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391/14500

पावती

Original/Duplicate

Monday, July 01, 2024

नोंदणी क्र. :39म

4:49 PM

Regn.:39M

पावती क्र.: 15532

दिनांक: 01/07/2024

गावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल4-14500-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: खेहल सुभाष कोलगे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2260.00

पृष्ठांची संख्या: 113

एकूण:

रु. 32260.00

मुळ दस्त परत मिळाला

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:08 PM ह्या वेळेस मिळेल.

मह दु. निबंधक कुर्ला - 4

बाजार मूल्य: रु.6019904.715 /-

मोबदला रु.7410000/-

भरलेले मुद्रांक शुल्क : रु. 370500/-

सह दुय्यम निबंधक वर्ग-२  
कुर्ला-४, मंडई उपनगर पिढाहा

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724014910778 दिनांक: 01/07/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.260/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724016310901 दिनांक: 01/07/2024

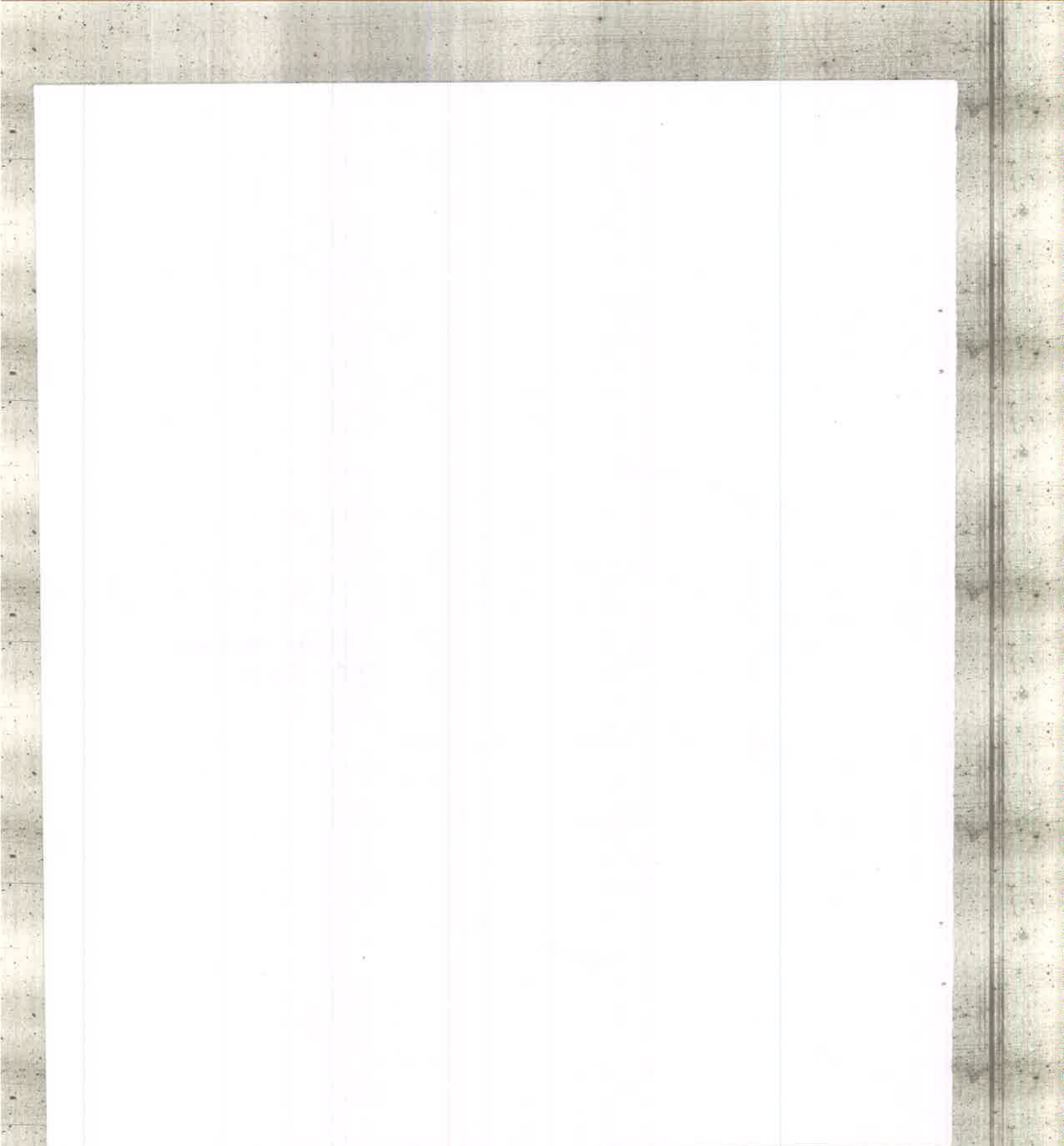
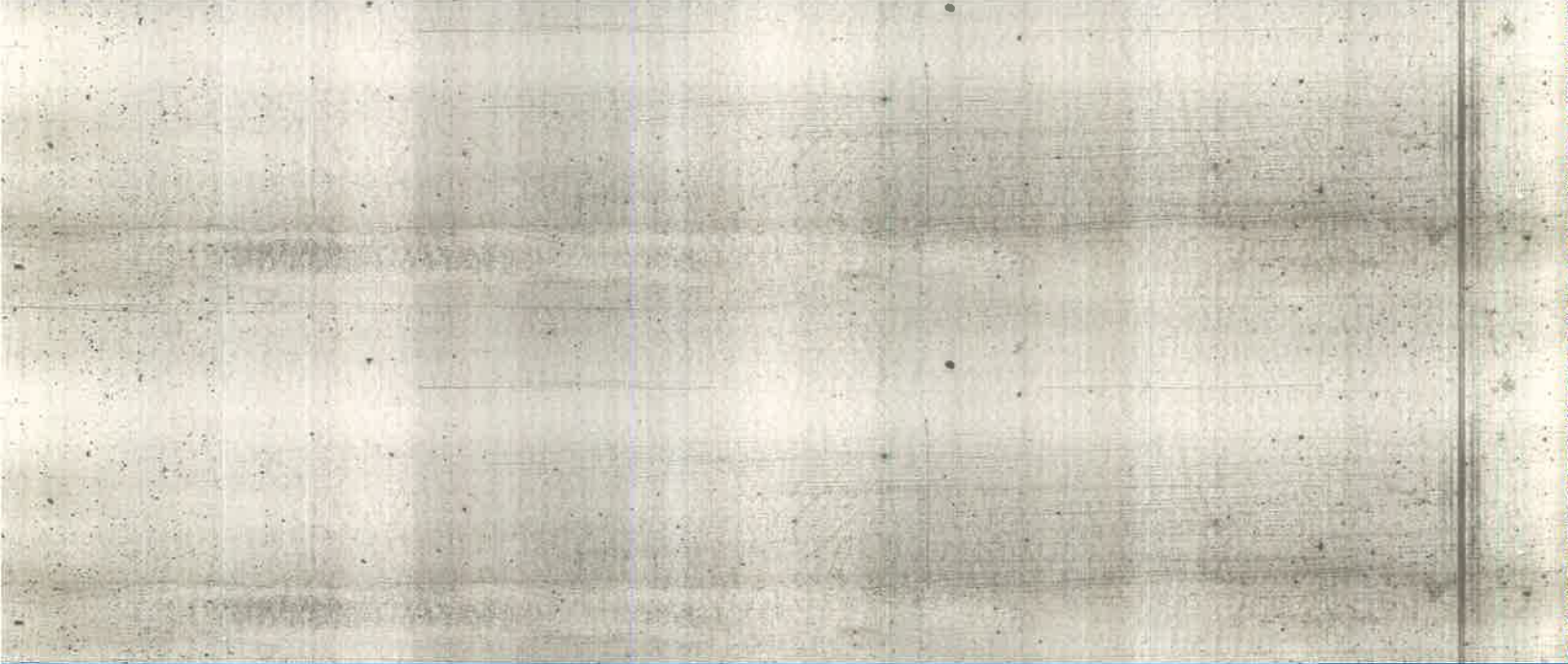
बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004533437202425E दिनांक: 01/07/2024

बँकेचे नाव व पत्ता:

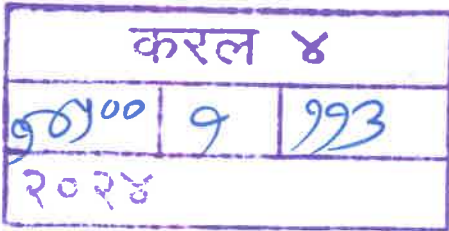
मुळ दस्त परत मिळाला



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		01 July 2024:04:34:23 PM	
Valuation ID	202407017369	करल	
मूल्यांकनाचे वर्ष	2024		
जिल्हा	मुंबई(उपनगर)		
मूल्य विभाग	107-कुर्ला - 3		
उप मूल्य विभाग	भुभाग: स.गो.बर्वे मार्गाच्या दक्षिणेकडील गवाचा सर्व भूभाग.		
सर्व्हे नंबर /न मू क्रमांक	अंतीम प्लॉट नंबर#443		
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
49960	125170	143940	178000
औद्योगिक		मोजमापनाचे एकक	
125170		चौरस मीटर	
<b>बांधीव क्षेत्राची माहिती</b>			
बांधकाम क्षेत्र(Built Up)-	42.53चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे
उद्दवाहन सुविधा-	आहे	मजला -	5th floor To 10th floor
रस्ता सन्मुख -			
Sale Type - First Sale			
Sale Resale of built up Property constructed after circular dt 02/01/2018			
मजला निहाय घट/वाढ		= 105% apply to rate= Rs 131428/-	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर )	
		= ( ( (131428-49960) * (100 / 100 ) )+49960 )	
		= Rs 131428/-	
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 131428 * 42.53		
	= Rs 5589632.84/-		
E) बंदिस्त वाहन तळाचे क्षेत्र	13.75चौरस मीटर		
बंदिस्त वाहन तळाचे मूल्य	= 13.75 * ( 125170 * 25/100 )		
	= Rs 430271.875/-		
Applicable Rules	= .10.4.16		
<b>एकत्रित अंतिम मूल्य</b>	= A + B + C + D + E + F + G + H + I + J		
	= 5589632.84 + 0 + 0 + 0 + 430271.875 + 0 + 0 + 0 + 0 + 0		
	=Rs 6019904.715/-		

Home

Print

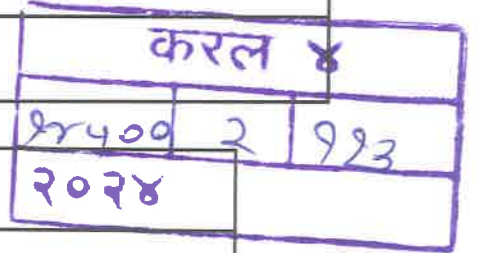


पु - सह दुय्यम निबंधक वर्ग-२  
कुर्ला-४, मुंबई उपनगर जिल्हा





Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724014910778	Date 01/07/2024
Received from DHC, Mobile number 7039411234, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 01/07/2024
Bank CIN 10004152024070110156	REF No. 2912564122
This is computer generated receipt, hence no signature is required.	



