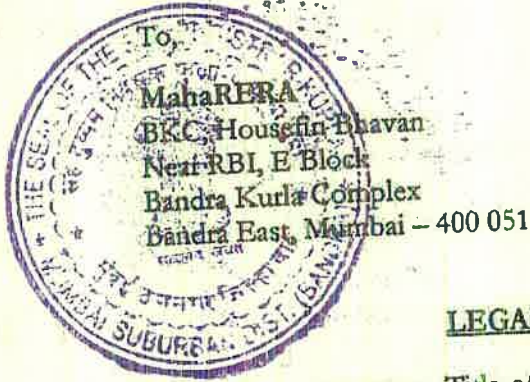
Mrs. S. M. Thakkar  
Mr. M. S. Parekh  
Mrs. A. J. Jasani  
Mr. H. M. Parekh

**PURNANAND & C .**

(REGD.)  
ADVOCATES & SOLICITORS

FORT CHAMBERS 'C'  
2<sup>ND</sup> FLOOR,  
65 TAMARIND LANE,  
FORT, MUMBAI - 400 023.  
PHONE : +91 22 4017 8181  
+91 22 2265 0893  
FAX : +91 22 2265 0940  
E-MAIL : mail@purnanand.co.in

Ref. No.: M/ 601



**LEGAL TITLE REPORT**

Sub: Report on Title of in respect of all that piece or parcel of land bearing City Survey No. 4733 of Village Ghatkopar-Kirol, admeasuring 1,048.50 sq. mtrs. or thereabouts, bearing Plot No. 26 situated at Rajawadi Road No. 3, Opposite Rajawadi Garden, Ghatkopar (E), Mumbai - 400 077, hereinafter referred to as "the said Property"

1. We have on the request of M/s. V. K. Developers (hereinafter referred to as "the Promoter") investigated the title of The Niharika Co-operative Housing Society Ltd. (hereinafter called "the Owner") and in respect of the said Property and (ii) the Promoter in respect of their right to develop the said Property and for the same perused the following documents, i.e.: -
  - a. Indenture of Conveyance dated 6<sup>th</sup> September 1963 entered into between (1) Velji Harkha Patel, (2) Kantilal Chaturdas Parekh, (3) Karson Ravji Patel, (4) Kanji Ravji Patel and (5) Mahadeo Velji Patel, being the partners of one M/s. Velji Harkha Patel & Co. of the First Part, being referred to as the Vendor therein and hereinafter referred to as the "Original Owner" and (1) Gordhandas K. Thakkar, (2) Kantilal M. Mody and (3) Shashikant A. Mehta of the Second Part, therein referred to as the Confirming Parties and the Owner, therein referred to as the Purchaser;
  - b. Deed of Mortgage dated 6<sup>th</sup> September 1963 entered into between the Original Owner and the Owner/Society;
  - c. Indenture dated 19<sup>th</sup> September 1964 between the Original Owner and Owner/Society recording repayment of balance consideration and reconveyance of the said Property;

करल - ५
दस्त क्र. २२०/२०२४
०६/१६०

- d. Minutes of the Special General Body meeting of the Society dated 29<sup>th</sup> September 2021 wherein the Society has resolved to redevelop its Property.
- e. Minutes of the Special General Body meeting of the Society dated 22<sup>nd</sup> April 2022 in the presence of the officer authorized by the Deputy Registrar of Cooperative Societies, as per the directives issued u/s. 79 of the Maharashtra Cooperative Societies Act.
- f. Development Agreement dated 16<sup>th</sup> February 2023 entered into between the Owner, its Members and the Promoter duly registered under Sr. No. KRL1-3415-2023.
- g. Power of Attorney dated 16<sup>th</sup> February 2022 entered into between the Owner and the Promoter duly registered under Sr. No. KRL1-3416-2023.
- h. Latest Property Card of the said Property
2. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property, we are of the opinion that the title of the Owner appears to be clear, marketable and free from encumbrances and pursuant to the Development Agreement, dated 16<sup>th</sup> February 2023, entered into between the said Owner, i.e. The Niharika Co-operative Housing Society Ltd. and the said Promoter, i.e. M/s. V. K. Developers; the said Promoter is entitled to redevelop the said Property and advertise and market the premises constructed therein in accordance with the terms of the Development Agreement.
3. The details of the Promoter and the Owner are as under:

**Owners of the said Property:**

The Niharika Co-operative Housing Society Ltd., a Co-operative Housing Society Ltd., a Society registered under Maharashtra Co-Operative Societies Act, 1960 under Registration No. BOM/HSG/464 of 1963 dated 29th July 1963 and having its registered office at Bhaveshwar Chhaya, Plot No. 26, 3<sup>rd</sup> Road Rajawadi, Opp. Rajawadi Garden, Ghatkopar (E), Mumbai - 400 077.

**Promoters developing the said Property:**

M/s. V. K. Developers, a partnership firm, duly incorporated under the Indian Partnership Act 1932 and registered with Registrar of Firms, having their office at 603, A Wing, Damji Shamji Corporate

करल - ७
दस्त क. २२२० / २०२४
७१ / १६०

**PURNANAN & CO.**

**Continuation Sheet**

Square, Melvil Estate, Next to Kanara Business Center, Laxmi Nagar,  
Ghatkopar (E), Mumbai - 400 075



4. The Title Certificate reflecting the flow of the title of the said Promoter with regards to the said Property is enclosed herewith as an annexure.

Dated this 8<sup>th</sup> Day of November 2023

For M/s. Purnanand & Co.

*(Signature)*

Partner

Annexure: Report on title dated 10<sup>th</sup> March 2023

करल - ५
दस्त क्र. २२६/२०२४
७०/१७०

**ANNEXURE**  
**PURNANAND & CO.**  
(REGD.)  
ADVOCATES & SOLICITORS

Mrs. S. M. Thakkar  
Mr. M. S. Parekh  
Mrs. A. J. Jasani

FORT CHAMBERS 'C'  
2<sup>nd</sup> FLOOR,  
65 TAMARIND LANE,  
FORT, MUMBAI - 400 023.  
PHONE: 91 22 4017 8181  
91 22 2285 0893  
91 22 2265 0940  
E-MAIL: mail@purnanand.co.in

To,

M/s. V. K. Developers

Sub: Title Report for all that pieces of land bearing City Survey No. 4733 of Village Ghatkopar-Kirol, admeasuring 1,048.50 sq. mtrs. or thereabouts, bearing Plot No. 26 situated at Rajawadi Road No. 3, Opposite Rajawadi Garden, Ghatkopar (E), Mumbai - 400 077.

Ref. No. M/134



Dear Sir,

1. At your request we have investigated your title in respect of all that pieces and parcels of land, hereditaments and structures bearing City Survey No. 4733 of Village Ghatkopar-Kirol, admeasuring 1,048.50 sq. mtrs. or thereabouts, bearing Plot No. 26 situated at Rajawadi Road No. 3, Opposite Rajawadi Garden, Ghatkopar (E), Mumbai - 400 077 as per city survey records (hereinafter referred to as the said "Property").
2. We have issued public notice in (i) Free Press Journal (English) and (ii) Janmabhoomi (Gujarati) newspapers on 27<sup>th</sup> April 2022. We have not received any objections pursuant to the above public notices.
3. We have also caused search to be taken of the records of the offices of Sub Registrar of Assurances, and perused Search Report prepared by Chandrakant More, Search Clerk, dated 11<sup>th</sup> May 2022. The Search was carried out for a period of 30 years from 1992 to 2022 at the Office of the Sub-Registrar of Assurances at Mumbai, Bandra and Chembur.
4. Based on the documents produced before us and the search report, it appears as under:
  - i. By and under an Indenture of Conveyance dated 6<sup>th</sup> September 1963, entered into between (1) Velji Harkha Patel, (2) Kantilal Chaturdas Parekh, (3) Karson Ravji Patel, (4) Kanji Ravji Patel and (5) Mahadeo Velji Patel, being the partners of one M/s. Velji Harkha Patel & Co. of the First Part, being referred to as the Vendor therein and hereinafter referred to as the "Original Owner" and (1) Gordhandas K. Thakkar, (2) Kantilal M. Mody

करल - ५

दस्ता क. ६६५ / २०२४

१९ / १९६०



and (3) Shashikant A. Mehta of the Second Part, therein referred to as the Confirming Parties and The Niharika Co-operative Housing Society Ltd. of the Third Part, therein referred to as the Purchaser and hereinafter referred to as the "Society"; the Party of the First Part conveyed all their right title interest in the said Property unto the Party of the Third Part. The said Indenture is duly registered with the office of the Sub-Registrar of Assurances.

The Society has through the Original Owner caused a building to be constructed on the said Property. With a view to secure the balance amounts payable to the said Original Owner, the Society has mortgaged the said Property to the Original Owner vide a Deed of Mortgage dated 6<sup>th</sup> September 1963, which is duly registered in the office of the Sub-Registrar of Assurances.

- ii. By and under an Indenture dated 19<sup>th</sup> September 1964 entered into between the Original Owner of the One Part, therein referred to as the Contractors and the Society of the Other Part, therein referred to as the Society; the Original Owner recorded repayment of the balance consideration along with interest and reconveyed the said Property unto the Society.
- iv. We have been informed that the Society has caused a building to be constructed on the said Property known as 'Bhaveshwar Chhaya' comprising of Ground + 2 upper floors comprising of 18 tenements ("said Old Building"), which the Society has allotted to its various members for residential purposes.
- v. We have been informed that the said Old Building is about 60 years old and we are being informed that the same is in a ruinous and dilapidated condition the Society and its members were desirous of getting the old building redeveloped.
- vi. We have perused copy of the Minutes of the Special General Body meeting of the Society dated 29<sup>th</sup> September 2021 wherein the Society has resolved to redevelop its Property.
- vii. We have further perused copy of the Minutes of the Special General Body meeting of the Society dated 22.04.2022 in the presence of the officer authorized by the Deputy Registrar of



करल - ५

दस्त क्र. EELV / 2024

LR A60

**PURNANAND & CO.**

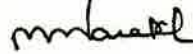
Continuation Sheet

Cooperative Societies, as per the directives issued u/s. 70 of the Maharashtra Cooperative Societies Act, wherein it was resolved that the offer given by you was found to be the most suitable and competitive offer and therefore the final offer given by you was found to be acceptable. The Deputy registrar of Cooperative Societies has granted its NOC dated 25.04.2022 for appointing you as Developers to carry out redevelopment of the said Property.

- viii. Accordingly vide Development Agreement dated 16 February 2023 entered into between the Society of the First Part and its Members of the Second Part and Yourself of the Third Part, the Society and its Members have granted unto you development rights to carry out redevelopment of its Property for the consideration and on the terms and condition as therein contained. The said Development Agreement is duly registered with the office of the Sub-Registrar of Assurances.
- ix. As per the Property Card, the said Property is classified as B-1 category land and therefore the NOC/permission of the Collector may be necessary.
- x. You have informed to us that you have submitted building plans to MCGM and are in the process of obtaining IOD.
5. Subject to what is stated hereinabove and obtaining the necessary NOC/permissions from the Collector their title in respect of the said Property is clear and marketable and free from reasonable doubts. Furthermore, subject to you comply with the obligations under the Development Agreement, you have entitled to redevelop the said Property and sell the units constructed therein, subject to the units to be allotted to the Members of the Society as Permanent Alternate Accommodation.

Dated this 10<sup>th</sup> day of March 2023.

For M/s. Purnanand & Co.



Partner

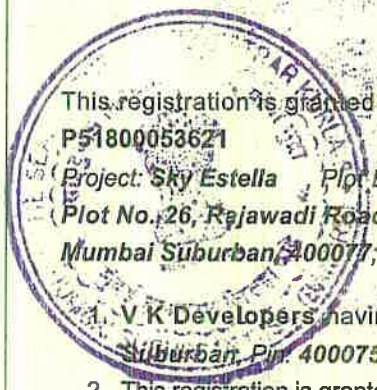
Answer in

करल - ५
दस्त क. २६६/२०२४
१३/१६



**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
[See rule 6(a)]**



This registration is granted under section 5 of the Act to the following project under project registration number : **P51800053621**

Project: **Sky Estella** Plot Bearing / CTS / Survey / Final Plot No.: **CTS No. 4733 of Village Ghatkopar-Kirol, bearing Plot No. 26, Rajawadi Road No. 3, Opposite Rajawadi Garden, Ghatkopar (E), Mumbai – 400 077 at Kirol, Kurla, Mumbai Suburban, 400077;**

1. **V. K Developers** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400075.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from **21/11/2023** and ending with **15/03/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



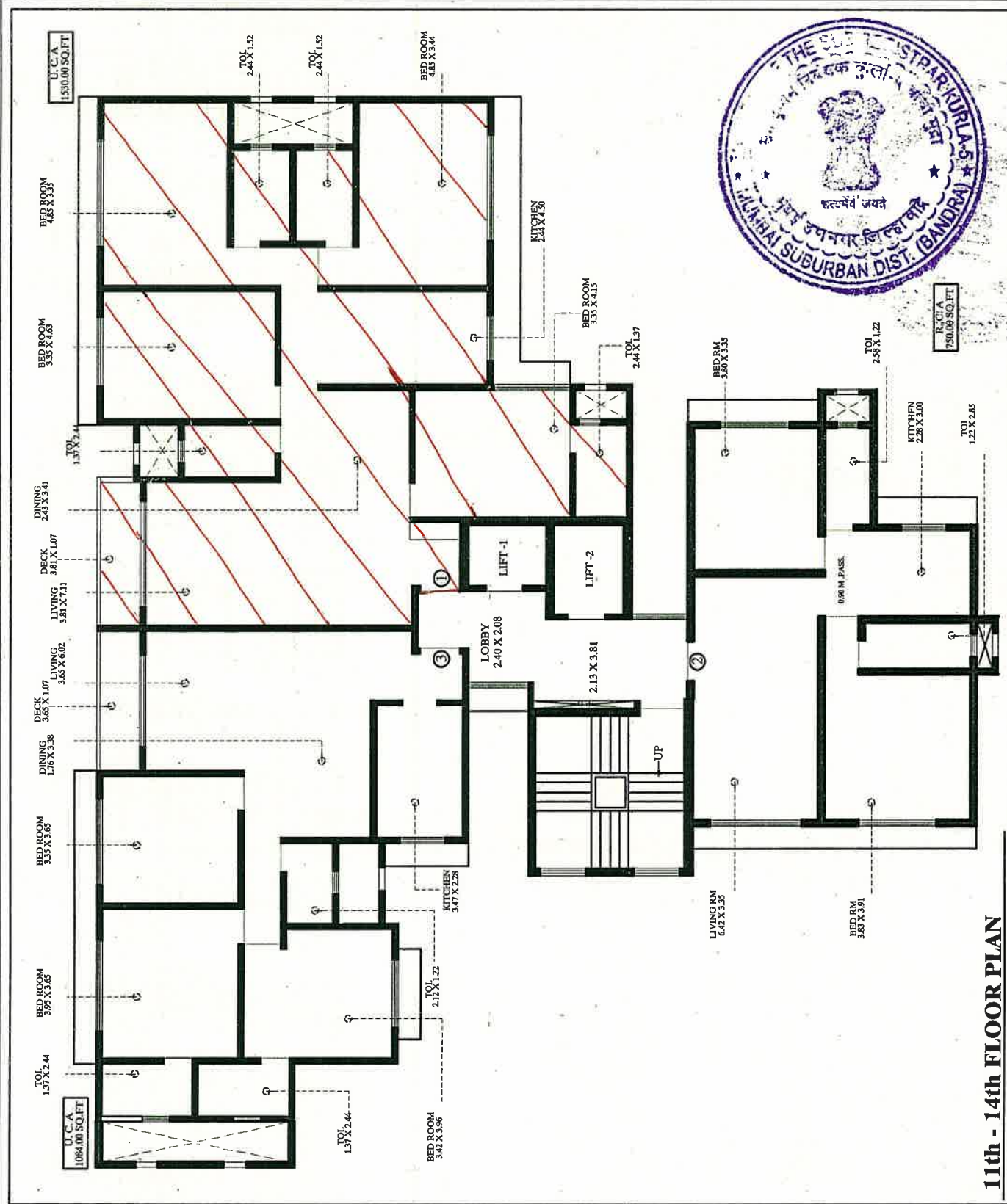
Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 21-11-2023 11:31:11

Dated: 21/11/2023  
Place: Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

"Annexure H"

करल - ५  
दस्त क्र. ELO 12028  
Ur A60



SIGNATURE  
**For V. K. DEVELOPERS**  
DEVELOPER  
V.K. DEVELOPERS PARTNER

NORTH  
N

FLOOR NO.	FLAT NO.	NAME	RERA C.A.	DECK C.A.	Usable C.A.	SIGNATURE.
11 <sup>th</sup>	1101	1) Anil. S. Kamdar 2) Yashu. A. Kamdar 3) Anil. Y. Kamdar		44.00	1520.00	Y.A.W. X V.K.D.

11th - 14th FLOOR PLAN

X Anil S.

" Payment Schedule - SKY ESTELLA "		Total Consideration
		3,36,60,000
Sr.no.	PARTICULARS	Amount
1	Upon Execution Of Sale Agreement. (being 10% of Total Consideration)	33,66,000
2	Upon Completion of Plinth. (being 11% Of Total Consideration).	37,02,600
3	Upon Completion of 2nd Podium Floor. (being 6% Of Total Consideration).	20,19,600
4	Upon Completion of 4th Floor. (being 6% Of Total Consideration).	20,19,600
5	Upon Completion of 6th Floor. (being 6% Of Total Consideration).	20,19,600
6	Upon Completion of 8th Floor. (being 6% Of Total Consideration).	20,19,600
7	Upon Completion of 10th Floor. (being 6% Of Total Consideration).	20,19,600
8	Upon Completion of 12th Floor. (being 6% Of Total Consideration).	20,19,600
9	Upon Completion of 14th Floor. (being 6% Of Total Consideration).	20,19,600
10	Upon Completion of Terrace Floor. (being 6% Of Total Consideration).	20,19,600
11	Upon Completion of Lift Wells, Walls, Internal Plaster of the said apartment. (being 6% of Total Consideration).	20,19,600
12	Upon Completion of Elevation, External Plaster, Terrace with waterproofing of building in which said Apartment is located (being 5% of Total Consideration).	16,83,000
13	Upon Completion of Flooring, Doors, Windows of the said Apartment. (being 5% Of Total Consideration).	16,83,000
14	Completion of Staircases, Lift Lobby, External plumbing upto the floor of the said apartment. (being 5% Of Total Consideration).	16,83,000
15	Upon Completion of Lifts, Electrical Fittings, Sanitary Fittings, Electro, mechanical & Environment requirements, Entrance Lobby, Water Pumps, Paving of areas appertain and all other requirments as may be prescribed in the agreement of sale of the building in which the said Apartment is located. (being 5% Of Total Consideration).	16,83,000
16	Upon the time of handing over of the Possession of the Apartment to the Allottee on or after receipt of Occupancy Certificate. (being 5% Of Total Consideration).	16,83,000
	<b>Total</b>	<b>3,36,60,000</b>
<b>Note :</b>	1) All Government Taxes shall be applicable extra. 2) Deduct TDS on every payment as per Govt. norms.	

