



CHALLAN
MTR Form Number-6



GRN	MH001768057202425E	BARCODE			Date	08/05/2024-18:36:15		Form ID			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Non-Judicial Franking Vendor Purchase of Franking Code SoS Mumbai only			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)							
Office Name	GENERAL STAMP OFFICE MUMBAI			Full Name	BINDU LAND DEVELOPERS AND BUILDERS						
Location	MUMBAI										
Year	2024-2025 One Time			Flat/Block No.	301 CIEM INDUSTRIAL ESTATE						
	Account Head Details		Amount In Rs.	Premises/Building							
	0030045501 Purchase of Franking Code		100.00	Road/Street	RAMCHANDRA LANE EXTN KACHPADA						
				Area/Locality	MALAD WEST MUMBAI						
				Town/City/District							
				PIN		4	0	0	0	6	4
				Remarks (If Any)	VINI PARK PHASE 3 DECLARATION FORM Z						
				Amount In	One Hundred Rupees Only						
Total	100.00			Words							
Payment Details	BANK OF BARODA			FOR USE IN RECEIVING BANK							
	Cheque-DD Details			Bank CIN	Ref. No.	02003942024050801381		1384936351			
Cheque/DD No.				Bank Date	RBI Date	08/05/2024-18:38:54		Not Verified with RBI			
Name of Bank				Bank-Branch	BANK OF BARODA						
Name of Branch				Scroll No. , Date	Not Verified with Scroll						

Department ID : Mobile No. : 9870454222
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चालन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

For BINDU LAND DEVELOPERS & BUILDERS

Partner

DECLARATION

I, Mr. Nipun Thakkar, Partner of M/s. Bindu Land Developers and Builders, the builder in respect of the proposed VINI Park Phase – 3 Co-Operative Housing Society Ltd. (Proposed), hereby state that:

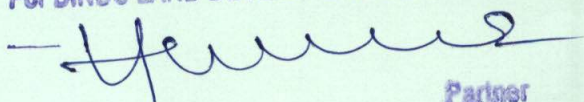
1. M/s. Bindu Land Developers and Builders, partnership firm (hereinafter referred to as "**the Firm**") through its partners Mr. Nipun I. Thakkar and Mrs. Vijaya N. Thakkar, has a good clear and marketable title to the land mentioned in form 'B' of the application for registration, supported by certificate dated 20th January 2006 issued by Mr. U. L. Deshpande, Advocate.

2. The Firm has proposed layout with multiple phases, initiated development and construction on all those pieces or parcels of freehold land bearing Survey No. 60/3+4/1 to 5 and Survey No. 61/1 + 2 + 3 + 4/1 to 4 of Village Sansari, Taluka and District Nashik and situate within the Cantonment area of Deolali totally admeasuring 38,900 Sq. Mtrs. or thereabouts ("hereinafter referred to as "**the Said Larger Property**").

3. The Firm has constructed 90 Units comprising of 60 nos. row house, 28 nos. twin bungalows and 2 nos. of independent bungalows (hereinafter referred to as the units) in phase 1 of the VINI Park Layout which is constructed on land situate lying and being at Village Sansari, within the limits of Deolali Cantonment Board, Taluka and District Nashik, forming part of Survey No. 61/1+2+3+4/1 admeasuring 56 Are, Survey No. 61/1+2+3+4/2 admeasuring 56 Are, Survey No. 61/1+2+3+4/3 admeasuring 56 Are, Survey No. 61/1+2+3+4/4 admeasuring 40 Are and Survey No. 61/1+2+3+4/4 admeasuring 16 Are, forming part of the said Larger Property mentioned hereinabove, approx. admeasuring 14242 sq. mt. (hereinafter referred to as the "**VINI Park Phase 1 Land**").