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724016310901	Date 01/07/2024
Received from DHC, Mobile number 7039411234, an amount of Rs.260/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 01/07/2024
Bank CIN 10004152024070110270	REF No. 2912565012
This is computer generated receipt, hence no signature is required.	









CHALLAN  
MTR Form Number-6



GRN	MH004533437202425E	BARCODE	[Barcode]		Date	01/07/2024-14:15:01	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	V POWER CONSTRUCTIONS			
Location	MUMBAI							
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. 3002 10TH FLOOR, C WING, V			
				Premises/Building	RESIDENCE 3000 3 993 3000			
Account Head Details	Amount In Rs.		Road/Street					
0030045501 Stamp Duty	370500.00		CHUNABHATTI SION CHEMBUR ROAD					
0030063301 Registration Fee	30000.00		Area/Locality					
			CHUNABHATTI EAST, MUMBAI					
			Town/City/District					
			PIN					
			0 0 0 2 2					
			Remarks (If Any)					
			SecondPartyName=SNEHAL SUBHASH KOLGE					
			Amount In					
			Four Lakh Five Hundred Rupees Only					
Total	4,00,500.00		Words					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572024070142589	CK00CBEMQ5	
Cheque/DD No.				Bank Date	RBI Date	01/07/2024-14:24:15	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID :

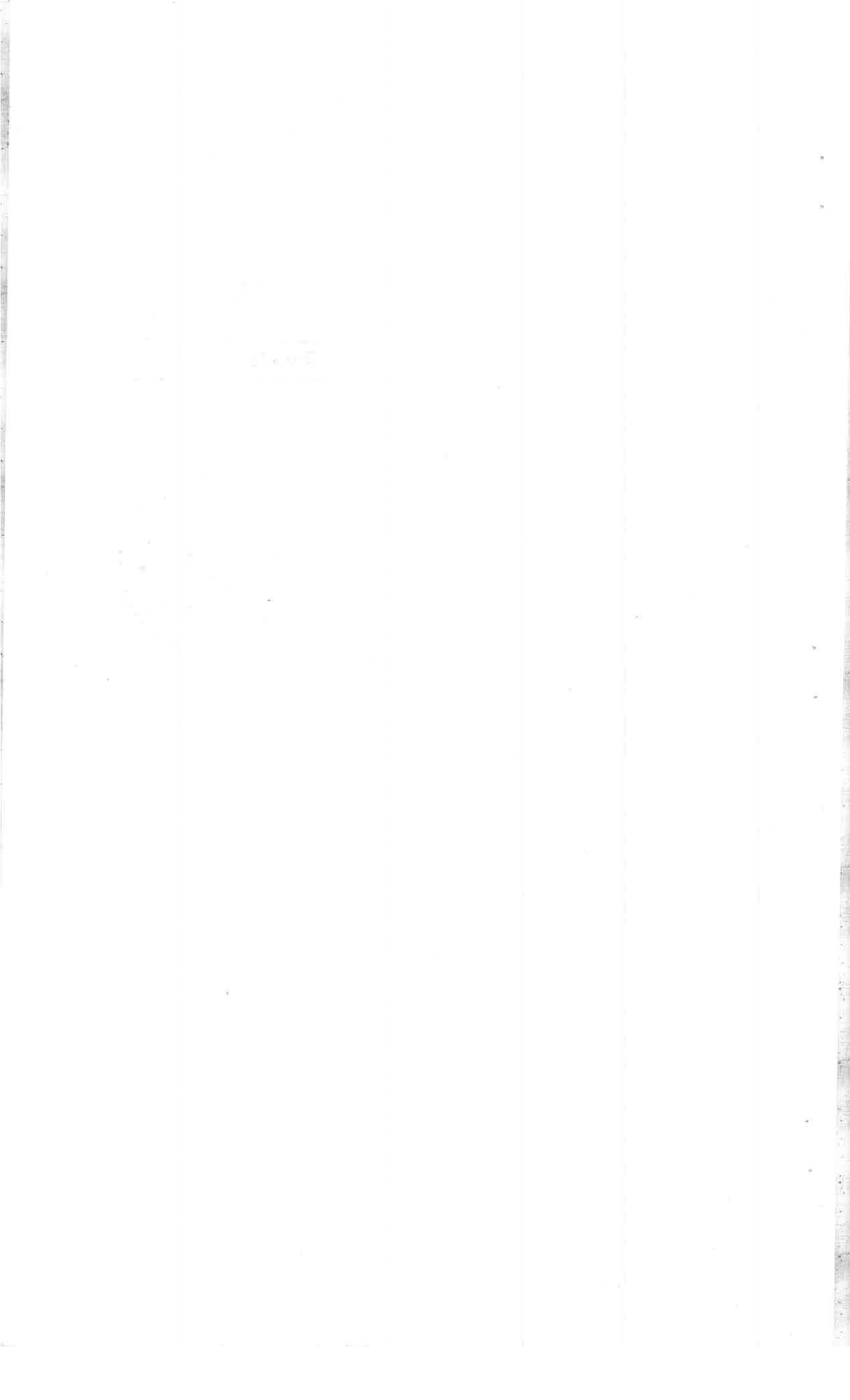
Mobile No. : 7039411234

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

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

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*[Handwritten signature]*



करल ४		
१२५००	२	११३
२०२४		



*(Signature)*

AGREEMENT FOR SALE

*(Signature)*

THIS AGREEMENT made and entered into at Mumbai this 01<sup>st</sup> day of July, 2024 BETWEEN **Mr. Pankaj Shyam Chawla**, adult of Mumbai Indian Inhabitant, being the sole proprietor of **M/s V Power Constructions**, having office at Muskan Villa, Plot No 135, Sector 12, Vashi, Navi Mumbai 400703, hereinafter called "**the PROMOTER**" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include his heirs, executors, and administrators ) of the "**First Part**" :

*(Signature)*

AND **Ms. Snehal Subhash Kolge** of Mumbai Indian Inhabitant residing at Sairam Society, Building No 8, Room no 8/811, Near Buasa Industries, Prabhadevi, Mumbai 400025., hereinafter referred to as "**the Allottee**" (which expression shall unless it be repugnant to the context or meaning hereof be deemed to include her heirs, executors, and administrators) of the "**Second Part**".

*(Signature)*

*(Signature)*

1870

करल ४	
२२४००	०३/१२/२०१४
२०२४	

**AND WHEREAS** By Deed Of Conveyance dated 03/12/2014 registered with the sub registrar kurla-3 bearing reference kurla 3-10002-2014 the said Mr Vijay Ram Sarang one of the co-owners have conveyed his right, title and interest and ownership in the said land and Building to Purchaser Mr Pankaj Chawla and by virtue of which the said Mr Pankaj Chawla has become owner of the said property to the extent of the said Mr Vijay Ram Sarang. Mr Pankaj Chawla has got his name mutated in the City Survey Property Register Cards of the said Land on 18/05/2015 under Pher Phar no 309. Copies of The Title Report Containing the Property Register Cards are collectively annexed hereto as Annexure A.



**AND WHEREAS** By Deed Of Conveyance dated 26/02/2015 registered with the sub registrar kurla-3 bearing reference kurla 3-1660-2015 the said Mr Prabhakar Sadashiv Sarang one of the co-owners have conveyed his right, title and interest and ownership in the said land and Building to Purchaser i.e Mr Pankaj Chawla and by virtue of which the said Mr Pankaj Chawla has become owner of the said property to the extent of the said Mr Prabhakar Sadashiv Sarang. Mr Pankaj Chawla has got his name mutated in the City Survey Property Register Cards of the said Land on 18/05/2015 under Pher Phar no 309. Copies of The Title Report Containing the Property Register Cards are collectively annexed hereto as Annexure A.

**AND WHEREAS** By Deed Of Conveyance dated 01/08/2015 registered with the sub registrar kurla-3 bearing reference kurla 3-5699-2015 the said Mrs Mayuri Prasad Murkar, Mrs Varsha

करल ४		
२४००	₹	११३
२०२४		

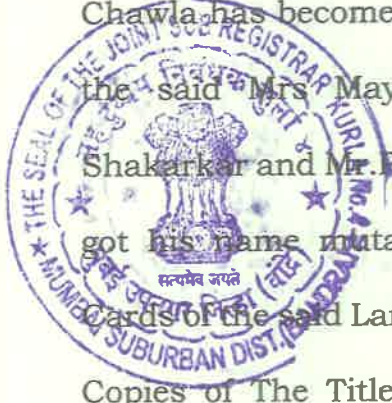
Vikas Shakarkar and Mr. Pradeep Ram Sarang being the co-owners have conveyed their right, title and interest and ownership in the said land and Building to Purchaser i.e Mr

Pankaj Chawla and by virtue of which the said Mr Pankaj Chawla has become owner of the said property to the extent of

the said Mrs Mayuri Prasad Murkar, Mrs Varsha Vikas Shakarkar and Mr. Pradeep Ram Sarang. Mr Pankaj Chawla has

got his name mutated in the City Survey Property Register Cards of the said Land on 17/10/2015 under Pher Phar no 321.