**For V. K. DEVELOPERS**  
  
**PARTNER**

ASW  
  


करल - ५  
दस्त क. ९९५ / २०२४  
५

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KARAN NARESH SHAH  
NARESH AMRATLAL SHAH  
20/12/1983  
Permanent Account Number  
APOPS5429J

Signature



For V. K. DEVELOPERS

  
PARTNER

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

V K DEVELOPERS  
31/01/2006  
Permanent Account Number  
AAFFV6719A



08022006

For V. K. DEVELOPERS

  
PARTNER

"Annexure 5"

**LIST OF COMMON AMENITIES**

करल - ५
दस्त क्र. ELLV/2028
१६/१६०

1. Earthquake Resistant R.C.C. Frame Structure.
2. Two Branded Passenger Elevators.
3. Fire Fighting Systems.
4. Decorated Entrance Lobby
5. Surface / Tandem Parking on stilt & podium via ramp
6. Society office & Fitness centre as per MCGM approval
7. Intercom facility.
8. CCTV camera in common area.
9. Security cabin as per MCGM approval
10. Alternate power supply facility for fire lift and common area lightings from Odami electricity.
11. Servant toilet as per MCGM approval
12. Designer lift lobby on each floor
13. Amenities on terrace floor.
14. Amenities on 3<sup>rd</sup> Amenity floor.
15. External walls with texture paint coated with berger weather coat or Asian Apex Ultima
16. Uniform design M.S. or Glass railing / grills shall be provided as per Architects Design.
17. Anodized / powder coated sliding windows with Clear / Tinted glass With mosquito's net
18. MGL Connection
19. Main line circuit MCB in meter cabin & Main DB in flat with ELCB.  
Telephone, TV, Internet cable from provider junction to Flat LV junction.



**For V. K. DEVELOPERS**

  
**PARTNER**

\* An

\* V.K.D.

\* Anil V. Kande

520/27208

पावती

Wednesday, December 20, 2023

9:25 AM

Original/Duplicate	नादणी क्र. 39म
दस्त क्र. 2023	Regn. 39M
पावती क्र.: 28759	दिनांक: 20/12/2023

गावाचे नाव: घाटकोपर

दस्तऐवजाचा अनुक्रमांक: करल5-27208-2023

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

मादर करणाऱ्याचे नाव: मेसर्स व्ही. के. डेव्हलपर्स तर्फे भागीदार नरेश अमृतलाल शाह

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

**DELIVERED**

एकूण:

रु. 580.00

आपणास मूळ दस्त, थॅटनेल प्रिंट, सूची-२ अंदाजे

9:44 AM ह्या वेळेस मिळेल.

वाजार मुल्य: रु. 1/-

मांडदला रु. 0/-

भगलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223196219449 दिनांक: 20/12/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012358157202324E दिनांक: 20/12/2023

बँकेचे नाव व पत्ता:



*(Signature)*

करल - ५  
दस्त क्र. २५५/२३  
१९/१२/२३



**D**ocument **H**andling **C**harges  
Inspector General of Registration

करल - ५  
27208 9 28  
2023  
Receipt of Document Handling Charges

PRN 1223196219449 Receipt Date 20/12/2023

Received from SELF, Mobile number 0000000000, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered on Document No. 27208 dated 20/12/2023 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



DEFACED  
₹ 480  
DEFACED

**Payment Details**

Bank Name MAHB	Payment Date 19/12/2023
Bank CIN 10004152023121918457	REF No. 017179610
Deface No 1223196219449D	Deface Date 20/12/2023

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





करल - ५  
2020L 2 208

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges करल - ५

PRN 1223196219449 Date 19/12/2023  
दस्त क्र. २६६०/२०२४

Received from SELF, Mobile number 0000000000, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar Office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

Payment Details

Bank Name MAHB Date 19/12/2023

Bank CIN 10004152023121918457 REF No. 017179610

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



करल - ५  
 दस्त # ११११/२०२४  
 २१/१२/२३

CHALLAN  
 MTR Form Number-6

करल - ५  
 2020 3 2  
 2023

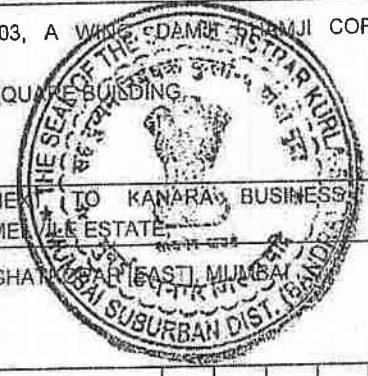
GRN MH012358157202324E BARCODE [Barcode] Date 13/12/2023-18:57:15 Form ID 4891

Department Inspector General Of Registration	Payer Details	
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name KRLS - JT SUB-REGISTRAR KURLA NO 5	PAN No.(If Applicable)	AAFFV6719A
Location MUMBAI	Full Name	MS. V. K. DEVELOPERS
Year 2023-2024 One Time	Flat/Block No.	603, A WING, DAMRU RAMJI CORPORATE
	Premises/Building	SQUARE BUILDING

Account Head Details	Amount In Rs.	Road/Street
0030045501 Stamp Duty	500.00	NEAR TO KANARAY BUSINESS CENTRE, MEVILE ESTATE
0030063301 Registration Fee	100.00	GHATKOPAR (EAST), MUMBAI
		Town/City/District
		PIN 4 0 0 0 7 5

Remarks (If Any)	
SecondPartyName=MR. PATHIK ATUL PAREKH and MR. VILAS NAMDEV LIGADE--	
Amount In	Six Hundred Rupees Only
Total	600.00 Words

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank CIN	Ref. No.	02300042023121354195 233477676512
Cheque/DD No.	Bank Date	RBI Date	13/12/2023-18:58:04 14/12/2023
Name of Bank	Bank-Branch	BANK OF MAHARASHTRA	
Name of Branch	Scroll No. , Date	31214 , 14/12/2023	



Department ID : Mobile No. : 0000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोंदणी कर घेण्यासाठी याचलाना केवळ उपरोक्त कार्यालयामध्ये नोंदणी कर घेण्यासाठी वापरता येईल. नोंदणी न करता याचलाना दस्तावेजाची सदर नोंदणी लागू नाही.

Digitally signed by DS  
 DIRECTORATE OF ACCOUNTS  
 AND TREASURY, MUMBAI 02  
 Date: 2023.12.20 09:31:34 IST  
 Reason: GRAS Secure Document  
 Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-520-27208	0006647180202324	20/12/2023-09:24:50	IGR561	100.00

करल - ५  
दस्त क्र. २६६७ / २०२४  
२२५००

GRN : MH012358157202324E Amount : 600.00

Bank : BANK OF MAHARASHTRA Date : 13/12/2023 10:57:15

2	(IS)-520-27268	0006647180202324	20/12/2023-09:24:50	IGR561	500.00
Total Defacement Amount					600.00

20206 0 25  
2023



Signature Not Verified

Digitally signed by DS  
DIRECTORATE OF ACCOUNTS  
AND TREASURY, MUMBAI 02  
Date: 2023.12.20 09:31:31 IST  
Reason: GRAS Secure Document  
Location: india



# SPECIFIC POWER OF ATTORNEY

WITHOUT MONETARY CONSIDERATION

करल - ५	
2028	२०४
२०२३	
करल - ५	
दस्त क्र. २६७ / २०२४	
२४ / १६०	

TO ALL AND TO WHOM THESE PRESENTS SHALL COME, We,

(1) MR. NARESH AMRATLAL SHAH, PAN NO.: AAVPS2055E aged

67 years, (2) MR. KARAN NARESH SHAH, PAN NO.: AFOPS5429J

aged 40 years and (3) MR. VIRAL NARESH SHAH, PAN NO.

BIPPS6301A, aged 35 years, all adults, Indian Inhabitants, all are

Partners of M/S. V. K. DEVELOPERS, having PAN NO.:

AAFFV6719A, a partnership firm, having its registered office at 603, A

Wing, Damji Samji Corporate Square Building, Next to Kanara

Business Centre, Melville Estate, Ghatkopar [East], Mumbai - 400 075,

hereinafter referred to as "THE DEVELOPERS" / "THE GRANTORS"

(which expression shall unless it be repugnant to the context or

meaning thereof be deemed to mean and include its partners, their

nominees, successor/s, administrators and assigns) SEND

**GREETINGS:-**

**WHEREAS:-**

- a) We, (1) MR. NARESH AMRATLAL SHAH, (2) MR. KARAN NARESH SHAH and (3) MR. VIRAL NARESH SHAH, Grantors, are the partners of M/S. V. K. DEVELOPERS and are developing building No. 157, of THE PANTNAGAR OM SAI CO - OPERATIVE HOUSING SOCIETY LIMITED, a Society incorporated and registered under the provisions of Maharashtra Co - Operative Societies Act, 1960 under No. MUM / MHADB / HSG / TC / 12534 of 2005 - 2006, dated 15/06/2005, having its registered Office at Building No. 157,

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

करल - 6
Pan Nagar, Ghatkopar [East], Mumbai - 400 075 and having PAN NO.:
2020 10 205
2020 AAFFV6719A and having multi-storeyed structured to be known as

करल - 6
"SKYE SIGNATURE" situated at CTS No. 194-A/9/6 Village:
दस्त क्र. 2020/13038
2020 Ghatkopar in the registration sub district of Bandra Mumbai Suburban
2020 District admeasuring 643.25 Sq. Mtrs.+ tit bit area of 168.15 Sq. Mtrs.

Pan Nagar, Ghatkopar [East], Mumbai - 400 075 and having PAN NO.:

AAFFV6719A and having multi-storeyed structured to be known as

"SKYE SIGNATURE" situated at CTS No. 194-A/9/6 Village:

Ghatkopar in the registration sub district of Bandra Mumbai Suburban

District admeasuring 643.25 Sq. Mtrs.+ tit bit area of 168.15 Sq. Mtrs.

comprising to area of 811.40 Sq. Mtrs. or thereabout, situated in "N"

Ward of Municipal Corporation of Greater (hereinafter referred to as

the "SAID PROPERTY").



We, (1) MR. NARESH AMRATLAL SHAH, (2) MR. KARAN

NARESH SHAH and (3) MR. VIRAL NARESH SHAH, Grantors, are

the partners of M/S. V. K. DEVELOPERS and are developing THE

NIHARIKA CO - OPERATIVE HOUSING SOCIETY LIMITED, a

Society incorporated and registered under the provisions of

Maharashtra Co - Operative Societies Act, 1960 under No.

BOM/HSG/464 of 1963 dated 29/07/1963, having its registered Office

at Bhaveshwar Chhaya, Plot No. 26, 3<sup>rd</sup> Road Rajawadi, Opposite

Rajawadi Garden, Ghatkopar [East], Mumbai - 400 077 and having

PAN NO.: AAABT7321H and having multi-storeyed structured to be

known as "SKY ESTELLA" situated at CTS No. 4733 Village:

Ghatkopar - Kiroli in the registration sub district of Bandra Mumbai

Suburban District admeasuring 1048.50 Sq. Mtrs. or thereabout,

situated in "N" Ward of Municipal Corporation of Greater (hereinafter

referred to as the "SAID PROPERTY").

c) We, (1) MR. NARESH AMRATLAL SHAH, (2) MR. KARAN

NARESH SHAH and (3) MR. VIRAL NARESH SHAH, Grantors, are

the partners of M/S. V. K. DEVELOPERS and are developing

GHATKOPAR VIPUL CO - OPERATIVE HOUSING SOCIETY

G.

G.

G.

LIMITED, a Society incorporated and registered under the provisions of Maharashtra Co - Operative Societies Act, 1960 under No

BOM/HSG/4651 of 1975, dated 26/09/1975, having its registered

Office at Plot No. 173 & 174, Garodia Nagar, 90 Feet Road, Ghatkopar/2028

[East], Mumbai - 400 077 and having PAN NO.: AACAG7024M and

having new multi-storeyed structured situated at CTS No. 195/152


Village: Ghatkopar in the registration sub district of Bandra Mumbai

Suburban District admeasuring 1067.40 Sq. Mts. for the purpose

situated in "N" Ward of Municipal Corporation of Greater (hereinafter

referred to as the "SAID PROPERTY").

- d) As a Developer we are required to enter into various Agreement For Sale, Sale Deed, Agreement For Permanent Alternative Accommodation, Agreement To Sell, Indemnity, Undertaking, Affidavit, Declaration, Deed Of Confirmation, Deed of Rectification, Cancellation Deed and various other Documents with various persons and authorities for the development of the said property and allotment and sale of premises, as Partners of the said Firm M/S. V. K. DEVELOPERS ("SAID FIRM").
- e) However, it is not practically possible for us to personally attend the office of Sub - Registrar and admit execution of such Agreements, Agreement For Sale, Sale Deed, Agreement For Permanent Alternative Accommodation, Agreement To Sell, Indemnity, Undertaking, Affidavit, Declaration, Deed Of Confirmation, Deed of Rectification, Cancellation Deed and various other Documents Signed / executed by either of us individually and/or jointly as Partners of the said Firm M/S. V. K. DEVELOPERS.

\* 



\* 

करल - ५
NAHURAL (1) (2) (3)
२०२ NARESH SHAH and (3) MR. VIRAL NARESH SHAH,

करल - ५
दस्त क. २२५
२५/५/२०२०

NAHURAL (1) (2) (3) NARESH AMRATLAL SHAH, (2) MR. KARAN NARESH SHAH and (3) MR. VIRAL NARESH SHAH,

"GRANTORS" the partners of M/S. V. K. DEVELOPERS therefore,

desires of appointing (1) MR. PATHIK ATUL PAREKH, PAN NO.:

ASOPP8388J, aged 37 years, having address at Flat No. 144, 14<sup>th</sup> Floor,

Building No. 3H, Kalpataru Aura, L.B.S. Marg, Opp. R-City Mall,

Ghatkopar [West], Mumbai - 400 086 and (2) MR. VILAS NAMDEV

LIGADE PAN NO.: ABOPL0037R, aged 56 years, having address at

Room No. 4, Sawant Chal, Near Gavdevi Mandir, Kirol Village,

Vidhyavihar [West], Mumbai - 400 086, as our jointly and/or severally

true and lawful attorney/s (hereinafter referred jointly and/or

severally to as "SAID ATTORNEY/S") for us, on our behalf to present

and lodge, the Agreements, Agreement For Sale, Sale Deed,

Agreement For Permanent Alternative Accommodation, Agreement To

Sell, Indemnity, Undertaking, Affidavit, Declaration, Deed Of

Confirmation, Deed of Rectification, Cancellation Deed and various

Documents executed by either of us individually and/or jointly with

the Registrar of Assurance in Kurla / Chembur / Nahur / Vikhroli -

Mumbai Suburban Registration Office.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH

THAT:

WE, (1) MR. NARESH AMRATLAL SHAH, (2) MR. KARAN

NARESH SHAH and (3) MR. VIRAL NARESH SHAH, Grantors, are

the partners of M/S. V. K. DEVELOPERS, hereby appoint, constitute

(1) MR. PATHIK ATUL PAREKH and (2) MR. VILAS NAMDEV

LIGADE as our jointly and/or severally true and lawful Attorney/s

५

4

५



(hereinafter jointly and/or severally referred to as "SAID ATTORNEY/S") for us, on our behalf to present and lodge the pertaining to the above said Property and for which the documents are signed/executed by either of us individually and/or jointly and for same to do following acts, deeds and things.

करल - ५
2020/70/20
2020
करल - ५
दस्त क्र. ६६६/२०२४
२२/१२/२०

1. To lodge, present, submit the Agreements, Agreement For Sale, Sale Deed, Agreement For Permanent Alternative Accommodation, Agreement To Sell, Indemnity, Undertaking, Affidavit, Declaration, Deed Of Confirmation, Deed of Rectification, Cancellation Deed and various Documents with the Registrar of Assurances, Chembur / Nahur / Vikhroli - Mumbai Suburban Registration Office.
2. To Fill in the necessary forms and sign and execute such forms and application for registration of Agreements, Agreement For Sale, Sale Deed, Agreement For Permanent Alternative Accommodation, Agreement To Sell, Indemnity, Undertaking, Affidavit, Declaration, Deed Of Confirmation, Deed of Rectification, Cancellation Deed and various Documents.
3. To apply and get copy of Index - II and certify copy of the Agreements, Agreement For Sale, Sale Deed, Agreement For Permanent Alternative Accommodation, Agreement To Sell, Indemnity, Undertaking, Affidavit, Declaration, Deed Of Confirmation, Deed of Rectification, Cancellation Deed and various Documents, from the Registration authorities.
4. To make necessary payment to the concerned department.
5. To collect said documents after registration from the Registrar office under acknowledgment and also authorized, persons to collect the said document from the Registrar office on his behalf



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

करल 6  
2020 99 205  
2023  
करल

This Power of Attorney is restricted only for the said both property/s.

दस्त क्र. ६६०(1) २०२४  
६६/२६०

We agree to ratify all such acts, things and deeds that may be done by

MR. PATHIK ATUL PAREKH and (2) MR. VILAS NAMDEV

LIGADE the said in pursuance of the power herein.



IN WITNESS WHEREOF, We have set and subscribed our hands to this

writings this 20<sup>th</sup> day of December, 2023.