4. The Firm has completed the Vini Park phase 2 layout consisting of notionally demarcated 19 plots with a right to construct

For BINDU LAND DEVELOPERS & BUILDERS



independent Bungalow thereon (hereinafter referred to as the units) and 1 plot (which shall be owned by the Firm and is reserved as a right of way to the adjoining land bearing Survey No. 60/2 Village Sansari) in phase 2 of the VINI Park Layout on land situate lying and being at Village Sansari, within the limits of Deolali Cantonment Board, Taluka and District Nashik, forming part of Survey no. 60/3+4/1 admeasuring 40 Are, Survey No. 60/3+4/2 admeasuring 40 Are, Survey No. 60/3+4/3 admeasuring 3 Are, Survey No. 60/3+4/4 admeasuring 40 Are, Survey No. 60/3+4/5 admeasuring 40 Are, forming part of the said Larger Property mentioned hereinabove, approx. admeasuring 8393 sq. mt. (hereinafter referred to as the "**VINI Park Phase 2 Land**").

5. The Firm has completed the Vini Park phase 3 layout consisting of 4 nos. of buildings containing total 32 nos. of residential Units on land situate lying and being at Village Sansari, within the limits of Deolali Cantonment Board, Taluka and District Nashik, forming part of Survey no. 60/3+4/1 measuring 40 Are, Survey No. 60/3+4/2 measuring 40 Are, Survey No. 60/3+4/3 measuring 3 Are, Survey No. 60/3+4/4 measuring 40 Are, Survey No. 60/3+4/5 measuring 40 Are, forming part of the said Larger Property mentioned hereinabove, approx. admeasuring 3125 sq. mt. (hereinafter referred to as the "**VINI Park Phase 3 Land**")

6. The Firm, the promoters as well as the unit owners have subscribed to the Scheme Layout Document annexed hereto as Annexure "1".

7. The Firm has so far sold out 14 units and 18 unit remains unsold in VINI Park Phase 3. The details of the sold units are given in the statement 'A' and the details of the unsold units are given in the statement 'B', which is given to the Chief promoter of the Society.

8. The Firm has got registered under the Indian Registration Act, 1908 all the agreements in respect of the property executed under Section 4 of the Act.

For BINDU LAND DEVELOPERS & BUILDERS


Partner

9. The Firm has handed over to the Chief promoter of the proposed Phase 3 Society, all the applications for membership, received by us from the purchasers of the units, after duly attesting their signatures, along with certified true copies of the respective registered agreements and that the applications for membership duly attesting signatures on them in respect of unsold unit when sold out will be sent to the chief promoter or the Hon, Secretary of the Phase 3 society, as the case may be along with certified true copies of the registered agreements;

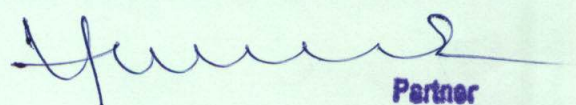
10. The number of firms and companies, registered under any law for the time being in force, to whom the units have been sold, if any, does not exceed the limit, prescribed by the state Government by their Notification issued under section 22 of the Maharashtra Co-operative Societies Act, 1960 and these firms and companies, if any, fulfil the conditions of membership prescribed under such Notifications.

11. The units are according to the plans and specifications approved by the Deolali Cantonment Office, certified true copies of which has been supplied to the Chief Promoter of the proposed VINI Park Phase 3 Society.

12. The Firm has not made and will not make any alterations in the units in Phase 3, which has been sold out, without the previous consent in writing of the purchaser, after the said property or part thereof is conveyed in the name of the Association / Federation of societies above-referred, after its registration:

13. Any defects in the construction, or in the material used or any unauthorised change in the construction, brought to firm's notice within the period of one year from the date of handing over possession of the units sold out to the respective purchasers be attended to by the firm promptly and rectified at the firm's cost or if the defects could not be rectified, reasonable compensation shall be paid by the firm to the persons or the society, as the case may be. However, the Firm shall be held responsible or liable towards any

For BINDU LAND DEVELOPERS & BUILDERS



Partner

defect caused due to any act of commission or omission by the unit holder.

14. The Firm has not and will not create any charge on the portion of the land on which the VINI Park Phase 3 Society is proposed and the sold unit/s therein without the previous consent of the purchasers of the respective unit/s, after the said property or part thereof is conveyed in the name of the Association / Federation of societies above-referred, after its registration.