Copies of The Title Report Containing the Property Register Cards are collectively annexed hereto as Annexure A.



**AND WHEREAS** By Deed Of Conveyance dated 11/09/2015 registered with the sub registrar kurla-3 bearing reference kurla 3-6241-2015 the said Mrs Priti Padmakar Waingankar one of the co-owners have conveyed her right, title and interest and ownership in the said land and Building to Purchaser i.e Mr Pankaj Chawla and by virtue of which the said Mr Pankaj Chawla has become owner of the said property to the extent of the said Mrs Priti Padmakar Waingankar. Mr Pankaj Chawla has got his name mutated in the City Survey Property Register Cards of the said Land on 17/10/2015 under Pher Phar no 321. Copies of The Title Report Containing the Property Register Cards are collectively annexed hereto as Annexure A.

**AND WHEREAS** By Deed Of Conveyance dated 11/03/2016 registered with the sub registrar kurla-3 bearing reference kurla 3-4635-2016 the said Mrs Chayya Vivek Sarang, Mr Sanil Vivek Sarang and Miss. Ankita Vivek Sarang being the co-owners

करल ४		
१७१००	११	१३
२०२४		
i.e. Mr Pankaj Chawla		

have conveyed their right, title and interest in the said land and Building to Purchaser and by virtue of which the said Mr Pankaj Chawla has become owner of the said property to the extent of the said Mrs Chayya Vivek Sarang, Mr Sanil Vivek Sarang and Miss Ankita Vivek Sarang. Mr Pankaj Chawla has got his name mutated in the City Survey Property Register Cards of the said Land on 08/07/2016 under Pher Phar no 343. Copies of The Title Report Containing the Property Register Cards are collectively annexed hereto as Annexure A.



Thus Mr Pankaj Chawla has acquired said building property along with the ownership of the said building Shilpashree, 64/C, V.N. Purav Marg, Chunabhatti – Sion Chembur Road, Chunabhatti , Mumbai 400022 and thus has become an absolute Owner of the said Property. Copies of The Title Report Containing the Property Register Cards are collectively annexed hereto as **Annexure A**.

**AND WHEREAS** the Promoter is the absolute owner of the building known as ‘Shilpashree’ consisting of ground plus three upper floors standing on the said land, which building is more particularly described in the Schedule hereunder (hereinafter referred to as **“the said Building”**)

**AND WHEREAS** the said Land and the said Building are hereinafter collectively referred to as **“the said Property”**.

*[Handwritten signature]*

*[Handwritten signature]*

करल ४		
AND WHEREAS	on the said Land,	the structures and buildings
२०१०	<	१९९३
२०१४		

are in old and in dilapidated condition and need to reconstruct the premises, which is within the Municipal Corporation of Greater Mumbai limits.



**AND WHEREAS** party of the FIRST PART is in the business as the Promoters / builders and are carrying on their business under the name and style of **M/s V Power Constructions**.

**AND WHEREAS** the party of the FIRST PART intends to develop the said Property by demolishing the existing structure or the structures on the said Land and constructing a new multistoried building/s (hereinafter referred to as "**the New Building**") in place thereof under section 33/7 of the Regular Scheme of Redevelopment. The New Building will be known as '**V Residence**'

**AND WHEREAS** the party of the FIRST PART is interested in developing the said Property stated in the Schedule hereunder by pulling down, and demolishing the structures standing thereon and constructing on the said property a New Building/s by using the FAR/ FSI / TDR / Fungible FSI available to the said property.

**AND WHEREAS** The Promoter would be constructing the new multistoried building along with parking and other amenities and requirements as per government / MCGM rules and regulation.



करल ४	
२४०९	Shri Raj ११३
२०२४	

**AND WHEREAS** the Promoter has appointed **M/s Shri Raj Consultants** as Architect for preparations of the plans and drawings respectively for the New Building and the Promoter accepts the professional supervision of the said Architect till the completion of the Building.

**AND WHEREAS** the Allottee demanded from the Promoter and the Promoter has given inspection to the Allottee of all the documents of title relating to the said property, tentative plans, designs and specification prepared by the Promoter's Architect's **M/s Shri Raj Consultants** and of such other documents are specified under the Maharashtra Real Estate Regulatory Authority Act 2017 (hereinafter referred to as 'the said Act') and the Rules made thereunder.



**AND WHEREAS** the title of the said Promoter to the said Property has been duly certified by **M/s A V Legal Counsel**, as per their certificate of title dated 29/09/2017, a copy whereof is at **Annexure A** hereto AND by **Advocate Suchitra Pawar**, as per their certificate of title dated 08/04/2021, a copy whereof is at **Annexure A**.

**AND WHEREAS** the Intimation Of Disapproval, plans, specifications, elevations, section and details of the New Building are approved by the Municipal Commissioner of Greater Mumbai under file reference no CHE/ES/4668/L/337(NEW) bearing IOD No CHE/ES/4668/L/337(NEW)/IOD/1/New dated 28.10.2020. A copy whereof is at **Annexure B** hereto.

*[Handwritten signatures]*

करल ४		
२५००	१०	११३
२०		

**AND WHEREAS** the Commencement Certificate of the New Building are approved by the Municipal Commissioner of Greater Mumbai under file reference no CHE/ES/4668/L/337(NEW) bearing CC No CHE/ES/4668/L/337(NEW)/CC/1/New dated 21.01.2021. A copy whereof is at **Annexure C** hereto.



**AND WHEREAS** the Promoter has registered the above said Project 'V Residence' under Real Estate Regulation and Development Act, 2016 bearing registration no **P51800028929**. A copy of the certificate is at **Annexure D** hereto.

**AND WHEREAS** the building plans of the New Building will be amended as per the floor plan of new flat of the Allottee as annexured in **Annexure E** and which will be duly approved in due course of time. The list of specifications, amenities and facilities of and/or to be provided in the New Building and in the premises therein is in the Third Schedule hereunder written.

**AND WHEREAS** while sanctioning the said plans the concerned local authority and /or government has laid down certain terms conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said land and constructing the New Building and upon due observance and performance whereof the occupation and/or

करल ४		
२२५०९९९	१३	
२०१४		

completion Certificate in respect of the New Building shall be granted by the concerned local authority.

**AND WHEREAS** under Section 4 of the said Act the Promoter is required to execute a written Agreement for Sale of the said premises to the Allottee, being in fact these presents and also to register such agreements under the Registration Act 1908.



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

1. The Promoter shall develop the said Property more particularly described in the Schedule hereunder written by demolishing the existing building / structure and structures on the said Land and by constructing a new multistoried building/s in place thereof as per the plan approved by the Municipal Corporation of Greater Mumbai. The Allottee consents to the party of the FIRST PART to amalgamate or divide or sub divide the said Land and develop the adjacent plots/land and has No Objection to the same.
2. The Promoter shall construct the New multistoried Building consisting of stilt / podium and upper floors on the said Land in accordance with the plans, designs, specifications approved by the executive engineer (B.P.E.S.), M.C.G.M. and which have been seen and approved by the Allottee with only such variations and

*[Handwritten signatures in blue ink]*

घरल ४		
२४००	२	२२३
२०२४		

modifications due to planning constraints as the Promoter may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them, in respect of such variations

of modifications which may adversely affect the Allottee and PROVIDED FURTHER THAT the rera carpet area of the said New Premises remains the same and there is no change in the amenities to be provided in the said New Premises.



3. The Promoter hereby agrees to observe perform and comply with all the terms, condition, stipulation and restrictions, if any, which may have been 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 New Premises to the Allottee, obtain from the concerned local authority part occupation/occupation and/or completion certificates in respect of the said New Premises.
4. The Allottee irrevocable consents to the Promoter making any changes or amendments in the plan of the New Building or any additional amalgamation of land to the said Land and such consent shall be constructed to be consent for the purpose of section 7 of the said Act.
5. The Allottee hereby agrees to purchase from the Promoter and Promoter hereby agrees to sell to the Allottee the said Premises viz. Flat No. 1002 having Rera Carpet of 38.66 Sq.Mtrs or 416 Sq.Ft on the Tenth Floor of 'C' Wing of the

*[Handwritten signature]* *[Handwritten signature]*

करल ४		
2400	93	93
Stack car parking		

New Building and Open/Covered/Stack car parking space No. C-1002 for the lumpsum price of Rs. 74,10,000/- (Rupees Seventy Four Lakhs Ten Thousand Only). The Allottee agree to pay to the Promoter the aforesaid lumpsum price as per the Payment Terms and Condition Annexed herein as **Annexure F**. The said Premises shall have specifications, amenities and facilities listed in the Third Schedule hereunder written



6. The Allottee agrees and confirms that the payment towards Flat and Government Taxes on time as per **Annexure F** is the essence of the contract.
7. The Allottee confirms being aware and understands that in case of delay in payment as per **Annexure F** the Allottee would have to pay interest to the Promoter as per the said act or as charged by the government authorities from time to time.
8. Without prejudice to the right of the Promoter to charge interest as per RERA and other rights and remedies available to the Promoter, either (a) On account of the Allottee committing default in payment on a due date of any amount due and payable by the Allottee to the Promoter under this agreement (including his/her/its proportionate share of taxes levied by concerned local authority and other outgoings) and /or (b) the Allottee committing three defaults of payment of instalments of the Sale consideration/Taxes, to Promoter shall be entitled, at its own option and discretion, to terminate this Agreement, without any reference of recourse to the

करल ४		
२५००	४	११
२०२४		

Provided that, the Promoter shall give a notice of 15 (Fifteen Days) in writing to the Allottee (**Default**

**Notice**) by Courier/Email/Registered Post A.D.at the address provided by the Allottee, of its intension to

terminate this Agreement with detail/s 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

to the Promoter within the period of the Default Notice,

including making full and final payment of any

outstanding dues together with interest thereon

computed at the Interest Rate as per RERA, then at the

end of the period specified in the Default Notice, the

Promoter shall be entitled to terminate this Agreement by

issuance of written notice to the Allottee ("Promoter

Termination Notice"), by Courier/Email/Registered Post

A.D.at the address provided by the Allottee. On receipt of

the Promoter Termination Notice By the Allottee, this

Agreement shall stand terminated and cancelled. On

Termination and cancellation of this Agreement in the

manner as stated in this clause, the Promoter shall be

entitled to forfeit 20% (Twenty) percentage of the Sale

Consideration as Forfeit Amount as and by way of agreed

genuine pre-estimate of liquidated damages. Within a

period of 60 (Sixty) days of the Promoter Termination

Notice, the Promoter shall after deduction of the

Forfeiture Amount would refund the balance amount of

the Sale Consideration to the Allottee. Bank / NDFC /

Financial Institute would have the first right / charge to



*[Handwritten signatures]*

करल ४		
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2024		

the balance amount to be paid to the Allottee by the Promoter in case of the Allottee has taken any loan/financial assistance from any Bank /NDFC / Financial Institute.