SIGNED, SEALED & DELIVERED

By the within named "GRANTORS"



(1) MR. NARESH AMRATLAL SHAH

For V. K. DEVELOPERS

*[Signature]*

PARTNER

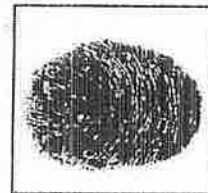


(2) MR. KARAN NARESH SHAH

For V. K. DEVELOPERS

*[Signature]*

PARTNER

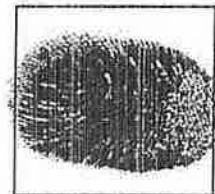


(3) MR. VIRAL NARESH SHAH

For V. K. DEVELOPERS

*[Signature]*

PARTNER



Partners of M/S. V. K. DEVELOPERS

In the presence of

1) *[Signature]*

2) *[Signature]*

*Pathik*

WE, (1) MR. PATHIK ATUL PAREKH

*Vijayal*

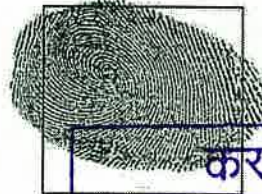
and (2) MR. VILAS NAMDEV LIGADE

Have put my signature to this Power of Attorney in acceptance of the power

Conferred upon us.  
In presence of;

1) *S. S. S.*

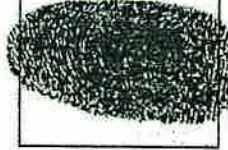
2) *R.*



करल - ५

दस्त क्र. २६६० / २०२४

१०० /



**KARAN NARESH SHAH**  
 OFF-603 WING 4 DAMI SAMJI SQUARE, LAXMI NAGAR, GHATKOPAR (EAST) NEAR KANARA ENGINEERING, MUMBAI 400075  
 METER NO: 9092212  
 दस्तावेज क्र. 2020/2028  
 PAN: 909/1960

**BILL DATE** 31-08-2023  
**TARIFF** LT II (A)  
**BILL DISTRIBUTION NO.** Powal/Vikhroll/11/312/017/017/001

**METER STATUS** Active  
**CONNECTION DATE** 29-10-2020  
**BILLING STATUS** Regular

**CYCLE NUMBER** 11  
**TYPE OF SUPPLY** THREE PHASE  
**SANCTIONED LOAD** 15.00  
**BILL NUMBER** 101594842846  
**PRESENT BILL DATE** 29-08-2023  
**PREVIOUS BILL DATE** 28-07-2023  
**2023**

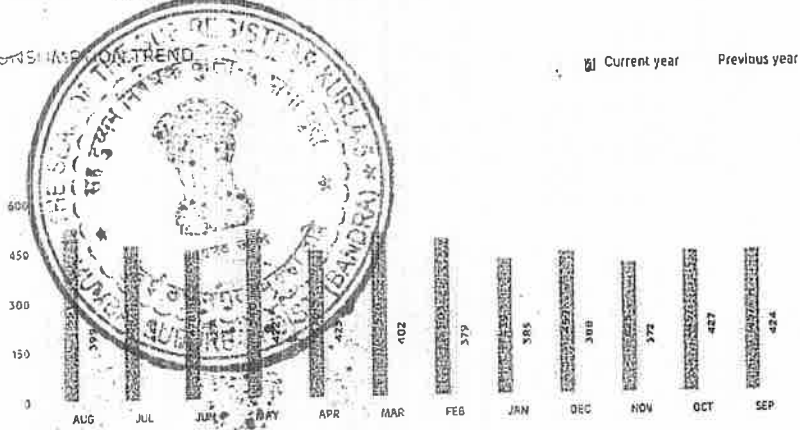
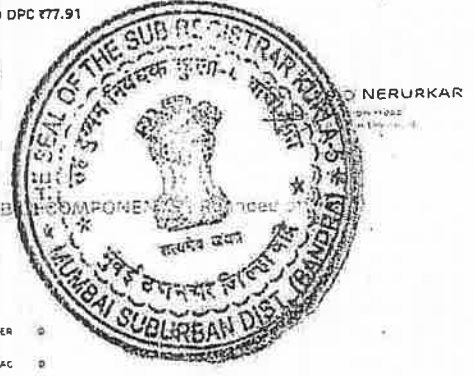
CA NO: 152967131  
**₹6280.00**  
 Due Date: 29-09-2023

**Bill Month** August 2023  
**Units Consumed** 551  
**Current Month Bill** ₹6233.03  
**Previous Outstanding** ₹49.43  
**Bill Period:** 29-07-2023 - 29-08-2023  
**Previous Units:** 497

- Round sum payable by discount date : 07-09-2023 Amt ₹6230.00 Discount ₹49.96
- Round sum payable after due date : 21-09-2023 Amt ₹6360.00 DPC ₹77.91

Scan code to pay your bill via (Use any UPI app)  
 UPI, BBPS, NACH

**Nearest Collection Centre (Cash/Cheque)**  
 Adani Electricity, Opp. Shreyas Signal, Vikhroll, Mumbai-400086



MAJOR COMPONENTS

Component	Amount
NET OTHER	0
FAC	0
NET PREV	49
FIXED	435
WHEELING	127
DUTIES/TAXES	126
ENERGY	3223

**METER DETAILS**

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
9092212	14197.00	13646.00	1	551
<b>Total Consumption</b>				<b>551</b>

**HELP CENTER**

☎ 19122 Toll Free No (24x7)    🌐 www.adanielectricity.com

✉ helpdesk.mumbaielectricity@adani.com

📍 Adani Electricity Sakinaka Junction, Near park devis, Andheri(E), Mumbai-400072

For power interruption complaint or restoration status  
 SMS POWER <9 digit account no> to 7065313030 from mobile no  
 Whatsapp POWER <9 digit account no> to 9594519122 from any mobile number  
 Give us missed call on 1800 532 9998 from your registered mobile no

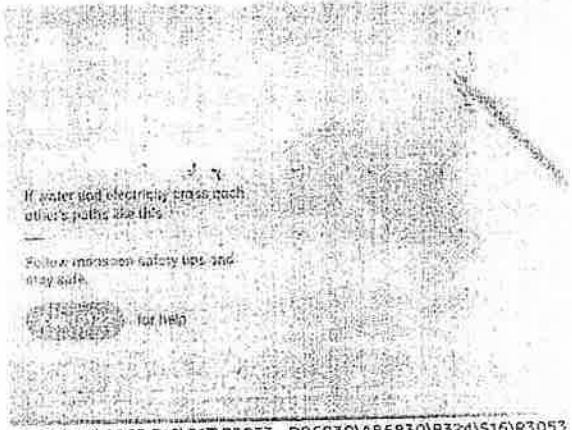
For Portal Related Complaint call us: \*9122

For Internal complaint redressa system(ICRS), visit our website:  
 www.adanielectricity.com

Join us on: 📺 📱 📧 📞

**IMPORTANT MESSAGE**

- Please note that all important communication related to your account are being sent on 84\*\*\*\*\*03 registered with us, in case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services
- In view of MERC order in case no. 325 of 2019, cash payment limit towards electricity bills is fixed at Rs.5,000/- per account per month. For payment of amount greater than Rs.5,000 please use convenient digital channels / online / cheque modes
- Tentative meter reading date for your SEP-23 bill is 27/09/2023



This electricity bill neither reflects a title nor is to be used as a proof of any property or premises.

This bill is printed on recycled paper.



Electric Smiles **1230**  
Points Earned



QR code for Kiosk payment

**VIRAL NARESH SHAH**

OFF-604 WING A, DAMJI SHAMJI SQUARE, LAXMI NAGAR, GHATKOPAR (EAST) NEAR KANARA ENGINEERING, MUMBAI 400075  
Mobile: 98\*\*\*\*\*71  
Email: vk\*\*\*\*\*er@hotmail.com  
PAN: GST:

**BILL DATE**  
31-08-2023  
**TARIFF**  
LT II (A)  
**BILL DISTRIBUTION NO.**  
Powal/Vikhroll/11/312/017/017/001

<b>METER STATUS</b> Active	<b>CYCLE NUMBER</b> 11	<b>TYPE OF SUPPLY</b> THREE PHASE
<b>CONNECTION DATE</b> 29-10-2020	<b>SANCTIONED LOAD (KW)</b> 19.00	<b>BILL NUMBER</b> 101594843649
<b>BILLING STATUS</b> Regular	<b>PRESENT READING DATE</b> 29-08-2023	<b>PREVIOUS READING DATE</b> 28-07-2023



CA NO: 152967364

**₹1070.00**

Bill Month  
**August 2023**

Bill Period: 29-07-2023 - 29-08-2023

Units Consumed  
**427**

Previous Units: 326

<b>दस्त क्र.</b> 4951.49	<b>Current Month Bill</b> 12023	<b>Previous Outstanding</b> ₹3872.426
<b>902/1960</b>		

- Round sum payable by discount date : 07-09-2023 Amt ₹1030.00 Discount ₹39.72
- Round sum payable after due date : 21-09-2023 Amt ₹1130.00 DPC ₹61.89

The due date refers to only current bill amount, previous balance is payable immediately

Scan code to pay your bill via (Use any UPI app)

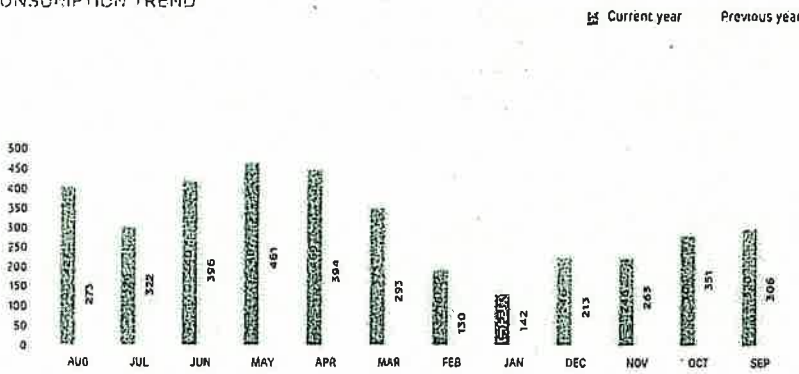


Nearest Collection Centre (Cash/Cheque)

Adani Electricity, Opp. Shreyas Signal, Vikhroll, Mumbai-400086

R D NERURKAR  
Division Head  
(Power Distribution)

**CONSUMPTION TREND**



**METER DETAILS**

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
9089340	10928.00	10501.00	1	427

Total Consumption 427

**IMPORTANT MESSAGE**

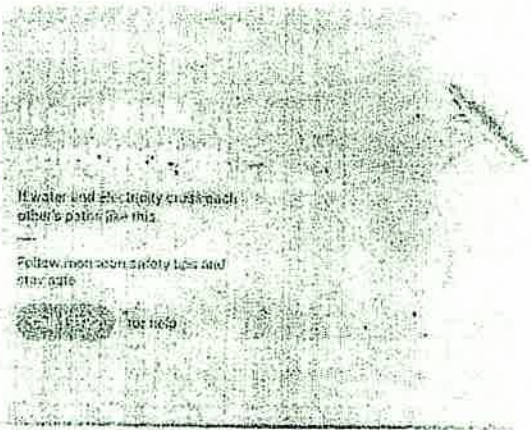
- Your consumption shows an increase of 30.98% compared to Jul-23. Possible reasons could be additional appliances or increased hours of usage. In case of any further clarifications, feel free to contact us on 19122.
- Please note that all important communication related to your account are being sent on 98\*\*\*\*\*71 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services.
- Tentative meter reading date for your SEP-23 bill is 27/09/2023



**HELP CENTRE**

- ☎ 19122 Toll Free Helpline
- ✉ helpdesk.mumbai@adani-electricity.com
- 📍 Adani Electricity Sakina, Mumbai-400072

For power interruption complaint or restoration status  
SMS POWER <9 digit account no.> to 7065313030 from mobile no.  
Whatsapp POWER <9 digit account no.> to 9594519122 from any mobile number  
Give us missed call on 1800 522 9998 from your registered mobile no  
For Portal Related Complaint call us: 19122  
For Internal complaint redressal system(ICRS), visit our website:  
www.adani-electricity.com  
Join us on:



This electricity bill neither reflects a title nor is to be used as a proof of any property or premises.

This bill is printed on recycled paper.

करल - ५  
 वस्तु क्र. २६५० / २०२४  
 १०३ / १६०

करल - ५  
 २५२०८ १५२४  
 २०२३

FORM 'H' / मसुदा '१'  
 ( See Rule 17 / नियम १७ पहा )  
**CERTIFICATE OF REGISTRATION**  
 नोंदणीचे प्रमाणपत्र



**THE INDIAN PARTNERSHIP ACT,**  
 ( ACT No. IX of 1932 )  
 भारतीय भागीदारी अधिनियम, १९३२  
 ( सन १९३२ चा अधिनियम क्रमांक ९ )



Registration No. ३९४-२५८४६  
 नोंदणी क्रमांक

It is certified that a firm by name \_\_\_\_\_  
 is head office at \_\_\_\_\_

has this day been duly registered under The Indian Partnership Act, 1932  
 (Act No. IX of 1932) ३९४-३ वा भाग साईदाम का आय

याद्वारे असे प्रमाणित करण्यात येत आहे की साईदाम का आय  
किरीट लाल दाकापूर यांनी २५९००००००  
 या दिनांकास अंमलबजावणी करून घेतली आहे.

या नावाच्या संस्थेची १२/१२/२०२३  
 या दिवशी भारतीय भागीदारी अधिनियम, १९३२  
 ( १९३२ चा अधिनियम क्रमांक ९ ) अन्वये योग्य रीतीने नोंदणी करण्यात आली आहे.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2023  
 दिनांक \_\_\_\_\_ या दिवशी याच्या सहोदने देण्यात आला.



[Signature]  
 Registrar/Assistant Registrar of Firms  
 Bombay/Pune/Diagpur/Aurangabad  
 निबंधक/सहायक निबंधक भागीदारी संस्था,  
 मुंबई/पुणे/दिवाण/औरंगाबाद.



करल - ५  
2020 9/28

2023 करल - ५

दस्त क्र. २६५ / २०२४

१०६ / १६०



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

V K DEVELOPERS

31/01/2006  
Permanent Account Number

AAFFV6719A

08002006

For V. K. DEVELOPERS  
  
PARTNER

For V. K. DEVELOPERS  
  
PARTNER

For V. K. DEVELOPERS  
  
PARTNER

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NARESH AMRATLAL SHAH  
AMRATLAL PRANJIVAN SHAH  
22/06/1956  
Permanent Account Number  
AAVPS2055E



करल - 4  
2020 90 28  
2023

करल  
दस्त क्र. EHV 12028  
904 960

*Signature*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लिखा सख्या कार्ड  
Permanent Account Number Card  
BIPPS6301A

पति / Name  
NARESH AMRATLAL SHAH  
पति का नाम / Father's Name  
NARESH AMRATLAL SHAH  
मृत्यु तिथि / Date of Death  
28/10/1988



*Signature*  
पति / Signature



*Signature*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KARAN NARESH SHAH  
NARESH AMRATLAL SHAH  
20/12/1983  
Permanent Account Number  
APOPS5429J



*Signature*

*Signature*





भारतीय विशिष्ट संकेत प्राधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India

नोंदणी क्रमांक : Enrolment No.: 1207/02369/00655

17/11/2011

To,  
 Naresh Amratal Shah  
 नरेश अमृतलाल शाह  
 S/O Amratal Shah  
 204/5, Kalindi, Neelkanth Valley, 7th, Road Rajawadi  
 Ghatkopar E  
 Mumbai (Sub Urban)  
 Maharashtra 400077  
 Mobile:



UC 05211098 7 1N  
 Ref No.:M2B319X-5211098



आपला आवाक क्रमांक / Your Aadhaar No. :

**6804 0895 7862**

आधार — सामान्य माणसाचा अधिकार

भारत सरकार  
 GOVERNMENT OF INDIA



नरेश अमृतलाल शाह  
 Naresh Amratal Shah

जन्म वर्ष / Year of Birth : 1956  
 पुरुष / Male

6804 0895 7862



आधार — सामान्य माणसाचा अधिकार

*ASML*

करल - ५  
 2020L ५ 28

2023  
 आधार

करल - ५

दस्त क्र. EELV/2028

१०६/१००



करल - ५  
दस्त क्र. २६५ / २०२४  
०७५ आ६०



करल - ५  
२५२०८ १२२०  
२०२३

भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 0000/00380/25929

To  
करण नरेश शाह  
Karan Naresh Shah  
S/O Naresh Shah  
204/05, Kalindi Building, Neelkanth Valley Rajawadi  
Road No. 7,  
Ghalkopar E  
Mumbai (Sub Urban )  
Maharashtra 400077  
9821525252

17/11/2011  
55139789

MD651397891FH



आपला आधार क्रमांक / Your Aadhaar No.:

3327 1093 3610

माझे आधार, माझी ओळख



भारत सरकार  
Government of India  
करण नरेश शाह  
Karan Naresh Shah  
जन्म तारीख / DOB : 20/12/1983  
पुरुष / Male



3327 1093 3610

माझे आधार, माझी ओळख

करल - ५  
 2020L 20 208  
 2023

करल - ५  
 दस्त क्र. EDU / 2028  
 ५०६/५५०



भारत सरकार  
 Unique Identification Authority of India  
 Government of India

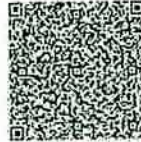
नोंदविण्याचा क्रमांक / Enrollment No.: 0000/00380/25321

To :  
 विरल नरेश शाह  
 Viral Naresh Shah  
 S/O Naresh Shah  
 204/05, Kalindi Building, Neelkanth Valley Rajawadi  
 Road No 7  
 Ghatkopar E  
 Mumbai (Sub Urban )  
 Maharashtra 400077  
 9920908909

15/10/2011  
 65139771



MD651397715FH



आपला आधार क्रमांक / Your Aadhaar No. :

**7430 1265 7172**

माझे आधार, माझी ओळख



भारत सरकार  
 Government of India



विरल नरेश शाह  
 Viral Naresh Shah  
 जन्म तारीख / DOB 28/10/1988  
 पुरुष / Male



7430 1265 7172

माझे आधार, माझी ओळख

*Handwritten signature*

समावेश विभाग  
INCLUSION DEPARTMENT  
PATHIK ATUL PAREKH  
ATUL S/O ATUL PAREKH  
14/07/1986  
Permanent Account Number  
ABQPPL0037R  
करल - 6

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABQPPL0037R  
नाम / NAME  
VILAS NAMDEV LIGADE  
पिता का नाम / FATHER'S NAME  
NAMDEV PANDURANG LIGADE  
जन्म तिथि / DATE OF BIRTH  
02-04-1967  
हस्ताक्षर / SIGNATURE  
करल - 6, 29/04  
2023

दस्त क. 2210/2023  
भारत सरकार  
Government of India

पथिक अतुल पारेख  
Pathik Atul Parekh  
जन्म तारीख/DOB: 14/07/1986  
पुरुष/ MALE  
Mobile No: 9869071775  
2531 4557 0343  
VID : 9187 4768 8432 0075

भारत सरकार  
GOVERNMENT OF INDIA  
विनाम नामदेव लिगाडे  
Vilas Namdev Ligade  
जन्म वर्ष / Year of Birth : 1967  
पुन्य / Male  
5821 3888 6136  
आधार - सामान्य माणसाचा अधिकार

माझे आधार, माझी ओळख  
भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India  
पता:  
श्री/श्रीमती अतुल पारेख, फ्लॉट नं. 144, 14<sup>TH</sup> फ्लॉर, कल्पतारुज ऑरा, ए. बी. एस. मार्ग, ऑप. ए. - सिटी मॉल, घाटकोपर वेस्ट, मुंबई, महाराष्ट्र - 400086  
Address:  
S/O ATUL PAREKH, FLAT NO. 144, 14<sup>TH</sup> FLOOR, BUILDING NO. 3H, KALPATARUJ AURA, L. B. S. MARG, OPP. R - CITY MALL, GHATKOPAR WEST, Mumbai, Maharashtra - 400086  
2531 4557 0343  
1947 | help@uidai.gov.in | www.uidai.gov.in

भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA  
पता S/O नामदेव लिगाडे, गावदेवी मंदिर, कम. नं. 4, गावदेवी चाल, किरोली विलाज, विद्याविहार वेस्ट, मुंबई, महाराष्ट्र, 400086  
Address: S/O Namdev Ligade, near gavdevi mandir, room no. sawant chal, kirol village, Vidyavihar West, Mumbai (Sub Urban), Maharashtra, 400086  
1947 1200 100 1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bengaluru-560 001

THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE  
DL No : MH03 20010008010 DOI : 01-03-2001  
Valid Till : 12-03-2024 (NT)  
09-04-2019  
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
COV DCV LHV 01-03-2001  
FORM 7 RULE 16 (2)  
DOB : 24-12-1968 BG  
Name : SANJAY SHAH  
S/D/W of : RAVILAL SHAH  
Add : 403/B PRAKASH BLDG  
60 FEET ROAD GHATKOPAR  
MUMBAI  
PIN : 400077  
Signature & ID of Issuing Authority : MH03  
Signature/Thumb Impression of Holder

भारत सरकार  
GOVERNMENT OF INDIA  
Vikas Dattaramn Shelar  
DOB: 25/05/1968  
MALE  
Mobile No: 7715890541  
5433 4279 4883  
VID : VID : 9107 C355 3944 1956  
माझे आधार, माझी ओळख

Pathik

Vigade

S/D/W

520/27208

दुधवार, 20 डिसेंबर 2023 9:25 मं.पू.