15. A detailed statement 'C' of account, indication therein the names of the purchasers of the Units, the amounts collected from each such purchasers from time to time, the purpose towards which such amount were collected and the statement 'D' showing the amounts spent so far, the purpose for which the same were spent, amount due for payment but not paid and the amounts held by us in cash and in bank has been handed over to the Chief Promoter.

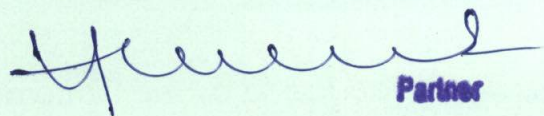
16. The Firm shall timely collect all outgoings hereafter viz. the Municipal taxes, water charges, electricity charges, land revenue, N.A Tax and other out goings from the purchasers of the units till registration of society and will pay the same to the concerned authorities subject to receipt of such payments.

17. The Firm has not recovered any amounts from the purchasers of the units towards stamp duty and registration charges who are not liable to pay stamp duty according to Governments order. The Firm has not recovered any amounts towards stamp duty and registration charges in excess of that legally payable by any of the purchasers of the units.

Dated this _____ day of _____, 2024.

For M/s. Bindu Land Developers and Builders

For BINDU LAND DEVELOPERS & BUILDERS



Partner

Partner

**VINI PARK PHASE 3 (P) Co-operative Housing Society Ltd.
Nashik Deolali Camp**

**FORM Z (Statement "A AND B")
DETAILS OF UNITS (SOLD / UNSOLD)**

SR. NO.	UNIT NO.	NAME OF PURCHASER	FLAT		
			CARPET AREA (SQ FT)	AGREEMENT VALUE (RS.)	SOLD/ UNSOLD
1	C1-001	Mr. Harit Harshadrai Chitalia & Mr. Sujay Harit Chitalia	818.17	28,00,000.00	SOLD
2	C1-002	Bindu Land Developers and Builders	818.17	-	UNSOLD
3	C1-003	Bindu Land Developers and Builders	818.17	-	UNSOLD
4	C1-004	Mrs.Sneha Ashok Shah & Mr.Kushal Ashok Shah	818.17	28,00,000.00	SOLD
5	C1-101	Bindu Land Developers and Builders	818.17	-	UNSOLD
6	C1-102	Bindu Land Developers and Builders	818.17	-	UNSOLD
7	C1-103	Bindu Land Developers and Builders	818.17	-	UNSOLD
8	C1-104	Bindu Land Developers and Builders	818.17	-	UNSOLD
9	C2-001	Bindu Land Developers and Builders	818.17	-	UNSOLD
10	C2-002	Bindu Land Developers and Builders	818.17	-	UNSOLD
11	C2-003	Mr. Sanjay Digambar Malve	818.17	35,00,000.00	SOLD
12	C2-004	Mr. Sanjay Digambar Malve	818.17	35,00,000.00	SOLD
13	C2-101	Bindu Land Developers and Builders	818.17	-	UNSOLD
14	C2-102	Bindu Land Developers and Builders	818.17	-	UNSOLD
15	C2-103	Mr.Gaurav Rajesh Tanna, Mrs. Monali Gaurav Tanna & Ms. Urvi Rajesh Tanna	818.17	40,00,000.00	SOLD
16	C2-104	Mr. Sanjay Digambar Malve (1ST AGREEMENT)	818.17	35,00,000.00	SOLD
		Mr. Sajjan Narayan Narsinghani (Resale)			
17	C3-001	Bindu Land Developers and Builders	818.17	-	UNSOLD
18	C3-002	Bindu Land Developers and Builders	818.17	-	UNSOLD
19	C3-003	Bindu Land Developers and Builders	818.17	-	UNSOLD
20	C3-004	Bindu Land Developers and Builders	818.17	-	UNSOLD
21	C3-101	Mrs.Bela Mehta & Mr.Mayur Mehta	818.17	40,00,000.00	SOLD
22	C3-102	Mr.Mayur Mehta & Mrs. Bela Mehta	818.17	40,00,000.00	SOLD
23	C3-103	Bindu Land Developers and Builders	818.17	-	UNSOLD
24	C3-104	Priyanka Manohar Ganji & Preeti Manohar Ganji	818.17	30,00,000.00	SOLD
25	C4-001	Mrs. Minal Mukesh Parekh & Mr. Mukesh Tulsidas Parekh	818.17	33,00,000.00	SOLD
26	C4-002	Bindu Land Developers and Builders	818.17	-	UNSOLD
27	C4-003	Bindu Land Developers and Builders	818.17	-	UNSOLD
28	C4-004	Bindu Land Developers and Builders	818.17	-	UNSOLD
29	C4-101	Mr.Shailendra Radhacharan Saraswat & Mr.Mohnish Shailendra Saraswat	818.17	40,00,000.00	SOLD
30	C4-102	Mrs. Rekha Dalal & Ms. Sandhya Jain	818.17	40,00,000.00	SOLD
31	C4-103	Mrs. Koshi Masters and Mr. Dinesh Manwani	818.17	40,00,000.00	SOLD
32	C4-104	Mrs. Koshi Masters and Mr. Dinesh Manwani	818.17	40,00,000.00	SOLD