9. The Allottee is aware that the agreed lumpsum amount is exclusive of government taxes and duties. The Allottee agrees to pay the same on time as per Annexure F.
10. The Allottee has on or before the execution of this Agreement paid to the Promoter the sum of Rs 11,00,000/- (Rupees Eleven Lakh Only), of the lumpsum price as Token/Part Payment (The Payment and receipts whereof the Promoter does hereby admit and acknowledge).
11. The fixtures, fittings and amenities to be provided by the Promoter in the New Building and in the said New Premises are those that are set out in the Third Schedule hereunder written. If the Allottee desires to change the said fixtures, fittings or amenities, then he may do so at his own cost.
12. The Promoter shall give possession of the said New Premises to the Allottee on or before **31<sup>st</sup> January 2025**. PROVIDED that the Promoter shall be entitled to reasonable extension of time for giving delivery of said New Premises on the aforesaid date, if the completion of New Building is delayed on account of: -



*[Handwritten signatures]*

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War, civil commotion or Act of God;

(ii) Any notice, order, Rule, Notification of the Government and/or other public or Competent Authority;

(iii) Pandemic occurrence where in work has to be stopped

Non-availability of steel, sand, cement, other building material, water or electricity supply.

(v) The MCGM or any other authority not granting the Commencement certificate or any other permissions necessary for the smooth progress of the project.



13. The Allottee is aware and agrees /understands and consents that the delivery of his/her/their said new premises could be delayed due to the current Hon. Bombay High Court ban/restriction on new construction in regards to the Dumping Debris issue and will not hold the Promoter responsible in any way for any delay in regards to the same.

14. The Allottee shall take possession of the said Premises within Fifteen days of the Promoter giving written notice to the Allottee intimating that the said Premises are ready for use and occupation, PROVIDED that if within a period of three years from the date of handing over the said New Premises to the Allottee, the Allottee brings to the notice of the Promoter any defects in R.C.C work or external leakage if found the Promoter is liable to rectify the defects in the said premises provided the Allottee has not made any unauthorized changes to the structure including internal and external walls. 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 defect.

15. It is hereby expressly agreed that the Allottee shall only have a claim to allotment of the said New

*[Handwritten signatures]*



करल ४		
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Premises and the Allottee shall have no claim, right, title or interest whatsoever on any of the other premises to be constructed by the Promoter on the said Land and the Promoter shall be at liberty to either sell such other premises to third parties.

16. The Allottee hereby agrees and undertakes to become a member of the Society of flat/shop owners in the New Building to be registered under the provisions of the Societies Registration Act, 1960. The Allottee shall pay the Promoter the Allottee's proportionate share of the expenses associated with formation and registration of the Society.
17. The Allottee hereby agrees to bear and pay the stamp duty and the registration charges in respect of this Agreement.
18. The Parties mutually agree that the possession of the flat/apartment/shop in the new building can be handed over to any one / more of the Allottee of this agreement.
19. The Allottee shall not sell and/or transfer and/or mortgage and/or encumber the said New Premises in any manner whatsoever till the date of the Promoter handing over possession of the said New Premises to the Allottee. In case of a transfer of the said New Premises and the benefits of this Agreement after registration of the aforesaid Agreement, the new Allottee would be governed by the bye laws of Society to be formed.
20. The Promoter hereby further agrees, undertakes and covenants that he shall hand over the possession of the said flat/apartment/shop free from all encumbrances / mortgage / etc; to the Allottee at the time of the Allottee taking over possession of

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his/her/their flat/apartment/shop in the new building.

21. The Allottee hereby further agrees, undertakes, and covenants that he/she/they shall take possession of the said New Premises within 15 days of the written notice given by Promoter informing the Allottee that the said New Premises is duly completed and ready for occupation. The Allottee, hereby further agrees, undertakes and covenants that the Allottee shall not in any manner obstruct the construction and the development work to be carried out by the Promoter on the said Property and shall not do or omit to do any act, matter, or things whereby the Promoter is prevented from carrying out the development of the said Property. The Allottee, hereby allows the Promoter to generally do all the others acts and things as are necessary or seem to be required to be done for the development of the said Property. The parties hereto agree to execute such further and other documents or writings as may be required in order to effectuate the purpose and intention of this Agreement.



22. The proportionate amount of all taxes, premium fees, assessment, water charges, sewerage charges, extra water charges and extra sewerage charges, extra electricity charges, excise, GST tax, work contract tax in respect of the New Premises shall be borne by the Allottee from the date when the Allottee takes the possession of the New Premises (completed in all respects). Once the Allottee has been put in possession of the said New Premises, the Allottee shall be liable to pay the proportionate share of the aforesaid expenses.

23. The Promoter shall within four months or whatever is applicable under the law prevailing at the time of handing over the possession of the flat to the said

*[Handwritten signatures]*

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Allottee and hand over the management and control of the New Building and so also grant Free Hold Conveyance under RERA / MOFA to the Society and from such date onwards will not have any right in the New Building except in respect of any unsold premises and the part of land or plot that is pending for construction.

24. Guarantee given by the Promoter hereunder for a period of three years in respect of services, facilities and equipment in the New Building shall be in addition to the actual guarantee provided by the respective service provider, facility provider or equipment vendor. The guarantee given by the Promoter shall be valid for the period of three years, provided such equipments and facilities are maintained by the Society from time to time and the annual maintenance contracts in respect thereof have been renewed by the Society from time to time.
25. Commencing 15 days after notice in writing is given by the Promoter to the Allottee that the said New 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 New Premises) of outgoing in respect of the said Land and the New Building namely local taxes, water charges, Insurance, common lights, repairs charges, salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Land and the New Building.
26. The Allottee for himself/herself and his/her heirs with intention to bind all persons into whatsoever hands the said New Premises may come, doth hereby covenant with the Promoter as follows: -

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To maintain the said New Premises at Allottee's own cost in good tenantable repair and condition from the date of possession of the said New Premises is taken and shall not do or suffer to be done anything in or to the New Building, staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any authority or change/alter or make addition in or to the New Building and the said New Premises itself or any part thereof.



- (b) Not to store in the said New Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the New Building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy package to the upper floors, which may damage or likely to damage the staircases, common passages or any other structure of the New Building including entrances of the New Building and in case any damage is caused to the New Building or the said New Premises on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach. The Allottee will not store any articles on any part of the parking space allotted to him/her and shall use the same for parking only his/her own motor vehicle or the vehicles belonging to his/her licensee(s).
- (c) To carry out at his own costs all internal repairs to the said New Premises and maintain the said New Premises in the same condition, state or order of which it was delivered by the Promoter to the Allottee and shall not so or suffer to be done anything in or to the New Building or the said New Premises which may be against the rules and regulations and bye laws of the concerned local

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authority or other public authority. And 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.

- (d) Not to demolish or cause to be demolished the said New Premises or any part thereof, not at any time make or cause to be made any addition or alteration of whatever nature in or to the said New Premises or any part thereof, not any alteration in the elevation and outside color scheme of the New Building and shall keep the portions, sewers, drains, pipes in the said New Premises and appurtenances thereto in good tenable repair and condition and in particulars, so as to support shelter and protect the other parts of the New Building and shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC Partis or other structural members in the said New Premises without the prior written permission of the Promoter and/or the Society.
- (e) Not to do or permit to be done any act or thing which may render void or voidable any maintenance/insurance/taxes of the said Land and the New Building or part thereof or whereby any increased premium shall become payable in respect of the maintenance/insurance/taxes.
- (f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said New Premises in the compound or any portion of the said Land and the New Building.
- (g) To bear and pay increases in local taxes, water charges, insurance and such other levies which are imposed by the concerned local authority and/or





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Government and/or other public authority, on account of change of user of the said New Premises viz. user for any purposes other than for the purpose for which it is sold.



The Allottee shall not let, sub-let, transfer assign or part with the said New Premises or Allottee's interest or benefit of this Agreement or part with the possession of the said New Premises if the Allottee has been guilty of breach of non-observance of any of the terms and conditions of this Agreement.

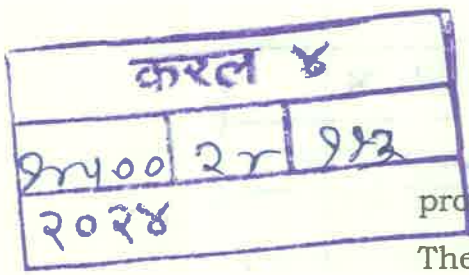
- (i) The Allottee shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protecting and maintenance of the New Building and the premises therein and/or for the observance and performance of the building Rules, Regulations and bye-laws of 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 lay down by the Society regarding the occupation and use of the premises in the New Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.
- (j) Till the management of the New Building and the said Land is handed over to the Society, the Allottee 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 Land and the New Building to view and examine the state and condition thereof.