दस्त गोषवारा भाग-1

करल5

दस्त क्रमांक: 27208/2023

दस्त क्रमांक: करल5 /27208/2023

वाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

करल - ५

2020 22 26

2023

दु. नि. सह. दु. नि. करल5.यांचे कार्यालयान

अ. क्र.: 27208 वर दि.20-12-2023

गेजी:9:23 म.पू. वा. हजर केला.

पावती:28759

पावती दिनांक: 20/12/2023

सादरकरणाचे नाव: मेसर्स व्ही. के. डेव्हारकर व सौ भागीदार नरेश अमृतलाल शाह

नोंदणी फी

दस्त हाताळणी फी

पृष्ठाची संख्या: 24

दस्त क्र. 2220 / 2023

रु. 100.00  
रु. 480.00

दस्त हजर करणाऱ्याची मही:

श्री. दुय्यम निबंधक

कुर्ला-५ (वर्ग-२)

दस्तावा प्रकार: कुलमुखत्यापत्र

मुद्रांक शुल्क: अ जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विक्रीसाठी प्राधिकार मिळत असेल तेव्हा

शिक्रा.क्र. 1 20 / 12 / 2023 09 : 23 : 52 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 20 / 12 / 2023 09 : 24 : 41 AM ची वेळ: (फी)

श्री. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-२)

### प्रातज्ञापत्र

'सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातीत संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि "दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कायदेशीर हे संपूर्णपणे जबाबदार राहतील. तसेच, हस्तांतरण दस्तऐवज सत्य शासन/केंद्र शासन यांचा कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही."

लिहून देणारे

१)

२)

३)

लिहून घेणारे

१)

२)

20/12/2023 9:30:30 AM  
 दस्तावेज क्रमांक: करम5/27208/2023  
 दस्तावेज प्रकाशित दिनांक: 2023

दस्तावेज प्रकाशित भाग-2  
**करम - 5**  
 2020 23 208

करम5  
 दस्तावेज क्रमांक: 27208/2023

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: मेमर्स व्ही. के. डेव्हलपर्स तर्फे भारगीदार नरेश शहा पत्ता: फ्लॉट नं: ऑफिस गट 603, ग विंग, माळा नं: .. इमारतीचे नाव: दामजी शामजी कॉर्पोरेट स्केयर विल्डिंग, ब्लॉक नं: मेलविल इन्स्ट, रोड नं: कॅनरा विजनेस सेंटरच्या पुढच्या, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AAFFV6719A	कुलमुखत्यार देणार वय :-67 स्वाक्षरी:-		
2	नाव: मेमर्स व्ही. के. डेव्हलपर्स तर्फे भारगीदार करण नरेश शहा पत्ता: फ्लॉट नं: ऑफिस गट 603, ग विंग, माळा नं: .. इमारतीचे नाव: दामजी शामजी कॉर्पोरेट स्केयर विल्डिंग, ब्लॉक नं: मेलविल इन्स्ट, रोड नं: कॅनरा विजनेस सेंटरच्या पुढच्या, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AAFFV6719A	कुलमुखत्यार देणार वय :-40 स्वाक्षरी:-		
3	नाव: मेमर्स व्ही. के. डेव्हलपर्स तर्फे भारगीदार विरल नरेश शहा पत्ता: फ्लॉट नं: ऑफिस गट 603, ग विंग, माळा नं: .. इमारतीचे नाव: दामजी शामजी कॉर्पोरेट स्केयर विल्डिंग, ब्लॉक नं: मेलविल इन्स्ट, रोड नं: कॅनरा विजनेस सेंटरच्या पुढच्या, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AAFFV6719A	कुलमुखत्यार देणार वय :-35 स्वाक्षरी:-		
4	नाव: प्रशान्त भानु पररेख पत्ता: फ्लॉट नं: फ्लॉट नं. 144, माळा नं: 14वा मजला, विल्डिंग नं. अमंड इमारतीचे नाव: कल्पतरू ऑरा, ब्लॉक नं: आर-मिटी ब्लॉकच्या समोर, रोड नं: गल वी. एम. मार्ग, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: ASQPP8388J	पाँवर ऑफ अटॉर्नी होल्डर वय :-37 स्वाक्षरी:-		
5	नाव: विलास नामदेव निगाडे पत्ता: फ्लॉट नं: रुम नं. 4, माळा नं: .. इमारतीचे नाव: नासंत चाळ, ब्लॉक नं: नावदेवी मंदिर जवळ, रोड नं: किरोळ व्हिजेज, विद्याविहार पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: ABQPL0037R	पाँवर ऑफ अटॉर्नी होल्डर वय :-56 स्वाक्षरी:-		



वरील दस्तावेज करून देणार तशाकरीत कुलमुखत्यारपत्र चा दस्त देवज करून दिल्याचे कवुल करतात.  
 शिक्का क्र.3 ची वेळ: 20 / 12 / 2023 09 : 26 : 59 AM

ओळख:-  
 खालील दस्त देणारे अने निवेदीन करतात की ते दस्तावेज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: विक्रम शेखार वय: 52 पत्ता: चेंबूर, मुंबई पिन कोड: 400072	स्वाक्षरी		
2	नाव: मंजय शहा वय: 54 पत्ता: घाटकोपर पूर्व, मुंबई पिन कोड: 400077	स्वाक्षरी		

शिक्का क्र.4 ची वेळ: 20 / 12 / 2023 09 : 27 : 38 AM

शिक्का क्र.5 ची वेळ: 20 / 12 / 2023 09 : 30 : 11 AM नोंदणी पुस्तक 4 मध्ये

सहाय्यक उप-निबंधक  
**कुर्ला-5 (वर्ग-2)**



करल - ५
दस्त क्र. २६६१/२०२४
११२/१६०

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS. V. K. DEVELOPERS	eChallan	02300042023121354195	MH012358157202324E	500.00	SD	0006647180202324	20/12/2023
2		DHC		1223196219449	480	RF	1223196219449D	20/12/2023
3	MS. V. K. DEVELOPERS	eChallan		MH012358157202324E	100	RF	0006647180202324	20/12/2023

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

Know Your Rights as Registrants

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

For feedback, please write to us at [feedback.isaria@gmail.com](mailto:feedback.isaria@gmail.com)



करल - ५
२०२०८ २४ २४
२०२३

प्रमाणित करण्यात येते कि या दस्तामध्ये  
 एकूण (.....<sup>२४</sup>.....) पाने आहेत.  
 करल-५/ २४२०८/२०२३  
 पुस्तक क्रमांक १ क्रमांकावर नोंदला  
 दिनांक: २०/१२/२०२३



ई. डी. देवरी  
 सह. मुख्य निबंधक, कुरला-५  
 मुंबई उपनगर जिल्हा

करल - ५

दस्ता क्र. ६६० / २०२४

११३ / १६०

## घोषणापत्र

मी, **MR. PATHIK ATUL PAREKH** याद्वारे घोषित करतो की, दुय्यम निबंधक **KURLA - 5** यांच्या कार्यालयात **AGREEMENT FOR SALE** या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. **M/S. V. K. DEVELOPERS**, यांनी दि. **20/12/2023** रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबुलीजबाब दिला आहे सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मंयत झालेले नाही व अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध्य असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून अल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक : 12/04/2024



कुलमुखत्यारपत्रधारकाच नाव  
व सही

(**MR. PATHIK ATUL PAREKH**)



369/3416

पावती

Thursday, February 16, 2023

5:35 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

करल - ५

क्र. ६६८/२०२४

११५/१७६०

पावती क्र.: 3853 दिनांक: 16/02/2023

गावाचे नाव: घाटकोपर

दस्तऐवजाचा अनुक्रमांक: करल1-3416-2023

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: दि निहारिका को.ऑप.हौ.सो.लि. तर्फे सेक्रेटरी महेश एम. शाह

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

**DELIVERED**

एकूण:

रु. 900.00

ड. निबंधक कुर्ला-१

सह. दुय्यम निबंधक

कुर्ला-१ (वर्ग-२)

बाजार मुल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1602202308063 दिनांक: 16/02/2023

केचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015239514202223E दिनांक: 16/02/2023

बँकेचे नाव व पत्ता:



M on 16/2

2/16/2023

करल - ९

दस्ता क्र. ६६१०/२०२४

CHALLAN  
MTR Form Number-6

GRN	MH015239514202223E	BARCODE	Date		13/02/2023-16:37:57	Form ID	48(f)								
Department	Inspector General Of Registration		Payer Details												
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)												
			PAN No.(If Applicable)												
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1		Full Name	V K DEVELOPERS											
Location	MUMBAI		Flat/Block No.	Bhaveshwar Chhaya, Plot No.26											
Year	2022/2023, One Time		Premises/Building												
Account Head Details	Amount In Rs.	Premises/Building													
0030045601 Stamp Duty	500.00	Road/Street	Rajawadi Road No.3												
0030063301 Registration Fee	100.00	Area/Locality	Ghatkopar East, Mumbai												
		Town/City/District													
		PIN	4 0 0 0 7 7												
		Remarks (If Any)	SecondPartyName=THE NIPARIKA CHSL-												
			<table border="1"> <tr> <td>करल - ९</td> <td>३२९६</td> <td>९</td> <td>२०</td> </tr> <tr> <td colspan="4">२०२३</td> </tr> </table>					करल - ९	३२९६	९	२०	२०२३			
करल - ९	३२९६	९	२०												
२०२३															
		Amount In	Six Hundred Rupees Only												
		Words													
Total	600.00	Payment Details		FOR USE IN RECEIVING BANK											
		IDBI BANK													
		Cheque-DD Details		Bank CIN	Ref. No.	69103332023021318178	2792646070								
		Cheque/DD No.	Bank Date	RBI Date	13/02/2023-16:39:33	Not Verified with RBI									
		Name of Bank	Bank-Branch		IDBI BANK										
		Name of Branch	Scroll No. , Date		100 , 14/02/2023										

Department ID :

Mobile No. : 9892041983

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

सदर चलन केवल दुख्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

## Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-369-3416	0007683097202223	16/02/2023-17:33:53	IGR197	100.00
2	(IS)-369-3416	0007683097202223	16/02/2023-17:33:53	IGR197	500.00
Total Defacement Amount					600.00

करल - १ IV		
379E	2	70
2023		

करल - ५
दस्त क्र. ELLV / 2028
०१६ / १६०





CHALLAN  
MTR Form Number-6



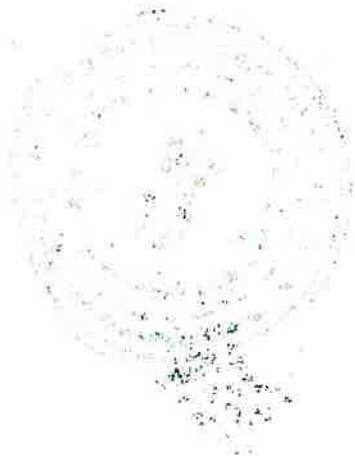
GRN	MH015229514202223E	BARCODE			Date	13/02/2023-16:37:57	Form ID	48(f)												
Department	Inspector General Of Registration				Payer Details															
Type of Payment	Stamp Duty				TAX ID / TAN (If Any)															
Type of Payment	Registration Fee				PAN No.(If Applicable)															
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1				Full Name	V K DEVELOPERS														
Location	MUMBAI				Flat/Block No.	Bhaveshwar Chhaya, Plot No.26														
Year	2022-2023 One Time				Premises/Building															
Account Head Details		Amount In Rs.			Road/Street	Rajawadi Road No.3														
0030045501	Stamp Duty	500.00			Area/Locality	Ghatkopar East, Mumbai														
003003301	Registration Fee	100.00			Town/City/District															
					PIN	4	0	0												
						0	0	7												
						7														
					Remarks (If Any)															
					SecondPartyName=THE NIHARIKA CHSL-															
					<table border="1"> <tr> <td colspan="4">करल - 9 IV</td> </tr> <tr> <td>3798</td> <td>3</td> <td>20</td> <td></td> </tr> <tr> <td colspan="4">2023</td> </tr> </table>				करल - 9 IV				3798	3	20		2023			
करल - 9 IV																				
3798	3	20																		
2023																				
Total		600.00	Amount In	Six Hundred Rupees Only																
Payment Details		IDBI BANK	Words																	
Cheque-DD Details		FOR USE IN RECEIVING BANK																		
		Bank CIN	Ref. No.	69103332023021318178	2792646070															
Cheque/DD No.		Bank Date	RBI Date	13/02/2023-16:39:33	Not Verified with RBI															
Name of Bank		Bank-Branch		IDBI BANK																
Name of Branch		Scroll No. , Date		Not Verified with Stamp																




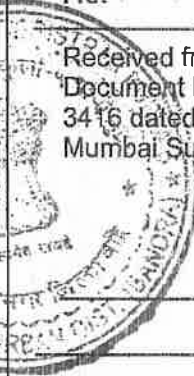
Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालान केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालान तयार नाही.

करल - ५  
दस्त क्र. ६६४/२०२४  
११८/१६०

करल - १ IV  
३११६ ४ १०  
२०२३



करल - ५
दस्ता क्र. २६६/२०२४
११२/१६०

 <b>D</b> ocument <b>H</b> andling <b>C</b> harges Inspector General of Registration & Stamps				
<b>Receipt of Document Handling Charges</b>				
PRN 1602202308063	Receipt Date 16/02/2023			
Received from SELF, Mobile number 0000000000, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 3416 dated 16/02/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.				
				
<table border="1"> <tr> <td style="text-align: center;">DEFACED</td> </tr> <tr> <td style="text-align: center;">₹ 800</td> </tr> <tr> <td style="text-align: center;">DEFACED</td> </tr> </table>		DEFACED	₹ 800	DEFACED
DEFACED				
₹ 800				
DEFACED				
<b>Payment Details</b>				
Bank Name IBKL	Payment Date 16/02/2023			
Bank CIN 10004152023021607424	REF No. 2817086864			
Deface No 1602202308063D	Deface Date 16/02/2023			
This is computer generated receipt, hence no signature is required.				

करल - १ IV		
३४१६	५	४०
२०२३		



करल - १		
३११६	६	१०
२०२३		

करल - ५
दस्त क्र. ६६०/२०२४
१२०/१६०



करल - ५

दस्ता क्र. २६६० / २०२४

१२१ / १६०

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1602202308063 Date 16/02/2023

Received from SELF, Mobile number 0000000000, an amount of Rs.800/- towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

Payment Details

Bank Name IBKL Date 16/02/2023  
Bank CIF 10004152023021607424 REF No. 2817086864

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



करल - १ IV  
३१६ ७ २०  
२०२३





करल - ५  
दस्त क्र. २६८५/२०२४  
१२२/१६०

करल - १ १२  
३२१६ C २०  
२०२३



करल - ५
दस्त क. एडव / २०२४
१२३ / १६०



करल - १	IV
३१९६	६ / २०
२०२३	



IRREVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE THE NIHARIKA CO-OPERATIVE HOUSING SOCIETY LIMITED, bearing Registration No. BOM/HSG/464 of 1963 dated 29<sup>th</sup> July 1963 duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 having its registered office at Plot No. 26, 3<sup>rd</sup> Road Rajawadi, Opposite Rajawadi Garden, Ghatkopar East, Mumbai - 400 077 through its duly authorized Managing Committee Member viz. (1) Mr. Mahesh M. Shah, Secretary (2) Mr. Udayan A. Bhatt, Member and (3) Mr. Lalit P Tejwani, Treasurer, hereinafter referred to as "Society", SEND GREETINGS:

For Niharika Co-operative Housing Society Ltd.			For V. K. Developers		
m	any	[Signature]	[Signature]	[Signature]	[Signature]

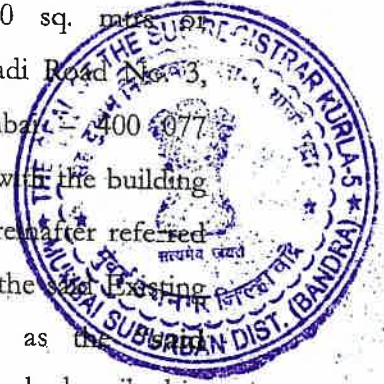
करल - १ IV		
379E	१०	२०
2023 WHEREAS:		

करल - ५
दस्त क्र. EELV/2024
१२६/१००

A. The Society is seized and possessed of or otherwise well and sufficiently entitled to that piece or parcel of bearing CTS No. 4733 of Village Ghatkopar-Kirol, admeasuring 1,048.50 sq. mtrs. thereabouts, bearing Plot No. 26 situated at Rajawadi Road No. 3, Opposite Rajawadi Garden, Ghatkopar (E), Mumbai - 400 077 (hereinafter referred to as the "said Land") together with the building standing thereon known as Bhaveshwar Chhaya, (hereinafter referred to as "said Existing Building"); the said Land and the said Existing Building shall collectively hereinafter referred to as the "Property" for the sake of brevity and is more particularly described in the First Schedule hereunder written.