TOTAL NO OF FLATS : 32.00
TOTAL NO OF SOLD FLATS : 14.00
TOTAL NO OF UNSOLD FLATS : 18.00

For BINDU LAND DEVELOPERS & BUILDERS


Partner


**VINI PARK PHASE 3 (P) Co-operative Housing Society Ltd.
Nashik Deolali Camp**

FORM Z (Statement "C")

AMOUNT COLLECTED TOWARDS UNIT CONSIDERATION (Sold/Unsold)

SR. NO.	UNIT NO.	NAME OF PURCHASER	AMOUNT COLLECTED	SOLD/ UNSOLD
1	C1-001	Mr. Harit Harshadrai Chitalia & Mr. Sujay Harit Chitalia	28,00,000.00	SOLD
2	C1-002	Bindu Land Developers and Builders	-	UNSOLD
3	C1-003	Bindu Land Developers and Builders	-	UNSOLD
4	C1-004	Mrs.Sneha Ashok Shah & Mr.Kushal Ashok Shah	28,00,000.00	SOLD
5	C1-101	Bindu Land Developers and Builders	-	UNSOLD
6	C1-102	Bindu Land Developers and Builders	-	UNSOLD
7	C1-103	Bindu Land Developers and Builders	-	UNSOLD
8	C1-104	Bindu Land Developers and Builders	-	UNSOLD
9	C2-001	Bindu Land Developers and Builders	-	UNSOLD
10	C2-002	Bindu Land Developers and Builders	-	UNSOLD
11	C2-003	Mr. Sanjay Digambar Malve	35,00,000.00	SOLD
12	C2-004	Mr. Sanjay Digambar Malve	35,00,000.00	SOLD
13	C2-101	Bindu Land Developers and Builders	-	UNSOLD
14	C2-102	Bindu Land Developers and Builders	-	UNSOLD
15	C2-103	Mr.Gaurav Rajesh Tanna, Mrs. Monali Gaurav Tanna & Ms. Urvi Rajesh Tanna	40,00,000.00	SOLD
16	C2-104	Mr. Sanjay Digambar Malve (1ST AGREEMENT)	35,00,000.00	SOLD
16	C2-104	Mr. Sajjan Narayan Narsinghani (Resale)	AMOUNT NOT COLLECTED BY DEVELOPER	SOLD
17	C3-001	Bindu Land Developers and Builders	-	UNSOLD
18	C3-002	Bindu Land Developers and Builders	-	UNSOLD
19	C3-003	Bindu Land Developers and Builders	-	UNSOLD
20	C3-004	Bindu Land Developers and Builders	-	UNSOLD
21	C3-101	Mrs.Bela Mehta & Mr.Mayur Mehta	40,00,000.00	SOLD
22	C3-102	Mr.Mayur Mehta & Mrs. Bela Mehta	40,00,000.00	SOLD
23	C3-103	Bindu Land Developers and Builders	-	UNSOLD
24	C3-104	Priyanka Manohar Ganji & Preeti Manohar Ganji	30,00,000.00	SOLD
25	C4-001	Mrs. Minal Mukesh Parekh & Mr. Mukesh Tulsidas Parekh	33,00,000.00	SOLD
26	C4-002	Bindu Land Developers and Builders	-	UNSOLD
27	C4-003	Bindu Land Developers and Builders	-	UNSOLD
28	C4-004	Bindu Land Developers and Builders	-	UNSOLD
29	C4-101	Mr.Shailendra Radhacharan Saraswat & Mr.Mohnish Shailendra Saraswat	40,00,000.00	SOLD
30	C4-102	Mrs. Rekha Dalal & Ms. Sandhya Jain	40,00,000.00	SOLD
31	C4-103	Mrs. Koshi Masters and Mr. Dinesh Manwani	40,00,000.00	SOLD
32	C4-104	Mrs. Koshi Masters and Mr. Dinesh Manwani	40,00,000.00	SOLD