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27. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said New Premises or of the said Land and the New Building or any part thereof. The Allottee shall have no claim save and except in respect of the said New Premises hereby agreed to be sold to him. All open spaces, parking spaces (other than the parking space forming part of the said New Premises), lobbies, staircases, terraces, recreation spaces, etc. will remain the property of the Promoter till the date when the management of the said Land and the New Building is handed over to the Society.
28. The Allottee shall present this Agreement for registration within the time limit prescribed by the Registration Act and the Promoter will attend at such office and admit execution thereof.
29. The Promoter and the Allottee mutually agree that in case of any addition or reduction of Rera carpet area specifically agreed as per the Clause No 5 mentioned herein above either of the parties will be liable to pay the other party the difference on Pro Rata Bases.
30. The Allottee confirms being aware and consents to the fact that the proposed new building is being built on deficient open space.
31. The Allottee also undertakes and assures that he/she/they will not object to the neighbouring plot holder wherever they come forward for development of their plot which may involve open space deficiency.
32. It is also Agreed between the parties that any dispute arising of or in connection with this Agreement shall in principal be settled by the parties amicably by mutual consultation and if any such dispute cannot be resolved then in such an event the dispute shall be finally settled by arbitration in accordance with the



provision of Arbitration and Conciliation Act 1996. The Arbitration will be held in Mumbai and the decision shall be final and binding upon the parties.



The Provisions of RERA 2016 shall be applicable in addition to, and not in derogation of the provisions of any other law for the time being in force. The provisions of RERA ACT 2016 shall have effect notwithstanding anything inconsistent therewith contained in any other law for the time being in force.

In case of death of any of the Party herein, the legal heirs of such Party shall inherit the deceased person's right, title, interest in the said property subject to the condition that such legal heirs shall hold the said property, for himself / herself as well as for and on behalf of and for benefit of all the holders of premises in the new building/s. Such legal heirs shall be bound by the terms and conditions set out in the agreement.

35. All notices to be served on the Allottee as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee by registered post at his/her address specified below:

**Sai Sairam Society,  
Building No 8, Room no 8/811,  
Near Buasa Industries, Prabhadevi,  
Mumbai 400025.,**

**FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of the Property)**

ALL THAT piece or parcel of land, ground, hereditaments and premises together with messuages, tenements, building structures standing thereon bearing Plot no 64/C, admeasuring 1441.8 square yards equivalent to 1205.6 sq. mtrs and bearing C.T.S No. 443, 443/1/2/3/4/5/6 of village Kurla , situate, lying



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and being at Trimurti Lane, Chunabhatts (East) in Greater Mumbai within the Registration District and sub-district of Mumbai Suburban along with the building named 'Shilpashree' standing thereon, which consists of ground plus three floors, which land is delineated in red coloured boundary on the plan annexed hereto as Annexure A and which building is delineated in green coloured boundary on the plan annexed hereto as Annexure A, which land is bounded as follows and assessed by Municipal Corporation of Greater Mumbai under "L" ward.



On or towards the North: C.T.S No 444 and C.T.S. No 445

On or towards the South: C.T.S No 442 and C.T.S. No 440

On or towards the West: 18.30 Mtr. Wide D. P. Road

On or towards the East: C.T.S No 438 and C.T.S. No 439

**SECOND SCHEDULE ABOVE REFERRED TO**

(Description of the New Premises)

Flat No.1002 having Rera Carpet area of 416 sq.ft. or 38.66 Sq.Mtrs and being on the Tenth floor of 'C' wing of the new building known as '**V RESIDENCE**' along with One Open/ Covered/Stack Car parking No C-1002 being constructed on the land described in the First Schedule, which new premises are delineated on the floor plan hereto annexed as **Annexure E** and thereon shown in Red Coloured boundary line.

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands to this writing on the day and the year first hereinabove mentioned.

करल ४  
 SIGNED, SEALED AND DELIVERED  
 20/02/23  
 २००४ By the within named **PROMOTER**



**MR. PANKAJ SHYAM CHAWLA**

Proprietor of

**M/S V. POWER CONSTRUCTIONS**

In the presence of



*[Handwritten signature]*

SIGNED, SEALED AND DELIVERED

By the within named **ALLOTTEE**

**Ms. SNEHAL SUBHASH KOLGE**



*[Handwritten signature]*

In the presence of...

1. *[Signature]* Nishesh Deshpande
2. *[Signature]* Mary D. Chawla



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२०१४ Annexure A	

**TITLE CERTIFICATE****TITLE REPORT**

ON

PROPERTY OWNED BY

**PANKAJ CHAWLA**

CITY SURVEY NO 443, 443/1, 443/2, 443/3, 443/4, 443/5  
and 443/6

**AT VILLAGE KURLA M.S.D. IN THE REGISTRATION SUB-DISTRICT OF KURLA AND REGISTRATION DISTRICT OF MUMBAI SUBURBAN IN GREATER MUMBAI 400022.**

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**A V Legal Counsel**

734, Flat No. 7, Second Floor, Ayodhya Apartments, Near Shri Jogeshwari Silk and Saree, Kumthekar Road, Sadashiv Peth, Pune 411030

Ph. 9673998804, 9623394108 email : amit@avlegalcounsel.com  
[www.avlegalcounsel.com](http://www.avlegalcounsel.com)**SEARCH AND TITLE REPORT****DESCRIPTION OF THE PROPERTY:****SCHEDULE**

**ALL THOSE PIECES AND PARCELS** of Land bearing CTS No. 443 admeasuring 1009.7 Sq. Mtrs., CTS No. 443/1 admeasuring 42.3 Sq. Mtrs., CTS No. 443/2 admeasuring 34.8 Sq. Mtrs., CTS No. 443/3 admeasuring 41.7 Sq. Mtrs.; CTS No. 443/4 admeasuring 34.8 Sq. Mtrs., CTS No. 443/5 admeasuring 24.8 Sq. Mtrs. And CTS No. 443/6 admeasuring 17.5 Sq. Mtrs. Together total admeasuring 1205.6 Sq. Mtrs. situate at Kurla, Taluka Kurla, within the local limits of Mumbai Suburban District and within the jurisdiction of Sub-Register, Kurla, Mumbai.

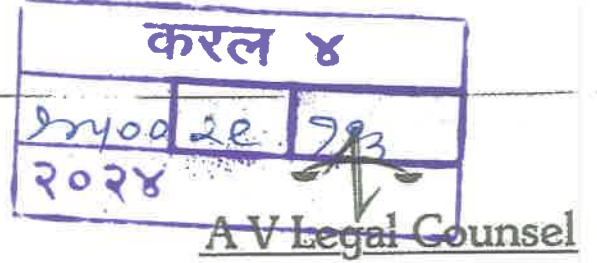
Herein after for the sake of brevity this property is referred to as "the said Property"

**DOCUMENTS SCRUTINISED:**

This report is prepared on the basis of the following documents, which are annexed to this report.

1. Copies of Property Cards of CTS No. 443, 443/1, 443/2, 443/3, 443/4, 443/5 and 443/6 issued by City Survey Officer, Kurla issued on 11.07.2016.





2. Copy of the Map issued by City Survey Officer, Kurla dated 20.02.2017.
3. Copy of the Zone Certificate issued by Municipal Corporation of Greater Mumbai dated 13.09.2017.
4. Copy of the Search Report dated 12.08.2017 issued by Mr. Rakesh Kubal, Search Clerk.



#### BRIEF HISTORY:

- 1) Upon perusal of the Property Cards of CTS No. 443, 443/1, 443/2, 443/3, 443/4, 443/5 and 443/6 issued by City Survey Officer, Kurla issued on 11.07.2016, it appears that, the said Land was originally Leased Hold by Trustees of Kurla Property. It further appears that, one Smt. Shalini Jayaram Patil was Lessee of the said Property. However, both these entries are bracketed. Also, the names of Trustees was mutated in the charge column of the Property Card. The same also appears to be bracketed. Thus, the effect of the said entries have come to an end.
- 2) Perusal of Property Cards as well as perusal of Search Report, It further appears that, the said Smt. Shalini Jayaram Patil had purchased the said property from Mr. Aradaseer Cursetrjee Pestonjee and Others vide Sale Deed dated 26.04.1966, which is registered at the Office of Sub Registrar, Mumbai bearing Sr. No.




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1730/1966. The said mutation was effected in the property card on 07.06.1976 and name of said Smt. Shalini Jayaram Patil was mutated as Holder of the property.



3) Perusal of Property Card as well as perusal of Search Report, It further appears that, the said Smt. Shalini Jayaram Patil and her husband Mr. Jayaram Ramchandra Patil mortgaged the said property with Modi Kogilal Kojmal & Company by executing Mortgage Deed dated 07.06.1966. The said Mortgage Deed is registered at the Office of Sub Registrar, Bandra bearing No. 2042/1966 registered on 19.08.1966. Perusal of Property Card, it however appears that, the charge of Modi Kogilal Kojmal & Company is not mentioned in it. As there is no mention of the charge of the said Modi Kogilal Kojmal & Company, it can be stated that, the said company does not have any charge over the said Property.

4) Perusal of Property Card as well as perusal of Search Report, It further appears that, the said Smt. Shalini Jayaram Patil and her husband Mr. Jayaram Ramchandra Patil further Charged the said property with Modi Kogilal Kojmal & Company by executing Mortgage Deed dated 07.07.1966. The said Mortgage Deed is registered at the Office of Sub Registrar, Bandra bearing No.

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AV Legal Counsel

2407/1966 registered on 09.09.1966. Perusal of Property Card, it however appears that, the charge of Modi Kogilal Kojmal & Company is not mentioned in it. As there is no mention of the charge of the said Modi Kogilal Kojmal & Company it can be stated that, the said company does not have any charge over the said Property.

5) Perusal of Property Card as well as perusal of Search Report, It appears that, Mr. Babubhai Chotalal, Mr. Dayabhai Chotalal and Mr. Vimalal Premchand reconveyed the said property to the said Smt. Shalini Jayaram Patil by executing Reconveyance of Mortgage dated 07.06.1966. The said Reconveyance of Mortgage Deed is registered at the Office of Sub Registrar, Bandra bearing No. 2041/1966 registered on 20.09.1966. Perusal of Property Card reveals that the names of said Mr. Babubhai Chotalal, Mr. Dayabhai Chotalal and Mr. Vimalal Premchand were removed from the column of Charge of the Property Card on 17.06.1976. Hence, it can be stated that, whatever was the charge of said persons over the said Property is removed as the loan is cleared by the said Smt. Shalini Jayaram Patil.