B. The said Existing Building of the Society, comprising of ground plus (2) upper floors, having (18) existing residential flats in total, being in old and dilapidated condition, the members of the Society had taken the decision of developing the said property by demolishing the said Existing Building and reconstructing a New Building on the said Property by utilizing the maximum permissible Floor Space Index (hereinafter referred to as "said FSI") (including TDR and fungible TDR) for constructing a New Building in accordance with the provisions of the Development Control and Promotion Regulations for Greater Mumbai, 2008 (hereinafter referred to as 'the DCPR').

Considering the age of the said Existing Building and present condition thereof the Members of the Society are desirous of redeveloping the said Property by demolishing the said Existing Building and reconstructing a New Building thereon by utilizing said FSI (such Building that would be so constructed on the said Property as aforesaid is herein referred to as the said 'New Building'). In view of the members' desire to redevelop the said Property, the Society at the instance of the Members invited offers from the reputed Builders and Developers for construction on the said Property of a building with modern amenities and facilities (i.e., the said New Building).



For Niharika Co-operative Housing Society Ltd.			For V. K. Developers		
M					

करल - ५  
 वसति क्र. २६६० / २०२४  
 १२५ / १६०

करल - १  
 ३२९६ ११ २०  
 २०२३

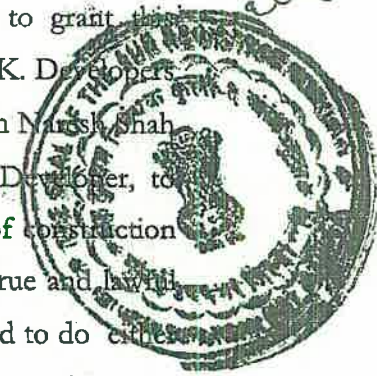
D. The Society by itself or through its members does not possess adequate financial, technical and/or administrative competence to prepare the scheme of redevelopment of the said Property and hence have appointed M/s. V. K. Developers (hereinafter referred to as the "said Developer") in respect of the said development of the property, at or for the consideration and upon the terms, conditions and provisions therein recorded and contained.



E. By and under a Development Agreement dated 16/02/2023 duly registered with the Sub Registrar of Assurance, -Kurla, under No. KRI-1/3415/23 on 16/02/2023 (herein referred to as the said "Development Agreement") executed between the Society (therein called the "Society") of the First Part, the said M/s. V. K. Developers as the Developer of the Second Part thereof, and other being the 18 Members of the Society, therein referred to as "The Members" of the Third Part, the Society and its said Members have granted development rights unto the Developer to carry out redevelopment work in respect of the said Property for consideration and on the terms and conditions therein mentioned

*Handwritten notes and signatures:*  
 B.  
 M.M. Shah.  
 [Signature]

F. In order to facilitate the development of the said Property by the Developer, the Developer has requested the Society to grant the Irrevocable Power of Attorney in favour of (1) M/s. V. K. Developers as well as (2) Mr. Naresh Amratlal Shah and (3) Mr. Karan Naresh Shah (4) Mr. Viral Naresh Shah, being the partners of the Developer, to enable the Developer to carry out development work of construction of the said New Building on the said Property as the true and lawful attorney for the Society and on behalf of the Society and to do jointly and/or severally the following acts, deeds, things and matters required and sanctioned for the development of the said Property.



G. The draft of this irrevocable Power of Attorney was placed before the Society meeting of the Party of first part held on 08.01.2023. The Society has by the unanimous resolution approved of the draft of this irrevocable Power of Attorney and authorized Secretary, Member and Treasurer to complete all formalities and the parties now desire to

For Niharika Co-operative Housing Society Ltd.			For V. K. Developers		
<i>m</i>	<i>any</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

करल - ५  
 दस्त क्र. २६५/२०२४  
 १२/१५/२०

करल - १ IV  
 ३७९६ १२ २०  
 १५/०५/२०

execute this irrevocable Power of Attorney recording in writing as under.

H. The said Development Agreement, being the principal instrument employed in respect of the said transaction, has been duly stamped with the requisite ad-valorem stamp duty prescribed under Article 5(g) a)(i) of Schedule-I to the Bombay Stamp Act, 1958, and accordingly this Power of Attorney has been duly stamped with fixed stamp duty of Rs. 100/- in accordance with Article 48(g) of Schedule-I to the Bombay Stamp Act, 1958.



NOW KNOW YE AND THESE PRESENTS WITNESSES:

We **THENIHARIKA CO-OPERATIVE HOUSING SOCIETY LIMITED**, do hereby nominate, constitute and appoint (i) M/s. V. K. Developers as well as, (ii) Mr. Naresh Amratlal Shah (iii) Mr. Karan Naresh Shah and (iv) Mr. Viral Naresh Shah, partners of M/S. V. K. Developers, having its registered office at 603 A-wing, Damji Shamji Corporate Square, Melvil Estate, Laxmi Nagar, Ghatkopar (E), Mumbai - 400 077, being the Developer (hereinafter referred to as the "Attorney") as our true and lawful attorney in our name and on our behalf to do all or any of the acts, deeds, matters and things in respect of the said Property, at the sole cost and expenses of the Attorney more particularly described in the Schedule hereunder written, as follows:

To make prepare and/or cause to be made and prepared as such layouts, plans, specifications, designs, maps, construction etc. for the development or re-development of the said Property and to submit the same to the Municipal corporation of Greater Mumbai, Collectors, RERA, Town Planning, etc. for obtaining approval (including I.O.D, & C. C., Occupation and Building Completion Certificates) of the same and to apply and to submit proposals from time to time for the amendments or modification or variations or alterations of the said layout, building plans, permissions, sanctions, approvals, etc., in respect of the new building to be erected and/or to be constructed or constructed on the said Property to the said Municipal Corporation of Greater

Handwritten initials and marks on the left margin.

Handwritten signatures and initials: MM 9/11/21, and another signature.

For Niharika Co-operative Housing Society Ltd.			For V. K. Developers		
M	awf	[Signature]	[Signature]	[Signature]	[Signature]

करल - ५  
करल क्र. २६६ / २०२४  
११७ / १६०

करल - १ IV  
३४९E १३ २०  
२०२३

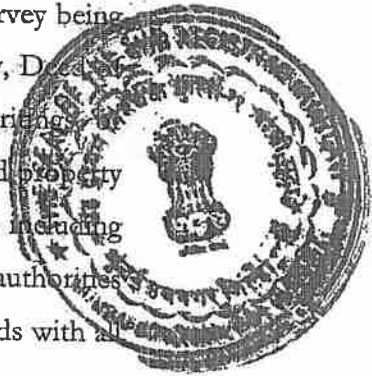
Mumbai and/or any other concerned authorities and / or Government of Maharashtra and / or local bodies including the Collector, Town Planning, MMRDA and/ or such other relevant statutory authorities, etc. and to get sanction of the same from them and for that purpose to engage the services of any Architect, Engineer, Consultant or any person as may be necessary or advisable at the discretion of our said Attorney in the manner as set out in the said Development Agreement.

To appear and represent in our name and on our behalf before Town Planning and MCGMand/ or such other relevant statutory authorities and to obtain final allotment of the plot and/or permission and sanction for redevelopment / development of the said property.

To get the said property surveyed by all authorities including by surveyors, Architects or S.L.R. authorities and upon such survey being done to execute, with prior written permission of the Society, Deed of Rectification, Supplemental Agreements or any other writing or writing confirming the variation of the area if any, of the said property and to do all necessary acts, deeds, things and matter including presenting and getting such documents registered with the authorities concerned and to get the area accordingly altered in all records with all authorities including Municipal, Revenue, etc.

4. To register the project of redevelopment of the said property with various authorities including RERA authority in such manner, as they may deem fit; however, it shall be sole and absolute responsibility of the Developer to comply with all provisions of RERA.

5. To carry out and observe all the terms and conditions of lay-out, I.O.D., C.C., O.C., B.C.C. and any other order or orders or scheme or schemes passed by any authorities concerned including MCGM etc., authorities including handing over at any time to the authorities concerned on such terms and conditions and may be required by such authorities to construct roads, gardens and to take compensation or benefit of any nature available in respect or lieu thereof as may be permitted by the authorities concerned, and for that purpose to do all



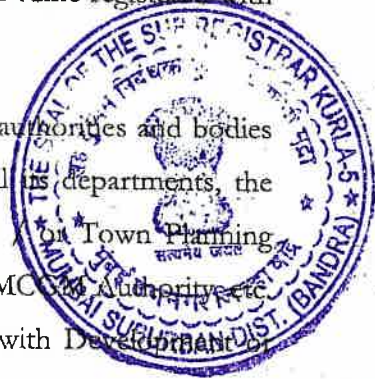
For Niharika Co-operative Housing Society Ltd.			For V. K. Developers		
m					

करल - ५ IV		
3796	97	20
2023		

करल - ५
दस्त क्र. ELLD/2028
9/1/960

acts, deeds, things and matters and to sign, execute deliver any undertakings, declarations, affidavits, bonds, documents, etc. as may be required by the authorities concerned and get the same registered with the concerned Sub-registry.

6. To carry on correspondence with all concerned authorities and bodies including the Government of Maharashtra in all its departments, the Municipal Corporation of Greater Mumbai and its Town Planning Department and / or other authorities and / or MCOA Authority etc. and other concerned authorities in connection with Development and re-development of the said property.



and represent before all concerned authorities and parties including Municipal and/ or such other relevant statutory authorities, Director of Commissioner of Income Tax, Collector of the Land Revenue and Assessor of Municipal Rates and Taxes, Commissioner of Police and Municipal Officers, etc. as may be necessary in connection with Development or re-development for the grant or renewal of license / permit or for other purpose as may be necessary under local Acts or Rules and Regulations or before any Public or Government Officer or authority whomsoever.

8. To appoint from time-to-time Architects, R.C.C. consultants, Contractors and other personnel and workmen for carrying out the development or re-development of the said property as also construction of building thereon and to pay their fees, salaries and / or wage.
9. To pay various deposits to the Municipal Corporation of Greater Mumbai and other concerned authorities as may be necessary for the purpose of carrying out the development or re-development work on the said property and construction of the structures or building thereon and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipts in our name and on our behalf in connection with the refund of such deposits.

For Niharika Co-operative Housing Society Ltd.			For V. K. Developers		
M	any	[Signature]	[Signature]	[Signature]	[Signature]

करल - ५
दस्ता क्र. २६६० / २०२४
१२१ / १९६०

करल - १	IV
३४१६	१५ २०
२०२३	

To approach the Maharashtra Government in all its departments and its officers as also the Municipal Corporation of Greater Mumbai in all its departments and the Officers; including the Hydraulic Engineer, City Engineer or Dy. City Engineer, Executive Engineer (Building Proposals) under any scheme and all other concerned officers and all other concerned authorities for the purpose of obtaining of various permission and other service connections and no objection certificates (including water connections and electricity connections) for carrying out and completing the development and / or re-development of the said property.



To apply for and obtain water connections and gas connections for the building to be constructed on the said property and drains, occupation and Completion Certificates and other certificates in respect of the said building or any part or parts thereof and relating to the said property from the Municipal Corporation of Greater Mumbai and other concerned authorities.



12. To make necessary representation to the Adani Electricity Mumbai Ltd. or the Mahanagar Telephone Nigam Limited, Mahanagar Gas Ltd. and other concerned authorities to obtain and to install electric power or supply electric Transformer and cables, Telephone Cables, sewerage, roads etc. upon or to the said property and the building existing and / or constructed thereon.
13. To make necessary representations including filing of complaints and to appear before Assessors and collectors, Municipal corporation of Greater Mumbai and other concerned authorities in regard to the fixation of ratable value in respect of the building or structures or any part thereof on the said property and / or any portion thereof by the Assessor and Collector, Municipal corporation of Greater Mumbai.
14. To sign and execute and / or give such letters and writings and / or undertakings, Indemnity Bond and / or indemnities as may be required from time to time by Municipal Corporation of Greater Mumbai and / or other concerned authorities for the purpose of carrying out the

For Niharika Co-operative Housing Society Ltd.			For V. K. Developers		
m					



करल - १ IV		
379E	9E	20
२०२३		

करल - ५
दस्त क्र. ६६०/२०२४
०३०/१६०

development or re-development work in respect of the said property as also in respect of the construction of the building thereon and also for obtaining Commencement Certificate, Occupation Certificates and / or building s completion certificates in respect of the said building or any part or parts thereof and also to lodge such documents with the sub-registrar of Assurance, Mumbai and to admit execution thereof and to pay necessary fees and also to apply and obtain Index II and certified copies of such documents.



15. To approach the Municipal Corporation of ~~the~~ Mumbai Government of Maharashtra and all concerned authorities for the purpose of obtaining release of any portion of the said property and / or ~~the~~ thereon from "reservation" if any.



To enter into any seal, executed and perform any or all acts and deeds to deliver any instruments, deeds, documents and papers for the purpose set out in these presents in respect of the said property.

17. To sign any agreements for sale of flats or other premises in the new building to be constructed on the said Property and coming to the Developer's Area as defined in the said Development Agreement and to sign and execute the same on our behalf as Confirming Party if required. PROVIDED that We, as Confirming Party, are not responsible for any terms and conditions so agreed between the Developer and the new flat purchasers in the Agreement for Sale and Sale Deed, save as required to be complied by us under the Development Agreement.
18. To present any agreements or documents executed on our behalf as Confirming Party if required for registration, and to admit execution before the Sub- Registrar of Assurances having authority for and get the same registered.
19. To make necessary application under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation or for obtaining compensation of any kind and for that purpose to sign or execute such applications, writings and undertakings

For Niharika Co-operative Housing Society Ltd.			For V. K. Developers		
M	awf				

करल - ५
दस्तावेज क्र. २२८/२०२४
१३१/१६०

करल - १	IV
३०९६	१०
२०२३	

as may be required and to prefer an appeal from the order of the Competent Authority/Land Acquisition Officers, etc.

20. To Represent us and/or apply to and/or obtain any NOC and/or Permission, as required, for the height of the said New Building Civil Aviation Department and/or Airport Authority and/or Government and/or Any Concerned Authorities.



To apply to the controller of Cement and Steel and any other concerned authorities for the purpose of making application for procuring cement and steel and other material and that purpose to give such undertaking or execute such documents and applications as also to correspond with them and do such acts, matters and things as the Attorneys may think fit and proper for the purpose of developing and / or re-developing the said property.



22. To perfect our title and / or of the Developer / nominees to the said property in all respect.
23. To attend to, manage, look after, watch examine and take care of the said property or any part or portions thereof regularly at all time and to prevent any encroachments, trespassers, and / or unauthorized constructions thereof being made hereafter and / or erected or constructed by any person or persons or body incorporate of firm, etc. on the said property or any part or portion thereof to take all effective steps for removing the same and / or to remove and pull down the same and take all preventive measures, appropriate action and legal proceedings against the concerned person or persons or body incorporate or firms etc.
24. To negotiate or to arrive with any arrangements with the member or occupants or trespassers or any other person or persons in the structure on the said property for the purpose of obtaining possession of the tenements and / or for vacating the premises in their use and occupation and /or to pay compensation and obtain vacant possession of the premises from them and to sign and execute the necessary agreement and / or writing in that behalf and if required to lodge,

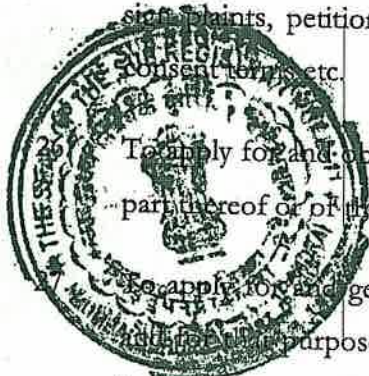
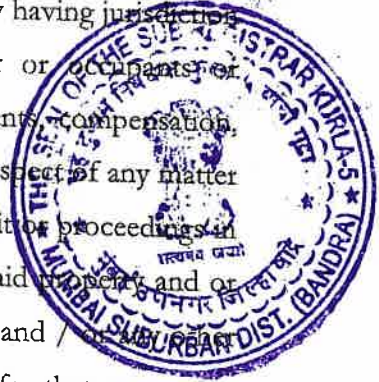
For Niharika Co-operative Housing Society Ltd.			For V. K. Developers		
m	awf				

करल - १ IV		
337E	9C	70
2023		

करल - ५
दस्त क्र. EELV/2028
992/960

register admit etc. the same with any competent Authority / concerned Register or Sub- Registrar.

25. To file the necessary proceedings in the court of law having jurisdiction for the purpose of: ejection of such member or occupants or trespasses or members for recovery from them rents, compensation, damages, costs, etc. and any other relief or in any respect of any matter relating to the said property and / or defend any suit or proceedings in any court in respect of any matter relating to the said property and or defend on our behalf and to submit consent terms and / arrangements as they may deem fit and proper and for that purpose to sign plaints, petitions, applications, written statements and affidavits, consent terms etc.



To apply for and obtain Index II in respect of the said property or any part thereof or of the building or flats.

To apply for and get our name recorded in property cards, plans etc. and for that purpose to appear and represent us before all authorities including the Collector, Town Planning authority, Municipal Corporation of Greater Mumbai, Talathi, etc. and to sign and execute declarations, affidavits, undertakings, Indemnities etc. on our behalf.

28. To take all necessary steps so that it becomes possible and convenient to use F.S.I., potential of plot and total permissible T.D.R. or incentive F.S.I. or more available F.S.I. on the said property.

29. To insure the said property against damage, fire, tempest, riots, civil commotion, floods, earthquakes or otherwise as our said attorney may think fit and proper.