For BINDU LAND DEVELOPERS & BUILDERS


Partner

**VINI PARK PHASE 3 (P) Co-operative Housing Society Ltd.,
Nashik, Deolali Camp**

Sr No.	Unit No	Purchaser Name	Signature
1	C1-001	Mr. Harit Harshadrai Chitalia & Mr. Sujay Harit Chitalia	<i>Harit Chitalia</i>
2	C1-002	Bindu Land Developers and Builders	<i>Bindu</i>
3	C1-003	Bindu Land Developers and Builders	<i>Bindu</i>
4	C1-004	Mrs.Sneha Ashok Shah & Mr.Kushal Ashok Shah	<i>K.A. Shah</i>
5	C1-101	Bindu Land Developers and Builders	<i>Bindu</i>
6	C1-102	Bindu Land Developers and Builders	<i>Bindu</i>
7	C1-103	Bindu Land Developers and Builders	<i>Bindu</i>
8	C1-104	Bindu Land Developers and Builders	<i>Bindu</i>
9	C2-001	Bindu Land Developers and Builders	<i>Bindu</i>
10	C2-002	Bindu Land Developers and Builders	<i>Bindu</i>
11	C2-003	Mr. Sanjay Digambar Malve	<i>Sanjay Malve</i>
12	C2-004	Mr. Sanjay Digambar Malve	<i>Sanjay Malve</i>
13	C2-101	Bindu Land Developers and Builders	<i>Bindu</i>
14	C2-102	Bindu Land Developers and Builders	<i>Bindu</i>
15	C2-103	Mr.Gaurav Rajesh Tanna, Mrs. Monali Gaurav Tanna & Ms. Urvi Rajesh Tanna	<i>Rajesh Tanna</i>
16	C2-104	MR. SAJJAN NARAYAN NARSINGHANI.	<i>Sajan</i>
17	C3-001	Bindu Land Developers and Builders	<i>Bindu</i>
18	C3-002	Bindu Land Developers and Builders	<i>Bindu</i>
19	C3-003	Bindu Land Developers and Builders	<i>Bindu</i>
20	C3-004	Bindu Land Developers and Builders	<i>Bindu</i>
21	C3-101	Mrs.Bela Mehta & Mr.Mayur Mehta	<i>Bela m. mehta</i>
22	C3-102	Mr.Mayur Mehta & Mrs. Bela Mehta	<i>Mayur Mehta</i>
23	C3-103	Bindu Land Developers and Builders	<i>Bindu</i>
24	C3-104	Priyanka Manohar Ganji & Preeti Manohar Ganji	
25	C4-001	Mrs. Minal Mukesh Parekh & Mr. Mukesh Tulsidas Parekh	
26	C4-002	Bindu Land Developers and Builders	<i>Bindu</i>
27	C4-003	Bindu Land Developers and Builders	<i>Bindu</i>
28	C4-004	Bindu Land Developers and Builders	<i>Bindu</i>
29	C4-101	Mr.Shailendra Radhacharan Saraswat & Mr.Mohnish Shailendra Saraswat	<i>S. Saraswat</i>
30	C4-102	Mrs. Rekha Dalal & Ms. Sandhya Jain	<i>R.D.</i>
31	C4-103	Mrs. Koshi Masters & Mr. Dinesh Manwani	<i>Koshi</i>
32	C4-104	Mrs. Koshi Masters & Mr. Dinesh Manwani	<i>Dinesh</i>