6) Perusal of Search Report, It appears that, Haji Sulalan A.S.O., Haji Roshan Ali. H. D. Naser and Haji Hussain Bhai Abdul



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Karim Panju reconveyed the said property to the said Smt. Shalini



Jayaram Patil by executing Reconveyance of Mortgage dated 26.09.1974. The said Reconveyance of Mortgage Deed is registered at the Office of Sub Registrar, Bandra bearing No. 3484/1974 registered on 03.03.1975. However, their names does not appear to be recorded in property card. Hence, it can be stated that, whatever was the charge of said persons over the said Property is removed as the loan is cleared by the said Smt. Shalini Jayaram Patil.

- 7) Perusal of Property Cards, It appears that, the said Smt. Shalini Jayaram Patil sold the said Property to Mr. Harishchandra Sadashiv Sarang, Mr. Prabhakar Sadashiv Sarang, Mr. Ram Sadashiv Sarang, Mr. Vijay Ram Sarang and Mr. Vivek Ram Sarang by executing Sale Deed dated 04.11.1974, which is registered at the office of Sub Registrar, Mumbai at Sr. No. 3519/1974. Accordingly the names of Mr. Harishchandra Sadashiv Sarang, Mr. Prabhakar Sadashiv Sarang, Mr. Ram Sadashiv Sarang, Mr. Vijay Ram Sarang and Mr. Vivek Ram Sarang were first mutated as Lessee of the said Property on 13.02.1975. Later their names were mutated as Holders on



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17.06.1976. Thus, each of them became 20% Owners of the said property.

- 8) Perusal of Property Cards, Mutation Entry No. 203, it reveals that, the said Mr. Ram Sadashiv Sarang expired on 01.01.2003 leaving behind Smt. Mayuri Prasad Murkar, Mr. Pradeep Ram Sarang, Smt. Chaya Vivek Sarang, Mr. Vijay Ram Sarang, Smt. Varsha Vikas Sakharkar as his only legal heirs. Accordingly, the names of the said legal heirs were mutated on 15.04.2015 in the Property Card of said Property and each of the legal heir become 4% owner of the said Property.
- 9) Perusal of Property Card, Mutation Entry No. 304, it reveals that, the said Mr. Harishchandra Sadashiv Sarang expired on 18.07.2000 leaving behind Smt. Priti Padmakar Waigankar as his only legal heir. Accordingly, the name of the said legal heirs was mutated on 15.04.2015 in the Property Card of said Property and she become 20% owner of the said Property.
- 10) Perusal of Property Card, Mutation Entry No. 305, it reveals that, the said Mr. Vivek Ram Sarang expired on 08.11.2000 leaving behind Smt. Chaya Vivek Sarang, Mr. Sanil Vivek Sarang, Ms. Ankita Vivek Sarang as his only legal heirs. Accordingly, the



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names of the said legal heirs were mutated on 15.04.2015 in the

Property Card of said Property.

Perusal of Property Card, Mutation Entry No. 309, it reveals that,

Mr. Vinay Ram Sarang, 24% Owner sold his 24% share in the said

Property by executing Sale Deed/Deed of Conveyance dated

08.12.2014 to Mr. Pankaj Shyam Chawla. The said Sale

Deed/Deed of Conveyance is registered in the office of Sub

Registrar, Kurla 3 at Sr. No. 10002/2014. It further reveals that,

Mr. Prabhakar Sadashiv Sarang, 20% Owner sold his 20% share

in the said Property by executing Sale Deed/Deed of Conveyance

dated 26.02.2015 to Mr. Pankaj Shyam Chawla. The said Sale

Deed/Deed Of Conveyance is registered in the office of Sub

Registrar, Kurla 3 at Sr. No. 1660/2015. Accordingly, the name of

Mr. Pankaj Shyam Chawla is mutated as Owner/Holder in the

Property Card of the said Property to extent of 44% vide said

mutation entry on 18.05.2015.

12) Perusal of Property Card, Mutation Entry No. 321, it reveals that,

Smt. Mayuri Prasad Murkar 4% Owner, Smt. Varsha Vikas

Sakharkar 4% Owner, Mr. Pradeep Ram Sarang 4% owner, sold

their respective shares total 12% share in the said Property by

executing Sale Deed/Deed of Conveyance dated 01.08.2015 to

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A V Legal Counsel

Mr. Pankaj Shyam Chawla. The said Sale Deed/Deed Of Conveyance is registered in the office of Sub Registrar, Kurla 3 at Sr. No. 5699/2015. It further reveals that, Smt. Briti Padmakar Waigankar, 20% Owner sold her 20% share in the said Property by executing Sale Deed/Deed Of Conveyance dated 11.09.2015 to Mr. Pankaj Shyam Chawla. The said Sale Deed/Deed Of Conveyance is registered in the office of Sub Registrar, Kurla 3 at Sr. No. 6241/2015. Accordingly, the name of Mr. Pankaj Shyam Chawla is mutated as Owner/Holder in the Property Card of the said Property to extent of 32% vide said mutation entry on 17.10.2015.

13) Perusal of Property Card and Mutation Entry No. 429, it reveals that, as per the Order of Director Land Records, Maharashtra State, Pune and Mutation Entry No. 429 dated 14.12.2015, the area as is mentioned in the Property Card is mentioned in numerical.

14) Perusal of Property Card, Mutation Entry No. 343, it reveals that, Smt. Chaya Vivek Sarang, Mr. Sanil Vivek Sarang, Ms. Ankita Vivek Sarang sold their total 24% share in the said Property by executing Sale Deed/Deed Of Conveyance dated 11.03.2016 to Mr. Pankaj Shyam Chawla. The said Sale Deed /Deed Of



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Conveyanceis registered in the office of Sub Registrar, Kurla 3 at 4635/2016. Accordingly, the name of Mr. Pankaj Shyam Chawla is mutated as Owner/Holder in the Property Card of the said Property to extent of 24% vide said mutation entry on 08.07.2016.

15) Thus, by virtue of Sale Deeds/Deed Of Conveyance dated 08.12.2014, 26.02.2015, 01.08.2015, 11.09.2015 and 11.03.2016 said Mr. Pankaj Shyam Chawla become the 100% holder/Owner of said Property.

#### USE OF LAND :

Perusal of Map issued by City Survey Officer, Kurla dated 12.05.2012, it reveals that there is construction of Ground plus Three Floors upon the said property and the building is known as Shilpshree. Perusal of the Zone Certificate issued by Municipal Corporation of Greater Mumbai dated 13.09.2017, it appears that the said property falls within the Residential Zone. It also appears that, part of the said Property is affected by the 18.30 Meter DP Road.

#### ENCUMBRANCES :

As per the information given by Owner Mr. Pankaj Shyam Chawla, there are total 29 tenants in the said Shilpshree Building and he has



करल ४		
१२५००	३७	११३
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A V Legal Counsel

purchased the said Property along with the full knowledge about the interests of said Tenants.

Perusal of Property Card, it appears that there are no other encumbrances mentioned in it in the column of Charge.

Except the encumbrance of interests of 29 tenants as mentioned hereinabove, there are no other encumbrances upon the said Property.

#### SEARCH :

Mr. Rakesh Kubal, Kalyan has carried manual and computerized search in respect of the said Property bearing CTS No. 433, Village Kurla, Taluka Kurla, District Mumbai Suburban District for the period of Fifty Two years from 1966 to 2017 more particularly described in Schedule 'A' herein in above, in the concerned office of Sub – Registrar, Bandra. Accordingly, she has issued Search Report dated 12.08.2017. Therefore, relying the said Search Report of Mr. Rakesh Kubal, I have issued this Search and Title Report.

#### OPINION :

Upon perusal of the documents made available for scrutiny and the Search Report dated 12.08.2017 issued by Mr. Rakesh Kubal, which is taken in the office of Sub – Registrar, Bandra. I am giving my opinion as under:



करल ४		
२२५००	३८	११३
४०२४		



The perusal of Property Cards of the Lands bearing CTS No. 443 admeasuring 1009.7 Sq. Mtrs., CTS No. 443/1 admeasuring 42.3 Sq. Mtrs., CTS No. 443/2 admeasuring 34.8 Sq. Mtrs., CTS No. 443/3 admeasuring 41.7 Sq. Mtrs., CTS No. 443/4 admeasuring 34.8 Sq. Mtrs., CTS No. 443/5 admeasuring 24.8 Sq. Mtrs. And CTS No. 443/6 admeasuring 17.5 Sq. Mtrs. Together total admeasuring 1205.6 Sq. Mtrs. situate at Kurla, Taluka Kurla, within the local limits of Mumbai Suburban District and within the jurisdiction of Sub-Register, Kurla, Mumbai are owned by Mr. Pankaj Shyam Chawla and his title to the said Property is clear and marketable subject to Encumbrances mentioned above.

2. The Perusal of Map issued by City Survey Officer, Kurla dated 20.02.2017 it appears that the said Property is properly demarcated.
3. Perusal of Property Cards of CTS No. 443 admeasuring 1009.7 Sq. Mtrs., CTS No. 443/1 admeasuring 42.3 Sq. Mtrs., CTS No. 443/2 admeasuring 34.8 Sq. Mtrs., CTS No. 443/3 admeasuring 41.7 Sq. Mtrs., CTS No. 443/4 admeasuring 34.8 Sq. Mtrs., CTS No. 443/5 admeasuring 24.8 Sq. Mtrs. And CTS No. 443/6 admeasuring 17.5 Sq. Mtrs. Together total admeasuring 1205.6

करल ४		
२५००	३२	९९३
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A V Legal Counsel

Sq. Mtrs. situate at Kurla, it appears that the Tenure of said Property is 'C' which means that the said Land is Non Agricultural Land. Perusal of the Zone Certificate issued by Municipal Corporation of Greater Mumbai dated 13.09.2017, it appears that the said property falls within the Residential Zone

Thus, to summarize I am of the opinion that the title of the said Land totally admeasuring 1205.6 Sq. Mtrs. bearing CTS No. 443, 443/1, 443/2, 443/3, 443/4, 443/5 and 443/6 situate at Village Kurla, Taluka Kurla, Mumbai Suburban District, is clear and marketable subject to encumbrances as elaborately specified in the opinion herein above.