30. To appear for and represent our trust and in connection with or in relation to the said property before all Municipal bodies, corporation, Improvement Trust, Railways, Airways, Roadways, travel agents, chamber of Commerce and Industry, Controller of Patents, in all Collectorate, Treasury, Revenue offices, Settlement Offices, before any Magistrate and all courts having civil, criminal, original or appellate,

For Niharika Co-operative Housing Society Ltd.			For V. K. Developers		
M	any	[Signature]	E.	[Signature]	[Signature]

करल - ५  
 वक्र क्र. ६६६ / २०२४  
 १३३ / १६०

करल - १ IV  
 ३४९६ १६ २०  
 २०२३

divisional or special jurisdiction, including Jurisdiction of any High court, under Article 226 or 227 of the constitution of India, before the Supreme court of India, before any tribunal of arbitration or other tribunal or judicial authority, gift tax, wealth tax estate duty, Charity commissioner, Police Stations or Police officers, S.L.R. offices, city survey offices Fire Departments / officers, Aviation Department, electricity departments/ P.W.D. and other authorities and in all other government or Semi Government offices and departments in relation to the affairs of the said property or any part thereof or ourselves for any purpose or any part or portion thereof.



To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals, in any court anywhere within or outside India including International court in its Civil, Criminal, Revenue, Revision or before any Tribunal of arbitration or industrial court, collectors of land revenue, tahsildars, mamlatdars, S.L.R.s, Municipal, RERA authority, M.R.T.P., M.M.R.D. and/ or such other relevant statutory authorities, Police, Stamp, Public works, Posts and telegraphs, income tax, wealth tax, expenditure tax, estate duty, sales tax, Charity commissioner, Judges, Magistrates, Judicial, Revenue officers and other officers, Banks Public institutions or Companies or persons or person and all other Government or Semi-Government offices and departments and to issue or accept services of all summons, writs or proceedings or processes and to do all acts, matters and things as may be necessary in connection therewith and also if thought fit to settle or compromises, refer to arbitration, abandon, submit to judgment or become non-suited.



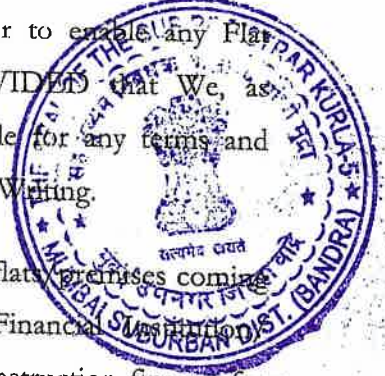
32. To sign and execute such deeds, documents, writings and No objection certificates, if required, in favor of any Bank/Financial Institution/ Housing Finance Company in order to avail construction finance for redevelopment of the said Property. PROVIDED that We, as Confirming Party, shall not be responsible and/or liable for any terms and condition in any construction finance agreement/loan agreement entered into/executed by the Developer.

For Niharika Co-operative Housing Society Ltd.			For V. K. Developers		
m	ewb				

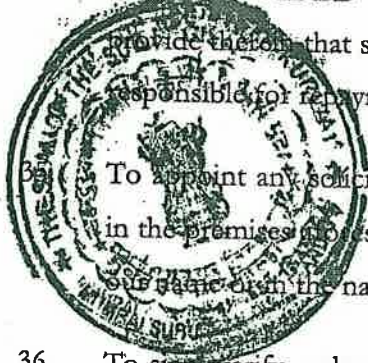
करल - ५  
दस्त क्र. २६६/२०२४  
१३४/१६०

करल - ५  
33. 20 12  
३०३३

To sign and execute such deeds, documents, writings and no objection certificates, if required, in favor of any Bank/Financial Institution/Housing Finance Company in order to enable any Flat Purchaser to avail of a housing loan. PROVIDED that We, as Confirming Party, are not responsible and liable for any terms and condition agreed in any said Document, Deed or Writing.



34. To mortgage, dispose or create charge over the flats/premises coming to the Developer's Area in favor of Bank/Financial Institution/Housing Finance Company in order to avail construction finance for redevelopment of the said Property and for that purpose execute such deeds, documents and writings as may be necessary or required by them. PROVIDED that such deeds and documents shall expressly provide that such Bank/Institution, shall not hold us personally responsible for repayment of their dues.



To appoint any solicitor or advocate or lawyer to prosecute or defend in the premises of said or any of them as occasion may arise either in our name or in the name of the Developer and the said attorney.

36. To sign, verify and execute plaints, written statements, counter claims, appeals, revision, reviews, applications, affidavits, authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suit, action, appeal and proceeding of any kind whatsoever in any court of law or equity whether of original, appellate or provisional jurisdiction or judicial authority established by lawful Authority including and to do all acts and appearances and applications in any such court or courts or authority or authorities aforesaid in any suit action, appeal or proceedings before brought or commenced and to defend, answer or oppose the same or suffer judgment or decrees to be bad, given taken or pronounced in any such suit actions appeals, proceedings and to execute decrees as the said Attorney shall be advised or think proper.

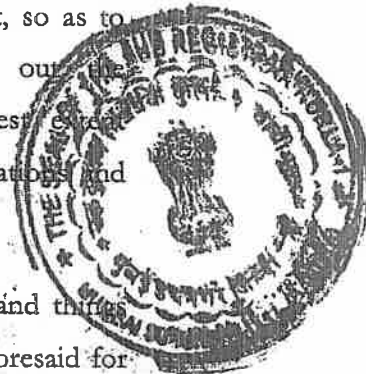
For Niharika Co-operative Housing Society Ltd.			For V. K. Developers		
M	अध्यक्ष				

करल - ५  
 दस्ता क्र. २६६/२०२४  
 १३५/१६ ३७

करल - १ W  
 ३४९६ २१ ३०  
 २०२३

To receive from any court or any officer thereof ~~or from any person,~~ firm or body corporate amounts due and payable to us/our trust either singly or jointly with other or any account whatsoever and to give, sign and execute all papers, receipt, releases and discharges for the same.

38. The Powers and authorities conferred upon the said Attorneys under this Power of Attorney and all the provisions of this Power of Attorney shall be construed in the broad manner, though it will be applicable for the purpose of the acts necessary for the redevelopment of the society premises as stipulated in the said agreement, so as to enable the said Attorneys/ the Developer to carry out the redevelopment work on the said Property to the fullest extent permissible under the relevant applicable laws, rules, regulations and bye-laws.



39. Generally to do and perform all acts, deeds and matters and things necessary and convenient for all or any of the purposes aforesaid for giving full effect to the authorities hereinabove contained as fully and effectually as we could in person do and for the better doing, performing and executing all the matters and things aforesaid and hereby grant up to said Attorney full powers and absolute authority to substitute and appoint in his or their place and stead on such terms as he or any of them shall deem fit one or more Attorney to exercise all or any of the such appointment from time to time and to substitute or appoint any other or others in place of such Attorney or Attorneys as the said Attorney shall from time to time think fit and proper, and all such powers exercised by the said Attorney, their substitute or substitutes.

40. And We hereby agree to ratify and confirm all and whatsoever other act or acts said Attorney or substitute/s shall lawfully do, execute or perform or cause to be done executed or performed in connection with the development or re-development or the said property under and by virtue of this deed notwithstanding no express power in that behalf in hereunder provided.

For Niharika Co-operative Housing Society Ltd.			For V. K. Developers		
m	awv			2	

करल - १			IV
3898	22	10	
2028			

करल - ५
दस्त क्र. 222/2028
१३६/१६०

**THE SCHEDULE ABOVE REFERRED TO AS UNDER**

All that piece and parcel of land bearing CTS No. 4733 of Village Ghatkopar-Kirol, admeasuring 1,048.50 sq. mtrs or thereabouts, bearing Plot No. 26 situated at Rajawadi Road No. 3, Opposite Rajawadi Garden, Ghatkopar (E), Mumbai - 400 077 along with building standing thereon known as "Bhaveshwar Chhaya" ("Old Building") comprising of ground and 2 (Two) upper floors, and bounded as follows:

- On or towards the west:** Rajawadi Road No. 6
- On or towards the South:** Land bearing CTS No. 4732A along with building standing thereon Bhaveshwar Maya
- On or towards the East:** Land bearing CTS No. 4734 along with building known as Park View
- On or towards the North:** Rajawadi Road.No.3



For Niharika Co-operative Housing Society Ltd.			For V. K. Developers		
M	2028				

करल - ५  
 दस्त क. २६१/२०२४  
 १३६/१६४

SIGNED SEALED AND DELIVERED ]

the within named "DEVELOPER" ]

V. K. DEVELOPERS ]

In token of acceptance ]

Through their Partner ]

(i) Mr. Naresh Amratlal Shah ]

**For V. K. DEVELOPERS**

*Naresh Shah*

**PARTNER**



(ii) Mr. Karan Naresh Shah ]

**For V. K. DEVELOPERS**

*Karan Shah*

**PARTNER**

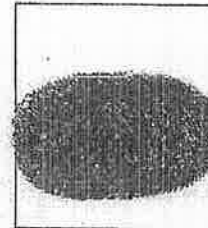


(iii) Mr. Viral Naresh Shah ]

**For V. K. DEVELOPERS**

*Viral Shah*

**PARTNER**



करल - ५ IV  
 ३३९६ २५ ४९  
 २०२३



For Niharika Co-operative Housing Society Ltd.			For V. K. Developers		



करल - ५  
 दस्त क्रं. २६७/२०२४  
 २२६/१७००

करल - १ IV  
 ३०९६ २३ २०  
 २०२३

IN WITNESS WHEREOF, the parties hereunto set and subscribed their respective signatures on the day and the year first hereinabove referred.

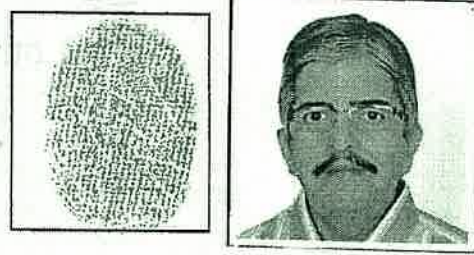
SIGNED AND DELIVERED  
 By the within named "THE SOCIETY"  
 THE NIHARIKA CO-OPERATIVE  
 HOUSING SOCIETY LIMITED,  
 through its Authorised Signatory



For Niharika Co-op. Hsg. Soc. Ltd.  
 (i) Mr. Mahesh M. Shah, The Secretary  
 Treasurer Chairman Secretary



(ii) Mr. Anil K. Bhatnagar, The Member  
 Treasurer Chairman member Secretary



(iii) Mr. Lalit P Tejwani, The Treasurer  
 For Niharika Co-op. Hsg. Soc. Ltd.  
 Treasurer Chairman Secretary



In pursuance of the Resolution  
 dated 08.01.2023  
 adopted by its Special General Body Meeting ]  
 of the Society in the presence of ..... ]

- 
- 



For Niharika Co-operative Housing Society Ltd.			For V. K. Developers		

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 3415/2023

नोदणी :

Regn:63m

23/02/2023	करल - ५
दस्त क्र. ६६६०/२०२४	
१२१/१९६	

गावाचे नाव : घाटकोपर

करल - ५	२४	२०
३७९६		
२०२३		

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) नोवदला	95314000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	109674500

(4) मू.मामून, सादरिस्ता व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: जमीन व बांधकाम,मोजे घाटकोपर-किरोळ,सी.टी. एस. नं.नं.4733,प्लॉट नं.26,क्षेत्रफळ 1048.50 चौ. मीटर व त्यावरील बांधकाम,भावेश्वर छाया,दि निहारिका को.ऑप.हौ.सो.लि.,प्लॉट नं.26,राजावाडी गार्डन समोर,राजावाडी रोड नं. 3,घाटकोपर पूर्व,मुंबई - 400077. सवर दस्त दिनांक: 09/02/2023 रोजी मुद्रांक जिन्हाधिकारी,कुर्ला यांचे कार्यालयात प्रकरण क्र. ADJ/1100901/57/2023/K/122/23 वर म. सु. अ. 1958 च्या अनुसुची 1 मधील अनुच्छेद 5(g-a)अन्वये बाजारभाव रु.10,96,74,500/- अधिक अनुच्छेद 54 अन्वये Security Flat Value रु.2,61,72,000/- व नोवदला रु.9,53,14,000/- नुसार मुद्रांक शुल्क रु.56,15,000/- भरून दस्त अभिनिर्णीत केलेला आहे.( ( C.T.S. Number : 4733 ; ) )

(5) क्षेत्रफळ

1) 1048.50 चौ.मीटर

(6)आकारणी किंवा मुंडी देण्यात असेल तेव्हा.

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

- 1): नाव:-दि निहारिका को.ऑप.हौ.सो.लि. तर्फे सेक्रेटरी महेश एम. शाह वय:-75; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAABT7321H
- 2): नाव:-दि निहारिका को.ऑप.हौ.सो.लि. तर्फे मॅबर उदयन ए. भट्ट वय:-72; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAABT7321H
- 3): नाव:-दि निहारिका को.ऑप.हौ.सो.लि. तर्फे ट्रेझरर ललित पी. तेजवानी वय:-57; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAABT7321H
- 4): नाव:-मान्यता देणार - विमल आर. सोनेजी वय:-73; पत्ता:-प्लॉट नं: प्लॉट नं.2, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AADPS7867C
- 5): नाव:-मान्यता देणार - ललितकुमार बी. सेठ वय:-68; पत्ता:-प्लॉट नं: प्लॉट नं.2, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAMP89826M
- 6): नाव:-मान्यता देणार - हर्षा बी. राजकोटिया वय:-65; पत्ता:-प्लॉट नं: प्लॉट नं.3, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAHI2PK8590E
- 7): नाव:-मान्यता देणार - ललित पी. तेजवानी वय:-57; पत्ता:-प्लॉट नं: प्लॉट नं.4, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAPT1966A
- 8): नाव:-मान्यता देणार - किशोर पी. तेजवानी वय:-59; पत्ता:-प्लॉट नं: प्लॉट नं.4, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AKLPT4157C
- 9): नाव:-मान्यता देणार - एम. जी. दोशी एच यु एफ तर्फे कर्ता उपेन एम. दोशी वय:-63; पत्ता:-प्लॉट नं: प्लॉट नं.5, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAHHM5455Q
- 10): नाव:-मान्यता देणार - भवन डी. यादव वय:-77; पत्ता:-प्लॉट नं: प्लॉट नं.6, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABSPY6242K
- 11): नाव:-मान्यता देणार - उदयन ए. भट्ट वय:-72; पत्ता:-प्लॉट नं: प्लॉट नं.7, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AADPB5316P
- 12): नाव:-मान्यता देणार - अभिलाषा यु. भट्ट वय:-70; पत्ता:-प्लॉट नं: प्लॉट नं.7, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ALAPB0205H
- 13): नाव:-मान्यता देणार - हर्षा के. ठक्कर वय:-64; पत्ता:-प्लॉट नं: प्लॉट नं.8, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAEPT1272H
- 14): नाव:-मान्यता देणार - कश्यप के. ठक्कर वय:-41; पत्ता:-प्लॉट नं: प्लॉट नं.8, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AEDPT8772M

2/23/23 1:14 PM

करल - १		
3598	23	20
2023		

Index-II

करल - ५
दस्त क्र. EELV/2023
980/160

- 15): नाव:-मान्यता देणार - अमित के. शाह वय:-50; पत्ता:-प्लॉट नं: फ्लॅट नं.9, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ANUPS6481N
- 16): नाव:-मान्यता देणार - यतिन के. शाह वय:-52; पत्ता:-प्लॉट नं: फ्लॅट नं.9, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ARXPS7807F
- 17): नाव:-मान्यता देणार - अमृतलाल पी. शाह वय:-84; पत्ता:-प्लॉट नं: फ्लॅट नं.10, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AABPS93856K
- 18): नाव:-मान्यता देणार - रूपा यु. दोशी वय:-61; पत्ता:-प्लॉट नं: फ्लॅट नं.11, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAEPD8547R
- 19): नाव:-मान्यता देणार - उषा एम. दोशी वय:-56; पत्ता:-प्लॉट नं: फ्लॅट नं.11, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ADUPS8933C
- 20): नाव:-मान्यता देणार - उपेन एम. दोशी वय:-63; पत्ता:-प्लॉट नं: फ्लॅट नं.12, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AABPD7490G
- 21): नाव:-मान्यता देणार - उषा एम. दोशी वय:-56; पत्ता:-प्लॉट नं: फ्लॅट नं.12, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ADUPD0933C
- 22): नाव:-मान्यता देणार - हिनेश एम. चोरा वय:-51; पत्ता:-प्लॉट नं: फ्लॅट नं.12 ए, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAPV6064H
- 23): नाव:-मान्यता देणार - हिनेश एस. चोरा वय:-51; पत्ता:-प्लॉट नं: फ्लॅट नं.14, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAAPV6064H
- 24): नाव:-मान्यता देणार - बिमल बी. सोनी वय:-53; पत्ता:-प्लॉट नं: फ्लॅट नं.15, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ALMPS3062M
- 25): नाव:-मान्यता देणार - दिनेशकुमार एम. शाह वय:-73; पत्ता:-प्लॉट नं: फ्लॅट नं.16, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAMPS3274N
- 26): नाव:-मान्यता देणार - अजय मेहुता वय:-64; पत्ता:-प्लॉट नं: फ्लॅट नं.17, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ABKPM4865A
- 27): नाव:-मान्यता देणार - महेश एम. शाह वय:-75; पत्ता:-प्लॉट नं: फ्लॅट नं.18, माळा नं: -, इमारतीचे नाव: भावेश्वर छाया, दि निहारिका को.ऑप.हौ.सो.लि., ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAMPS3273M



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

- 1): नाव:-मेसर्स व्ही. के. डेव्हलपर्स तर्फे भागीदार नरेश ए. शाह वय:-66; पत्ता:-प्लॉट नं: 603, ए-विंग, माळा वा मजला, इमारतीचे नाव: दामजी शामजी कॉर्पोरेट स्केअर, लक्ष्मी नगर, ब्लॉक नं: नेक्स्ट टू कॅनारा बिझनेस सेंटर, मेलविल इस्टेट, रोड नं: ऑफ. जी. ए. लिंक रोड, पंतनगर, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AAFFV6719A
- 2): नाव:-मेसर्स व्ही. के. डेव्हलपर्स तर्फे भागीदार करण एन. शाह वय:-39; पत्ता:-प्लॉट नं: 603, ए-विंग, माळा नं: 6 वा मजला, इमारतीचे नाव: दामजी शामजी कॉर्पोरेट स्केअर, लक्ष्मी नगर, ब्लॉक नं: नेक्स्ट टू कॅनारा बिझनेस सेंटर, मेलविल इस्टेट, रोड नं: ऑफ. जी. ए. लिंक रोड, पंतनगर, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AAFFV6719A
- 3): नाव:-मेसर्स व्ही. के. डेव्हलपर्स तर्फे भागीदार विरल एन. शाह वय:-34; पत्ता:-प्लॉट नं: 603, ए-विंग, माळा नं: 6 वा मजला, इमारतीचे नाव: दामजी शामजी कॉर्पोरेट स्केअर, लक्ष्मी नगर, ब्लॉक नं: नेक्स्ट टू कॅनारा बिझनेस सेंटर, मेलविल इस्टेट, रोड नं: ऑफ. जी. ए. लिंक रोड, पंतनगर, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AAFFV6719A

(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2023
(10)दस्त नोंदणी केल्याचा दिनांक	23/02/2023
(11)अनुक्रमांक,खंड व पृष्ठ	3415/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	5615000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त

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

## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100901/57/23/K/122/23	-	5615000	SD		
2		DHC		1602202307968	800	RF	1602202307968D	16/02/2023
3		DHC		1602202307758	2000	RF	1602202307758D	16/02/2023
4		eChallan		MH015238933202223E	30000	RF	0007682802202223	16/02/2023

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

करल - ९  
दस्त क. २२६/२०२३  
१४१/१६०



करल - ९ IV  
३१९६ २७ २०  
२०२३



करल - १		
389E	20	10
२०२३		

करल - ५
दस्त क्र. २६५/२०२४
782/400



करल - ५  
 वस्तु क्र. EELV/2028  
 १६३/१६०

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA

V K DEVELOPERS

31/01/2006  
 Permanent Account Number

AAFFV6719A

करल - १  
 ३१९६ २९ ३९  
 २०२३



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA

NARESH AMRATLAL SHAH  
 AMRATLAL PRANJIVAN SHAH

22/06/1956  
 Permanent Account Number

AAVPS2055E

*Signature*



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA

KARAN NARESH SHAH  
 NARESH AMRATLAL SHAH

20/12/1983  
 Permanent Account Number

APOPS5429J

*Signature*

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card

BIPPS6301A

नाम / Name  
 VIRAL NARESH SHAH

पिता का नाम / Father's Name  
 NARESH AMRATLAL SHAH

जन्म की तारीख / Date of Birth  
 28/10/1988


20/05/2017

*Signature*

*Signature*

करल - ५  
 दस्त क्र. २६८८/२०२४  
 १४/१९९०


भारत सरकार  
 GOVERNMENT OF INDIA



नरुष अमरतल शाह  
 Narush Amratlal Shah

जन्म वर्ष / Year of Birth : 1990  
 पुरुष / Male

8904 0905 7862



*Handwritten signature*

करल - १  
 389E 30 10  
 2023

सांभान्य माणसाचा अधिकार



भारत सरकार  
 Government of India



करण नरुष शाह  
 Karan Narush Shah

जन्म तारीख / DOB : 20/12/1993  
 पुरुष / Male

3327 1093 3610



*Handwritten signature*



झे आधार, माझी ओळख

भारत सरकार  
 Government of India



विरल नरुष शाह  
 Viral Narush Shah

जन्म तारीख / DOB : 28/10/1998  
 पुरुष / Male

7430 1265 7172



*Handwritten signature*

माझे आधार, माझी ओळख

करल - ५  
 दस्त क्र. २६६० / २०२४  
 १२५ / १९६०

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
 AAAB7321H

THE MANHARLAL CO. OF HOUSING SOCIETY LIMITED

29/07/1963

करल - १  
 ३१९६ ३१ २०  
 २०२३



आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
 AAMPS3273M

नाम / Name  
 MAHESH MANHARLAL SHAH

पिता का नाम / Father's Name  
 MANHARLAL SUKHLAL SHAH

जन्म की तिथि / Date of Birth  
 27/05/1947

हस्ताक्षर / Signature  
 M M Shah



आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

UDAYAN ANANTRAI BHATT  
 ANANTRAI JWANLAL BHATT  
 11/07/1950

Permanent Account Number  
 AADPE531CP

हस्ताक्षर / Signature  
 Udayan

स्थायी लेखा संख्या कार्ड  
 PERMANENT ACCOUNT NUMBER  
 AAAPT1906A

नाम / NAME  
 LALIT PRITAMDAS TEJWANI

पिता का नाम / FATHER'S NAME  
 PRITAMDAS GHANSHAMRAS  
 TEJWANI

जन्म तिथि / DATE OF BIRTH  
 07-11-1965

हस्ताक्षर / Signature  
 Lalit

आयकर विभाग (पंजीति)  
 DIRECTOR (REGISTRATION) INCOME TAX DEPARTMENT

*Tejwani*



करल - ५  
दस्त क्र. ९६५/२०२४  
१६६/१५६०

करल = ५  
३५९६  
२०२३



करल - ५

दस्त क. एडव / 2028

१४६ / १६०



भारत सरकार  
GOVERNMENT OF INDIA



प्रशांत शान्तराम पाटील  
Prashant Shantaram Patil  
जन्म वर्ष / Year of Birth : 1972  
पुरुष / Male



6411 4756 0613

आधार - सामान्य माणसाचा अधिकार



*Prashant Patil*

करल - १ IV

3379E 33 20

2023



भारत सरकार  
Government of India



मनोज दत्तात्रय पाटील  
Manoj Dattatray Patil  
जन्म तारीख/DOB: 07/06/1973  
पुरुष/ MALE



4044 2004 2073

VID : 9193 9261 3866 2711

माझे आधार, माझी ओळख

करल - ५
दस्त क्र. ९६६/२०२४
१५/१५

करल - १	IV
३१९६	३४ ४४
२०२४	



करल - ५  
करल क्र. ६६६ / २०२४  
- १४१ / १६०

भारत सरकार  
GOVERNMENT OF INDIA



प्रशांत शान्तराम पाटील  
Prashant Shantaram Patil  
जन्म वर्ष / Year of Birth : 1972  
पुरुष / Male



6411 4756 0613

आधार - सामान्य माणसाचा अधिकार



करल - १ 127  
389E 33 20  
2023



भारत सरकार  
Government of India



मनोज दत्तात्रय पाटील  
Manoj Dattatray Patil  
जन्म तारीख/DOB: 07/06/1973  
पुरुष/ MALE



4044 2004 2073

VID : 9193 9261 3866 2711

माझे आधार, माझी ओळख

369/3416

गुरुवार, 16 फेब्रुवारी 2023 5:35 म.नं.

दस्त गोशवारा भाग-1

करल1

दस्त क्रमांक: 3416/2023

दस्त क्रमांक: करल1 /3416/2023

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. करल1 यांचे कार्यालयात

अ. क्र. 3416 वर दि.16-02-2023

रोजी 5:29 म.नं. वा. हजर केला.

पावती:3853

सादरकरणाचे नाव: दि.निहारिका को.ऑप.ही.सो.लि. तर्फे  
सेक्रेटरी महेश एम. शाह

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पृथांची संख्या: 40

900.00

दस्त हजर करणाऱ्याची सही:

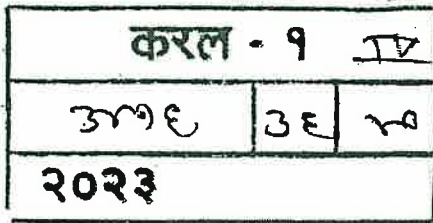
सह. दर्याम निबंधक  
दु. निबंधक कुर्ला 1  
कुर्ला-१ (वर्ग-२)

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबीहून अन्य असा एकाच संख्येचे मुद्रांक किंवा अतिरिक्त किंवा अधिक व्यक्तीस काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्रं. 1 16 / 02 / 2023 05 : 29 : 31 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 16 / 02 / 2023 05 : 30 : 57 PM ची वेळ: (फी)





दस्त गोषवारा भाग-2

करल 1

दस्त क्रमांक:3416/2023

16/02/2023 5:46:52 PM

करल - 4  
दस्त क्रमांक: करल1/3416/2023

दस्ताचा प्रकार: कुलमुखत्यारपत्र

अनु क्र. 1

पक्षकाराचे नाव व पत्ता  
नाव:वि.निहारिका को.ऑप.ही.सो.लि. तर्फे सेक्रेटरी महेश एम. शाह  
पत्ता:प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट  
नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3,  
घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI.  
पिन नंबर:AAABT7321H

पक्षकाराचा प्रकार  
कुलमुखत्यार देणार  
वय :-75  
स्वाक्षरी:-

छायाचित्र



अंगठ्याचा ठसा



2 नाव:वि निहारिका को.ऑप.ही.सो.लि. तर्फे मॅबर उदयन ए. भट्ट  
पत्ता:प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट  
नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3,  
घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI.  
पिन नंबर:AAABT7321H

कुलमुखत्यार देणार  
वय :-72  
स्वाक्षरी:-



नाव:वि निहारिका को.ऑप.ही.सो.लि. तर्फे ट्रेझरर ललित पी.  
तंकीवानी  
पत्ता:प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट  
नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3,  
घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI.  
पिन नंबर:AAABT7321H

कुलमुखत्यार देणार  
वय :-57  
स्वाक्षरी:-



नाव:मेसर्स व्ही. के. डेव्हलपर्स तर्फे भागीदार नरेश ए. शाह  
पत्ता:प्लॉट नं: 603, ए-विंग, माळा नं: -, इमारतीचे नाव: दामजी  
शामजी कॉर्पोरेट स्केअर, लक्ष्मी नगर, ब्लॉक नं: मेलविल इस्टेट, रोड  
नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, मुम्बई.  
पिन नंबर:AAFFV6719A

पाँवर ऑफ अटॉर्नी  
होल्डर  
वय :-66  
स्वाक्षरी:-



5 नाव:मेसर्स व्ही. के. डेव्हलपर्स तर्फे भागीदार करण एन. शाह  
पत्ता:प्लॉट नं: 603, ए-विंग, माळा नं: -, इमारतीचे नाव: दामजी  
शामजी कॉर्पोरेट स्केअर, लक्ष्मी नगर, ब्लॉक नं: मेलविल इस्टेट, रोड  
नं: घाटकोपर पूर्व, मुंबई, महाराष्ट्र, मुम्बई.  
पिन नंबर:AAFFV6719A

पाँवर ऑफ अटॉर्नी  
होल्डर  
वय :-39  
स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुज करतात.

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:प्रशांत पाटील  
वय:50  
पत्ता:9/ए, सावला सदन, आर.सी. मार्ग, चेंबुर, मुंबई  
पिन कोड:400071

स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



2 नाव:मनोज पाटील  
वय:49  
पत्ता:9/ए, सावला सदन, आर.सी. मार्ग, चेंबुर, मुंबई  
पिन कोड:400071

स्वाक्षरी



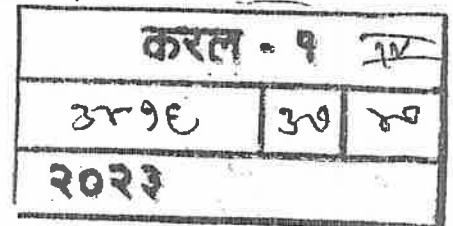
खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव व पत्ता  
1 मेसर्स व्ही. के. डेव्हलपर्स तर्फे भागीदार निशांत एन. शाह  
प्लॉट नं: 603, ए-विंग, माळा नं: -, इमारतीचे नाव: दामजी शामजी कॉर्पोरेट स्केअर, लक्ष्मी नगर, ब्लॉक नं: मेलविल इस्टेट, रोड नं: घाटकोपर  
पूर्व, मुंबई, महाराष्ट्र, मुम्बई.  
AAFFV6719A

सह. दय्यम निबंधक

इ. निबंधक कुला 1

कृ. 1 (ता. 2)  
https://10.246.39/MarathiReports/HTMLreports/HTMLReportSummary2.aspx



2/16/23, 5:45 PM

Summary-2

करल - ५
दस्त क्र. ECU/2023
912 AEO

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VK DEVELOPERS	eChallan	69103332023021318178	MH015239514202223E	500.00	SD	0007683097202223	16/02/2023
2		DHC		1602202308063	800	RF	1602202308063D	16/02/2023
3	VK DEVELOPERS	eChallan		MH015239514202223E	100	RF	0007683097202223	16/02/2023

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

3416 /2023

Know Your Rights as Registrants

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

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)



करल - १ IV		
379E	30	20
2023		





23/02/2023 1 08:29 PM

दस्त गोपवारा भाग-2

करल 1

दस्त क्रमांक:3416/2023

करल क्रमांक: 1/3416/2023

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

दस्त क्र. 1111/2023

अनु क्र. पक्षकाराचे नाव व पत्ता

913

1960

नाव:मेसर्स व्ही. के. डेव्हलपर्स तर्फे भागीदार विरल एन. शाह  
पत्ता:प्लॉट नं: 603, ए-विंग, माळा नं: -, इमारतीचे नाव: दामजी शामजी कॉर्पोरेट स्केअर, लक्ष्मी नगर, ब्लॉक नं: मेलविल इस्टेट, रोड नं: घाटकोपर पुर्व, मुंबई, महाराष्ट्र, मुम्बई.  
पिन नंबर:AAFFV6719A

पक्षकाराचा प्रकार

पावर ऑफ अटॉर्नी

होल्डर

वय :-34

स्वाक्षरी:-

छायाचित्र



अंगठ्याचा ठसा



वरील दस्तऐवज करुन देगार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.  
शिफा क्र.3/ची.क्र. 23 / 02 / 2023 01 : 04 : 37 PM

ओळख:-  
खालील हस्ताक्षर असे निवेदित करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

नाव:प्रशांत पाटील

वय:50

पत्ता: 9/ए, सावला सदन, आर.सी. मार्ग, चेंबुर, मुंबई  
पिन कोड:400071

छायाचित्र



अंगठ्याचा ठसा



नाव:मनोज पाटील

वय:49

पत्ता:9/ए, सावला सदन, आर.सी. मार्ग, चेंबुर, मुंबई  
पिन कोड:400071

स्वाक्षरी



खालील पक्षकाराची कबुली उपलब्ध आहे.

अनु क्र.

पक्षकाराचे नाव व पत्ता

मेसर्स व्ही. के. डेव्हलपर्स तर्फे भागीदार :नरेश ए. शाह

प्लॉट नं: 603, ए-विंग, माळा नं: -, इमारतीचे नाव: दामजी शामजी कॉर्पोरेट स्केअर, लक्ष्मी नगर, ब्लॉक नं: मेलविल इस्टेट, रोड नं: घाटकोपर पुर्व, मुंबई, महाराष्ट्र, मुम्बई.

AAFFV6719A

मेसर्स व्ही. के. डेव्हलपर्स तर्फे भागीदार :करण एन. शाह

प्लॉट नं: 603, ए-विंग, माळा नं: -, इमारतीचे नाव: दामजी शामजी कॉर्पोरेट स्केअर, लक्ष्मी नगर, ब्लॉक नं: मेलविल इस्टेट, रोड नं: घाटकोपर पुर्व, मुंबई, महाराष्ट्र, मुम्बई.

AAFFV6719A

दि निहारिका को.ऑप.हौ.सो.लि. तर्फे सेक्रेटरी :महेश एम. शाह

प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI.

AAABT7321H

दि निहारिका को.ऑप.हौ.सो.लि. तर्फे मॅबर :उदयन ए. भट्ट

प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI.

AAABT7321H

दि निहारिका को.ऑप.हौ.सो.लि. तर्फे ट्रेझरर :ललित पी. तेजवानी

प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI.

AAABT7321H

खालील पक्षकाराची कबुली उपलब्ध आहे.

अनु क्र.

पक्षकाराचे नाव व पत्ता

मेसर्स व्ही. के. डेव्हलपर्स तर्फे भागीदार :नरेश ए. शाह

प्लॉट नं: 603, ए-विंग, माळा नं: -, इमारतीचे नाव: दामजी शामजी कॉर्पोरेट स्केअर, लक्ष्मी नगर, ब्लॉक नं: मेलविल इस्टेट, रोड नं: घाटकोपर पुर्व, मुंबई, महाराष्ट्र, मुम्बई.

AAFFV6719A

मेसर्स व्ही. के. डेव्हलपर्स तर्फे भागीदार :करण एन. शाह

प्लॉट नं: 603, ए-विंग, माळा नं: -, इमारतीचे नाव: दामजी शामजी कॉर्पोरेट स्केअर, लक्ष्मी नगर, ब्लॉक नं: मेलविल इस्टेट, रोड नं: घाटकोपर पुर्व, मुंबई, महाराष्ट्र, मुम्बई.

AAFFV6719A

दि निहारिका को.ऑप.हौ.सो.लि. तर्फे सेक्रेटरी :महेश एम. शाह

प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पुर्व, मुंबई, महाराष्ट्र, MUMBAI.