Accordingly, this opinion is given for the limited purpose for the title of the Land totally admeasuring 1205.6 Sq. Mtrs. bearing CTS No. 443, 443/1, 443/2, 443/3, 443/4, 443/5 and 443/6, Village Kurla, Taluka Kurla, Mumbai Suburban District, as mentioned herein above.

Pune

27<sup>th</sup> September 2017

For A V Legal Counsel

Deshpande  
27.09.2017

Amitkumar Deshpande

Advocate

करल ४		
२५००	२०	११३
२०२४		

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## मालमत्ता पत्रक

विभाग/भौज कुला भाग -३ दासुका/न.भु.भा.का. -- न.भु.अ. कुला

जिल्हा --

नगर/मुद्रांक सिट नंबर प्लॉट नंबर पिन धारणाधिकार

शासनाला दिलेल्या अंतराचा किती टक्के वाटा तपशील आणि त्याच्या तपशील आणि त्याच्या तपशील (नियत वेळ)



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१००९.७

C

सुविधाधिकार

हक्काचा मुदत धारक वर्ष

पट्टेदार

इतर भार

इतर शरे



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षीकरण
१३/०२/१९७५	खरेदीने र.रु.२०००००/- शालिनी जयराम पाटील यांचे कडून	सव.र.मुं.र. नं.३५१९/ ४-११-७४	(L) १)हरिश्चंद्र सदाशिव सारंग २)प्रभाकर सदाशिव सारंग ३)राम सदाशिव सारंग ४)विजय राम सारंग ५) विवेक राम सारंग	सही - १९७५-०३-१२ न.भु.अ. कुला.
१७/०६/१९७६	खरेदी र.रु.३०००/- सव रजिस्ट्रार मुंबई र.नं.१७३० दिनांक २६-४-६६	-	H श्रीमती शालिनी जयराम पाटील	सही - १९७६-०७-१६ न.भु.अ. कुला.
१७/०६/१९७६	खरेदी र.रु.२०००००/- सव रजिस्ट्रार मुंबई र.नं.३५१९ दिनांक ४-११-७४	-	H [हरिश्चंद्र सदाशिव सारंग] [प्रभाकर सदाशिव सारंग] [राम सदाशिव सारंग] [विजय राम सारंग] [विवेक राम सारंग]	सही - १९७६-०७-१६ न.भु.अ. कुला.
१७/०६/१९७६	रिलीज डिड सव रजिस्ट्रार मुंबई र.नं.२०४१ दिनांक ७-६-६६	-	सदरचे रिलीज डिड प्रमाणे महाणाचा बोना असलेले १)वावूभाई छोटालाल २)ताराबाई छोटालाल ३)विमनलाल यांची नांवे कमी केली.	सही - १९७६-०७-१६ न.भु.अ. कुला.
१५/०४/२०१५	वारसाने श्री.राम सदाशिव सारंग हे दि. २/१/२००३ रोजी मयत. सम्व त्वांचे वाटयास आलेली २०% अविभाजीत मिळकत ४% प्रत्येकी, यप्रमाणे अर्जदार यांचा जवाब/पंचनामा, प्रतिज्ञापत्र अन्वये वारसांची नोंद केली.	-	H [१] श्रीम. मयुरी प्रसाद मुरकर-४%] [२] श्री. प्रदिप राम सारंग-४%] [३] श्रीम. ठाय्या विवेक सारंग-४%] [४] श्री. विजय राम सारंग-४%] [५] श्रीम. वर्षा विकास साखरकर-४%]	के रफार क्र.३०३ प्रमाणे सही - १५/०४/२०१५ न.भु.अ.कुला
१५/०४/२०१५	वारसाने श्री. हरिश्चंद्र सदाशिव सारंग हे दि. १८/०७/२००० रोजी मयत, त्यांचे एकमेव वारस असलेवावतचा अर्ज, जवाब, प्रतिज्ञापत्र अन्वये वारस नोंद केली.	-	H [श्रीमती प्रीती पदमाकर वायांगणकर]	के रफार क्र.३०४ प्रमाणे सही - १५/०४/२०१५ न.भु.अ.कुला

(पान न- 1 )



## मालमत्ता पत्रक

करल ४	
२५००	११३
२०२४	

विभाग/मोजे - कुर्ला भाग-३

तालुका/न.धु.मा.का. -- न.धु.अ. कुर्ला

जिल्हा - मुंबई उपनगर जिल्हा

नगर पंचायत  
प्रमाणक / फा. पत्ता. नं.

शिफ्ट नंबर

फ्लॉट नंबर

क्षेत्र  
चौ.मी.

धारणाधिकार

शासनाला दिलेल्या अकरापांचा किंवा भाड्याच्या  
तपशील अर्धेण त्याच्या फेर तपशीलाचे नियत वेळ)

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दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा.) पट्टेदार (प) किंवा भाग (भा) निबंधक कुर्ला	साक्षात्करण
१५/०४/२०२५	वारसने श्री.विवेक राम सारंग हे दि. ८/११/२००० रोजी मयत सवव त्यांचे कायदेशीर वारसांवावत अर्ज, जवाब/पंचनामा, प्रतिज्ञापत्र अन्वये वारसांची नोंद केली.	-	H [१] श्रीम. छाया विवेक सारंग] [२] सनील विवेक सारंग] [३] अकिता विवेक सारंग]	फेरफार क्र.३०५ प्रमाणे सही - १५/०४/२०२५ न.धु.अ.कुर्ला
१८/०५/२०२५	सह दुय्यम निबंधक, कुर्ला -३, मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत दस्त क्रमांक - करल-३/१०००२/२०१४ दि.०८/१२/२०१४ व करल-३/करल-३/१६६०/२०१५ दि.२६/०२/२०१५ अन्वये न.धु.क्र. ४४३, ४४३/१ते६ चे एकूण १२०५.६ चौ.मी. क्षेत्रापैकी श्री.विजय राम सारंग यांचा २४% व श्री.प्रभाकर सदाशिव सारंग यांचा २०% अविमानित हिस्सा किती केलेने त्यांची नावे कमी करून संबंधीत मिळकतीच्या एकूण क्षेत्राच्या ४४% मिळकतीस खरेदी घेणाराचे नांव दाखल केल्याची नोंद केली.	-	H श्री.पंकज श्याम चावला	फेरफार क्र.३०९ प्रमाणे सही - १८/०५/२०२५ न.धु.अ.कुर्ला
१७/१०/२०२५	सह दुय्यम निबंधक कुर्ला -३, मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत दस्त क्र. करल-३/५६९९/२०१५ दि. १८/२०१५ व सह दुय्यम निबंधक कुर्ला -३ मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत दस्त क्र. करल ३/६२४९/२०१५ दि.११/९/२०१५ अन्वये एकूण मिळकतीचे क्षेत्र १२०५.६ चौ.मी. क्षेत्रापैकी खरेदी देणार श्रीमती मयुरी प्रसाद मुरकर ४%, श्रीमती वर्षा विक्कस साखरकर ४%, श्री. प्रदिप राम सारंग ४% व श्रीमती प्रीती पद्माकर वायगणकर २०% यांची मिळकती वरील नावे कमी करून संबंधीत एकूण क्षेत्राच्या ३२% मिळकतीस खरेदी घेणाराचे नांव दाखल केले.	-	धा. श्री.पंकज श्याम चावला	फेरफार क्र.३२१ प्रमाणे सही - १७/१०/२०२५ न.धु.अ.कुर्ला
१४/१२/२०२५		-	पा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू-१/ मि.प./अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.धु.कुर्ला-३/फे.फा.क्र. ४२९/ २०१५ दिनांक १४/१२/२०१५ अन्वये केवळ मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी एक हजार नऊ पुष्क सात दशांश चौ.मी.दाखल केले.	फेरफार क्र.४२९ प्रमाणे सही - १४/१२/२०२५ न.धु.अ.कुर्ला
०८/०७/२०२६	सह दुय्यम निबंधक कुर्ला - ३, मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत दस्त क्र. करल-३/४६३५/२०२६ दि.११/३/२०२६ अन्वये न.धु.क्र. ४४३, ४४३/१ ते ६ या मिळकतीच्या एकूण १२०५.६ चौ.मी. क्षेत्रापैकी २४% हिस्सा खरेदी देणार श्रीमती छाया विवेक सारंग, सनील विवेक सारंग, अकिता विवेक सारंग यांनी श्री.पंकज श्याम चावला यांना खरेदी दिल्याने खरेदी देणार यांची नावे कमी करून खरेदी घेणार श्री.पंकज श्याम चावला यांचे नांव दाखल केले.	-	धा. श्री.पंकज श्याम चावला	फेरफार क्र.३५३ प्रमाणे सही - ०८/०७/२०२६ न.धु.अ.कुर्ला

करल ४  
 २५०००२ ११३  
 २०२४

मालमत्ता पत्रक

विभाग/प्रोजे -- कुर्ला भाग -३

तालुका/न. भु. मा. का. -- न. भु. अ. कुर्ला

जिल्हा -- मुंबई उपनगर जिल्हा

नगर पुरामन शिट नंबर प्लॉट नंबर काव धारणाधिकार  
 कळक/ फा. प्लॉ. नं. चे.मी.