AAABT7321H

करल - 9

2023



दि निहारिका को.ऑप.हौ.सो.लि. तर्फे मॅबर :उदयन ए. भट्ट  
 प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पूर्व, मुंबई, महाराष्ट्र,  
 MUMBAI.  
 AAABT7321H  
 दि निहारिका को.ऑप.हौ.सो.लि. तर्फे ट्रेडरर :ललित पी. तेजवानी  
 प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.26, राजावाडी गार्डन समोर, रोड नं: राजावाडी रोड नं. 3, घाटकोपर पूर्व, मुंबई, महाराष्ट्र,  
 MUMBAI.  
 AAABT7321H

करल - ९  
 दस्त क्र. ECU/2023  
 १५/१६०

शिका क्र.4 ची वेळ: 23 / 02 / 2023 01 : 04 : 59 PM

शिका क्र.5 ची वेळ: 23 / 02 / 2023 01 : 05 : 09 PM नोंदणी पुस्तक 4 मध्ये

सह. दुय्यम निबंधक

पुस्तक क्र. १ (तर्फा-२)

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	V K DEVELOPERS	eChallan	69103332023021318178	MH015239514202223E	500.00	SD	0007683097202223	16/02/2023
2		DHC		1602202308063	800	RF	1602202308063D	16/02/2023
3	V K DEVELOPERS	eChallan		MH015239514202223E	100	RE	0007683097202223	16/02/2023

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

3416/2023

Know Your Right: as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print Immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)



करल - १ IV		
३४९६	२०	२०
२०२३		



प्रमाणित करण्यात येते कि या दस्तामध्ये  
 एकूण .....३४९६.....२० पाने आहेत.  
 करल-१/ ३४९६ /२०२३  
 पुस्तक क्रमांक १/ क्रमांकावर नोंदला  
 दिनांक : २३/०२/२०२३



सु. भा. म्हासने  
 सह. दुय्यम निबंधक, कुरला-१  
 मुंबई उपनगर जिल्हा

DATED THIS \_\_\_ DAY OF \_\_\_\_\_ 2023

THE NIHARIKA CO-OPERATIVE HOUSING  
SOCIETY LTD. ...GRANTOR

AND

V.K. DEVELOPERS& ORS.  
...ATTORNEYS

**POWER OF ATTORNEY IN  
FAVOUR OF THE DEVELOPER**

M/S. PURNANAND & Co.  
ADVOCATES & SOLICITORS  
FORT CHAMBERS "C", 2<sup>ND</sup> FLOOR,  
65, TAMARIND LANE,  
FORT, MUMBAI - 400 023  
PHONE: +91 22 40178181  
EMAIL: MAIL@PURNANAND.CO.IN

For Niharika Co-operative Housing Society Ltd.			For V. K. Developers		

Office No. 603, 6th Floor, A - Wing  
Damji Shamji Corporate Square Building  
Next to Kanara Business Centre, Melvil Est  
Off Ghatkopar Andheri Link Road  
Pantnagar, Ghatkopar (E), Mumbai - 400 075  
Tel.: +91 22 2508 2727 / 2500 3452  
Email : vkdevelopers@hotmail.com  
Website : www.vkdevelopers.co.in



## AUTHORITY LETTER

करल - ५
दस्त क्र. e EV/2028
१५५ A५०

Whereas M/s. V. K. Developers has entered into a Development Agreement with The Niharika Co-operative Housing Society Ltd. ("Society") dated 16<sup>th</sup> February 2023 duly registered with the office of Sub-Registrar of Assurances under Sr. No. KRL-1/3415/23 for redevelopment of the Society's property for the consideration and on the terms and conditions therein contained. The Society has also issued an Irrevocable Power of Attorney dated 16<sup>th</sup> February 2023 inter alia in favour of M/s. V. K. Developers in order to facilitate the development of the Society's Property. The said Power of Attorney is duly registered with the Sub-Registrar of Assurances under Sr. NO. KRL-1/3416/23.



We, the Partners of M/s. V. K. Developers, on behalf of V. K. Developers hereby authorize (1) Mr. Karan Naresh Shah (Aadhaar : 332710933610), (2) Mr. Viral Naresh Shah (Aadhaar : 743012657172), (3) Mr. Pathik Atul Parekh (Aadhaar : 253145570343) and (4) Mr. Vilas Namdev Ligade (Aadhaar : 582138886136) to act as authorized signatories on behalf of M/s. V. K. Developers (including in the capacity as the Authorized Signatory of M/s. V. K. Developers acting as the Constituted Attorney under the said Power of Attorney dated 16<sup>th</sup> February 2023) to execute any Agreement For Sale and lodge and admit execution of the same before the Sub-Registrar of Assurances on behalf of the Firm and the Society.

For V. K. DEVELOPERS

PARTNER

Mr. Naresh Amratlal Shah

For V. K. DEVELOPERS

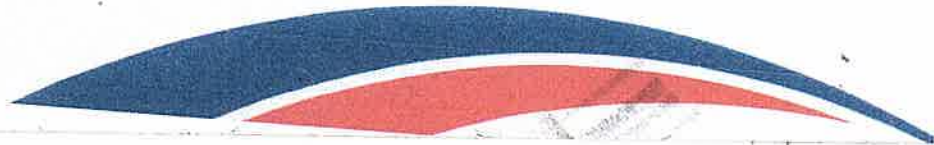
PARTNER

Mr. Karan Naresh Shah

For V. K. DEVELOPERS

PARTNER

Mr. Viral Naresh Shah





करल - ५  
दस्त क्र. EELV/2028  
१५६/१५६०

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

VARUN ANIL KAMDAR  
ANIL JAYANTILAL KAMDAR  
19/04/1988

Permanent Account Number  
**AUOPK1889P**

Signature



४

*V. Anil*



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AATPK0946Q**

नाम / NAME  
**ANIL JAYANTILAL KAMDAR**

पिता का नाम / FATHER'S NAME  
**JAYANTILAL GOPALJI KAMDAR**

जन्म तिथि / DATE OF BIRTH  
**01-05-1952**

हस्ताक्षर / SIGNATURE  
*Anil Kamdar*

आयकर आयुक्त, नासिक  
COMMISSIONER OF INCOME-TAX, NASIK



४ Anil Kamdar

*THE REGISTRAR KURLAS*



करल - ५  
 दस्त क्र. ६६७/२०२४  
 १५७ १५७

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

**भारत सरकार**  
**GOVT. OF INDIA**

**KAMDAR AMI VARUN**  
**RAJENDRA JAYSUKHLAL SANGHVI**

**22/11/1988**  
 Permanent Account Number  
**BIOPS8754E**


*Ami V. Kamdar*  
 Signature



*Ami V. Kamdar*



ADVOCATE  
**Bar Council of Maharashtra & Goa**  
 HIGH COURT, BOMBAY



Name : PAREKH PATHIK ATULKUMAR  
 Residence : GHATKOPAR, Dist. MUMBAI  
 Roll No. : MAH/7854/2010  
 Enrolled On : 07-12-2010  
 Date Of Birth : 14-07-1986  
 119750 B0000015372



*Prakash Pathik*  
 SECRETARY

*Prakash*

**भारत सरकार**  
**GOVERNMENT OF INDIA**

भारत कौशल  
 Bharat Kaushal

जन्म वर्ष / Year of Birth : 1960  
 पुरुष / Male

*Bharat Kaushal*

7915 6333 3661

**आधार — सामान्य माणसाचा अधिकार**

THE GOVERNMENT OF MAHARASHTRA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No : MH03 20010008010 DOI : 01-03-2001  
 Valid Till : 12-03-2024 (NT)

09-04-2019  
 AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
 COV DCV LMV 01-03-2001


DOB : 24-12-1968 BG

Name : SANJAY SHAM  
 S/D/W of : RAVILAL SHAM  
 Add : 403/B PRAKASH BLDG  
 60 FEET ROAD GHATKOPAR  
 MUMBAI  
 PIN : 400077

YAMI MARRA

Signature & ID of Issuing Authority : MH03

Signature/Thumb Impression of Holder



*Sanjay*





520/9687

शुक्रवार, 12 एप्रिल 2024 9:03 म.पू.

दस्त गोषवारा भाग-1

करल5

दस्त क्रमांक: 9687/2024

दस्त क्रमांक: करल5 /9687/2024

वाजार मूल्य: रु. 2,71,93,394/-

मोवदला: रु. 3,36,60,000/-

भरलेले मुद्रांक शुल्क: रु.20,19,600/-

करल - ५  
दस्त क्र. ९६८७/२०२४  
१५४ / १६०

दु. नि. मह. दु. नि. करल5 यांचे कार्यालयात

पावती:10226

पावती दिनांक: 12/04/2024

अ. क्र. 9687 वर दि.12-04-2024

मादरकरणागचे नाव: अनिल जयंतीलाल कामदार

गेजी 9:01 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3200.00

पृष्ठांची संख्या: 160

एकूण: 33200.00

दस्त हजर करणाऱ्याची मठी:

Joint S.R. Kurla-5

सह दुय्यम निबंधक वर्ग २  
कुर्ला क्र. ५  
दस्ताचा प्रकार: करारनामा

Joint S.R. Kurla-5

सह दुय्यम निबंधक वर्ग २  
कुर्ला क्र. ५

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कोठे अत्राच्या हद्दीत किंवा कोणत्याही खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 12 / 04 / 2024 09 : 01 : 26 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 12 / 04 / 2024 09 : 02 : 56 AM ची वेळ: (फी)



### प्रातिज्ञापत्र

प्रस्तुत दस्तऐवज भारतीय नोंदणी अधिनियम १९०८ व महाराष्ट्र नोंदणी नियम, १९६१ अन्वये तत्संबंधी नुसार निष्पादित करून नोंदणीस सादर केलेला आहे. दस्तऐवजासोबत जोडलेली कागदपत्रे, नकाशा व फुलवणी जमादी यांच्या सत्यता व वैधतेबाबतची खात्री जमादारीद्वारे निष्पादन केली असून, त्याची सर्वसंदर्भ जाणवणारी प्रिन्टिंग मशीन आहे. प्रस्तुत हस्तांतरणास केंद्र अथवा राज्य शासनाच्या कोणत्याही अधिनियम/नियम/ अधिसूचना अथवा परिपत्रके यांचे निबंध नाहीत वा उल्लंघन होत नाही.

लिहून देणार

१) *[Signature]*  
२) *[Signature]*

लिहून घेणार

१) Anil Kamda  
२) *[Signature]*

Anil V. Kamda



12/04/2024 9 07:46 AM

दस्ता क्रमांक : करल5/9687/2024  
दस्ताचा प्रकार : करारनामा

करल ५  
दस्त क्र. ९६८ / २०२४  
१५१ १७६०

करल 5  
दस्ता क्रमांक: 9687/2024

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्ययाचित्र	ठसा प्रमाणित
1	नाव: मेसर्स व्ही. के. इन्टरनॅशनल कॉर्पोरेशन, कवुली जवाबा करीता पथीक अतुल पारेग्व पत्ता: प्लॉट नं: ऑफिस एट 603, ए व्हिंग, माळा नं: ., इमारतीचे नाव: दामजी श्यामजी कॉर्पोरेट स्केयर, प्लॉक नं: कनाग विजनेस सेंटरच्या पुढच्या, रोड नं: मेल्बिन इन्स्टेट, लक्ष्मी नगर, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AAFV6719A	लिहून देणार वय :- 37 स्वाक्षरी:-		
2	नाव: दि निहागीका कॉ. ऑप. हौसिंग सोसायटी लिमिटेड नॉर्फे कू. मु. म्हणून करण नरेश शाह नॉर्फे कवुली जवाबा करीता पथीक अतुल पारेग्व पत्ता: प्लॉट नं: ऑफिस एट, माळा नं: ., इमारतीचे नाव: भावेश्वर द्याया, प्लॉक नं: प्लॉट नं. 26, राजावाडी गार्डनच्या समोर, रोड नं: 3rd रोड राजावाडी, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AAABT7321H	मान्यता देणार वय :- 37 स्वाक्षरी:-		
3	नाव: अनिल जयसवाल कामदार पत्ता: प्लॉट नं: वी-4, माळा नं: ., इमारतीचे नाव: मुनिमुव्रत दर्शन, प्लॉक नं: जैन टेम्पल जवळ, रोड नं: नवरोजी लेन, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, मुंबई पिन नंबर: AATPK0946Q	लिहून देणार वय :- 71 स्वाक्षरी:-		
4	नाव: वरुण अनिल कामदार पत्ता: प्लॉट नं: वी-4, माळा नं: ., इमारतीचे नाव: मुनिमुव्रत दर्शन, प्लॉक नं: जैन टेम्पल जवळ, रोड नं: नवरोजी लेन, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, मुंबई पिन नंबर: AUOPK4889P	लिहून देणार वय :- 36 स्वाक्षरी:-		
5	नाव: अमी वरुण कामदार पत्ता: प्लॉट नं: वी-4, माळा नं: ., इमारतीचे नाव: मुनिमुव्रत दर्शन, प्लॉक नं: जैन टेम्पल जवळ, रोड नं: नवरोजी लेन, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: BIOPS8754E	लिहून देणार वय :- 36 स्वाक्षरी:-		

वर्गीय दस्तावेज करत देणार पक्षकारांचा करारनामा चा दस्ता वेवज करत दिल्याचे कवुल करताना,  
शिक्रा क्र. 3 ची वळ: 12 / 04 / 2024 09 : 05 : 48 AM

ओळख:-

खात्रीय इयम असे निवेदीत करताना की ते दस्तावेज करत देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्ययाचित्र	ठसा प्रमाणित
1	नाव: भरत कोशल वय: 60 पत्ता: घाटकोपर पूर्व, मुंबई पिन कोड: 400077	स्वाक्षरी		
2	नाव: संजय शाह वय: 55 पत्ता: घाटकोपर पूर्व, मुंबई पिन कोड: 400077	स्वाक्षरी		

शिक्रा क्र. 4 ची वळ: 12 / 04 / 2024 09 : 06 : 28 AM

शिक्रा क्र. 5 ची वळ: 12 / 04 / 2024 09 : 06 : 54 AM

सह दुय्यम निबंधक वर्ग २  
कुर्ला क्र. ५



## Payment Details

Sl	Purchaser	Type	Verification no/Vendor	Grid/Licence	Amount	Used At	Deface Number	Deface Date
1	MR. ANIL JAYANTILAL KAMDAR	eChallan	02300042024041144235	MH000507540202425E	2019600.00	SD	0000235700202425	12/04/2024
2		DHC		0424118007549	1200	RF	0424118007549D	12/04/2024
3		DHC		0424112707502	2000	RF	0424112707502D	12/04/2024
4	MR. ANIL JAYANTILAL KAMDAR	eChallan		MH000507540202425E	30000	RF	0000285700202425	12/04/2024

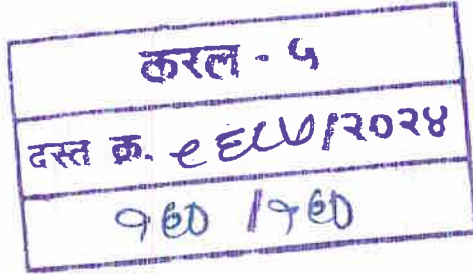
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

9687 /2024

Know Your Registrar Responsibilities

1. Verify sign and verification for correctness through the manual charges (as a seller provide) and e-challan.
2. Verify the amount of the registration.

कुरला-५ वरवीं प्रमाणित करण्येसाठी



प्रमाणित करण्येसाठी घेतलेली या दस्तानाध्ये  
एकूण १६० पाने आहेत.  
पुस्तक क्र. १ करल-५ / eELU / 2024  
या क्रमांकावर नोंदला.  
दिनांक: १२/०४/२०२४



(ई. डी. देवशी)  
सह मुख्य निबंधक वर्ग २ कुरला क्र. ५  
मुंबई उपनगर जिल्हा



12/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 9687/2024

नोदंणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	33660000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	27193394
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं: 1101, माळा नं: 11वा मजला, इमारतीचे नाव: स्काय एस्टेल्ला बिल्डिंग,दि निहारीका सी.एच.एस.एल., ब्लॉक नं: भावेश्वर छाया,राजावाडी गार्डनच्या समोर, रोड : राजावाडी रोड नं. 3,घाटकोपर पूर्व,मुंबई 400 077, इतर माहिती: नदनिकेचे क्षेत्रफळ 1486.00 चौरस फुट रेरा कारपेट व 44.00 चौरस फुट डेक एरिया म्हणजे एकुण क्षेत्रफळ 1530.00 चौरस फुट युसेबल कारपेट,3 कार पार्किंग ऑन फर्स्ट फोडियम पार्किंग फ्लोर बीईंग सरफेस कार पार्किंग स्पॅसिस तंबर्स 5,6 अँड 7 सहित,मौजे घाटकोपर - किरोळ,तालुका कुर्ला. यास नंतर लिहून घेणार क्रमांक 1 - 40टक्के अविभाजित हिस्सा च्या,लिहून घेणार क्रमांक 2 - 40टक्के अविभाजित हिस्सा च्या आणि लिहून घेणार क्रमांक 3 - 20टक्के हिस्सा च्या मालक होणार.( ( C.T.S. Number : 4733 ; ) )
(5) क्षेत्रफळ	1) 156.41 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स व्ही. के. डेव्हलपर्स तर्फे भागीदार, करण नरेश शाह तर्फे कबुली जवाबा करीता पथीक अतुल पारेख वय:-37; पत्ता:-प्लॉट नं: ऑफिस एट 603, ए निंग, माळा नं: ., इमारतीचे नाव: दाम्जी शामजी कॉर्पोरेट स्केयर, ब्लॉक नं: कनारा विजनेस सेंटरच्या पुढच्या, रोड नं: मेल्बिल इस्टेट, लक्ष्मी नगर, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AAFFV6719A 2): नाव:-दि निहारीका कॉ. ऑप. हौसिंग सोसायटी लिमिटेड तर्फे कु. मु. म्हणून करण नरेश शाह तर्फे कबुली जवाबा करीता पथीक अतुल पारेख वय:-37; पत्ता:-प्लॉट नं: ऑफिस एट, माळा नं: ., इमारतीचे नाव: भावेश्वर छाया, ब्लॉक नं: प्लॉट नं. 26, राजावाडी गार्डनच्या समोर, रोड नं: 3rd रोड राजावाडी, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAABT7321H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिल जयंतीलाल कामदार वय:-71; पत्ता:-प्लॉट नं: बी-4, माळा नं: ., इमारतीचे नाव: मुनिसुव्रत दर्शन, ब्लॉक नं: जैन टेंपल जवळ, रोड नं: नवरोजी लेन, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-AATPK0946Q 2): नाव:-वरुण अनिल कामदार वय:-36; पत्ता:-प्लॉट नं: बी-4, माळा नं: ., इमारतीचे नाव: मुनिसुव्रत दर्शन, ब्लॉक नं: जैन टेंपल जवळ, रोड नं: नवरोजी लेन, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-AUOPK1889P 3): नाव:-अमी वरुण कामदार वय:-36; पत्ता:-प्लॉट नं: बी-4, माळा नं: ., इमारतीचे नाव: मुनिसुव्रत दर्शन, ब्लॉक नं: जैन टेंपल जवळ, रोड नं: नवरोजी लेन, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-BIOPS8754E
(9) दस्तऐवज करून दिल्याचा दिनांक	12/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	12/04/2024
(11)अनुक्रमांक,खंड व पृष्ठ	9687/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2019600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सह दुय्यम निबंधक वगैरे  
कुर्ला क्र. 5

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR. ANIL JAYANTILAL KAMDAR	eChallan	02300042024041144235	MH0005C7540202425E	2019600.00	SD	0000285700202425	12/04/2024
2		DHC		0424118007549	1200	RF	0424118007549D	12/04/2024
3		DHC		0424112707502	2000	RF	0424112707502D	12/04/2024
4	MR. ANIL JAYANTILAL KAMDAR	eChallan		MH000507540202425E	30000	RF	0000285700202425	12/04/2024

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