सासनाला दिल्ल्या अकाराप्रमाणे दिल्या भाड्याच्या तपशील अर्जाद्वारे (नगरपालिका नियत वेळ)

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तयार करणार

खरी नकल -

न. भु. अ. कुर्ला  
मुंबई उपनगर जिल्हा



१२६/१९  
 विभाग मन्त्रि  
 नगर पुरामापक क्र. १

श्री. च. ग. अमृत  
 वरिष्ठ लिपिक

अर्ज क्रमांक १६२७ अर्जदाराचे नाव संजय राव  
 अर्ज केल्याची तारीख २०/०७/१६ मंडी / संख्या १२  
 नकल तयार तारीख ११/०७/१६ नकल शुल्क २४०  
 दिल्याची तारीख ११/०७/१६ शुल्क २४०  
 तयार करणार संजय राव शुल्क २४०

खरी नकल  
 नगर पुरामन अधिकारी  
 कुर्ला ११/०७/१६

## मालमत्ता पत्रक

विभाग/मौज - कुर्ला भाग - ३

तालुका/न.भु.मा.का. -- न.भु.अ. कुर्ला

जिल्हा



नगर पुंमालन	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधिकार	शासक/सहायक	तपशील आ
क्रमांक/पत्र.पत्र.न.			चौ.मी.			त्याच्या फेर वेळीसही प्रिकृत वेळी

४४३/१ ४४३/१

४२-३

C

करल - ४

२५०० ४३ ११३

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सुविधाधिकार

हक्काचा मूळ धारक वर्ष १९६५

[कुर्ला मिल्कतीचे विश्वस्त]

पट्टेदार

[श्रीमती शालिनी जयराम पाटील]

इतर भार

[१]बाबुभाई छोटालाल]

[२]ताराबाई छोटालाल]

[३]विमनलाल]

[विश्वस्त]

इतर शेरें

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (धा) (कुर्ला भाग - ३) (नियमित जपले)	साक्षात्कार
१३/०२/१९७५	खरेदीने र.रु.२०००००/- शालिनी जयराम पाटील यांचे कडून	सब र.मु. र.नं.३५१९/ ४-११-७४	(L) १)हरिचंद्र सदाशिव सारंग २)प्रभाकर सदाशिव सारंग ३)राम सदाशिव सारंग ४)विजय राम सारंग ५)विवेक राम सारंग	सही - १९७५-०३-१२ न.भु.अ. कुर्ला.
१७/०६/१९७६	खरेदी र.रु.३०००/- सब रजिस्ट्रार मुंबई र.नं.१७३० दिनांक २६-४-६६	-	H श्रीमती शालिनी जयराम पाटील	सही - १९७६-०७-२६ न.भु.अ. कुर्ला.
१७/०६/१९७६	रिलीज डिंड सब रजिस्ट्रार मुंबई र.नं.२०४१ दिनांक ७-६-६६	-	सदरचे रिलीज डिंड प्रमाणे गहाणाचा वोना असलेले १)बाबुभाई छोटालाल २)ताराबाई छोटालाल ३)विमनलाल यांची नावे कमी केली	सही - १९७६-०७-१६ न.भु.अ. कुर्ला.
१७/०६/१९७६	खरेदी र.रु.२०००००/- सब रजिस्ट्रार मुंबई र.नं.३५१९ दिनांक ४-११-७४	-	H [१]हरिचंद्र सदाशिव सारंग] [२]प्रभाकर सदाशिव सारंग] [३]राम सदाशिव सारंग] [४]विजय राम सारंग] [५]विवेक राम सारंग]	सही - १९७६-०७-२६ न.भु.अ. कुर्ला.
१५/०४/२०१५	वारसाने श्री.राम सदाशिव सारंग हे दि. १/१/२००३ रोजी मयत. सवन त्यांचे वाटयास आलेली २०% अविभाजीत मिल्कत ४% प्रत्येकी, याप्रमाणे अर्जदार यांचा जबाब/पंचनामा, प्रतिज्ञापत्र अन्वये वारसांची नोंद केली.	-	H [१] श्रीम. मयुरी प्रसाद मुरकर -४%] [२] श्री. प्रदिप राम सारंग-४%] [३] श्रीम. छाया विवेक सारंग-४%] [४] श्री. विजय राम सारंग-४%] [५] श्रीम. वर्षा विकास साखरकर-४%]	के रफार क्र.३०३ प्रमाणे सही - १५/०४/२०१५ न.भु.अ.कुर्ला

(पान न- 1)

करल ४	
११००	११३
२०२४	

मालमत्ता पत्रक

विभाग/पौजे कुर्ला भाग -३

तालुका/न.भू.मा.का. - न.भू.अ. कुर्ला

जिल्हा - मुंबई उपनगर जिल्हा

शासनाला दिल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपसणीची नियत वेळ)

गण नुमापन शिट नंबर प्लॉट नंबर क्षेत्र घारणाधिकार

कर्मक/प.प. प्लॉ. नं.

चौ.मी.

४४३/१

४४३/१

दिनांक	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
१५/०४/२०१५		H [श्रीमती प्रीती पद्ममाकर चायगणकर]	फेरकार क्र.३०४ प्रमाणे सही - १५/०४/२०१५ न.भू.अ.कुर्ला
१५/०४/२०१५		H [१] श्रीम. छाया विवेक सारंग] [२] सनील विवेक सारंग] [३] अकिता विवेक सारंग]	फेरकार क्र.३०५ प्रमाणे सही - १५/०४/२०१५ न.भू.अ.कुर्ला
१८/०५/२०१५		H श्री.पंकज श्याम चावला	फेरकार क्र.३०९ प्रमाणे सही - १८/०५/२०१५ न.भू.अ.कुर्ला
२७/०७/२०१५		मा.जम्भवंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.न.भू.-१/मि.प./अक्षरी नोंद/२०१५,पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.कुर्ला भाग-३/फे.क्र.३१८ दिनांक २७/०७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळत असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी चेवाळीस पूर्णांक तीन दशांश चौ.मी.दाखल केले.	फेरकार क्र.३१७ प्रमाणे सही - २७/०७/२०१५ न.भू.अ.कुर्ला
१७/१०/२०१५		धा. श्री.पंकज श्याम चावला	फेरकार क्र.३२१ प्रमाणे सही - १७/१०/२०१५ न.भू.अ.कुर्ला

## मालसत्ता पत्रक

भाग/मौजे - कुर्ला भाग - ३

तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

जिल्हा - मुंबई उपनगर जिल्हा

स.पु.न.मं. / स.पौ.नं.	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	करल	ग्राहकालादल्या अकारणाने किंवा भाड्याचा तपशील आणि त्याच्या फेर वारीची नोंद घेण्याबाबतचे नियम
४४३/१	४४३/१				११५०३५	११३
दिनांक	व्यवहार	खंड क्रमांक	संविन प्राप्त (पा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण		
०८/०७/२०१६	सह दुय्यम निबंधक कुर्ला - ३, मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत दस्त क्र. करल-३/४६३५/२०१६ दि.११/३/२०१६ अन्वये न.भू.क्र. ४४३, ४४३/१ ते ६ या मिल्कतीच्या एकूण १२०५.६ चौ.मी. क्षेत्रापैकी २४% हिस्सा खरेदी देणार श्रीमती छाया विवेक सारंग, सनिल विवेक सारंग, अश्विनी विवेक सारंग यांनी श्री.पंकज श्याम चावला यांना खरेदी दिल्याने खरेदी देणार यांची नावे कमी करून खरेदी देणार श्री.पंकज श्याम चावला यांचे नाव दाखल केले.	-	घा. श्री.पंकज श्याम चावला	करल क्र.३४३ प्रमाणे सन - ०८/०७/२०१६ न.भू.अ.कुर्ला		

तपासणी करणारा -

खरीदकाल -

*(Signature)*  
जोनाथन फ्लावे  
परि.धुमापक क्र.१

*(Signature)*  
श्री. य. ग. अमृते  
वरिष्ठ लिपिक



अर्ज क्रमांक १६२५ अर्जसंख्या क्र. ११५०३५  
अर्ज केल्याची तारीख ०८/०७/१६ संदी / संख्या १३  
नक्कल तयार तारीख ११/०७/१६ नक्कल शुल्क २००/-  
दिल्याची तारीख \_\_\_\_\_ शुल्क \_\_\_\_\_  
तयार करणार *(Signature)* न.भू.अ.कुर्ला

खरीदकाल  
*(Signature)* ११/०७/१६  
नगर भूमापक अधिकारी  
कुर्ला

२५०० रु ११३  
२०२४

## मालमत्ता पत्रक

विभाग/मौजे -- कुर्ला भाग -३

तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

जिल्हा --

अगर प्रकल्प सिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार  
क्रमांक/घ.प्लॉ.नं. चौ.मी. तपशील आणि व्याख्या भूय तपशील आणि नियंत्रण

४४३/२

४४३/२

३४.८

C

सुविधाधिकार

हक्काची मुळ धारक

चप \*११६५

पट्टेदार

इतर भार

[१]बाबुभाई छोटालाल]

[२]ताराबाई छोटालाल]

[३]विमनलाल]

[विश्वस्त]

इतर शीरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (था) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
१३/०२/१९७५	खरेदीने र.रु.२०००००/- शालिनी जयराम पाटील यांचेकडून	सव र.मु. र.नं.३५१९/ ४-११-७४	H १)हरिश्चंद्र सदाशिव सारंग २)प्रभाकर सदाशिव सारंग ३)राम सदाशिव सारंग ४)विजय राम सारंग ५)विवेक राम सारंग	सही - १९७५-०३-१२ न.भू.अ. कुर्ला.
१७/०६/१९७६	खरेदी र.रु.३०००/- सव रजिस्ट्रार मुंबई र.नं.१७३० दिनांक २६-४-६६	-	H श्रीमती शालिनी जयराम पाटील	सही - १९७६-०७-१६ न.भू.अ. कुर्ला.
१७/०६/१९७६	रिलीज डिंड सव रजिस्ट्रार मुंबई र. नं.२०४१ दिनांक ७-६-६६	-	सदरचे रिलीज डिंड प्रमाणे गहाणाचा बोचा असलेले १)बाबुभाई छोटालाल २)ताराबाई छोटालाल ३)विमनलाल यांची नावे कमी केली	सही - १९७६-०७-१६ न.भू.अ. कुर्ला.
१७/०६/१९७६	खरेदी र.रु.२०००००/- सव रजिस्ट्रार मुंबई र.नं.३५१९ दिनांक ४-११-७४	-	H [१]हरिश्चंद्र सदाशिव सारंग] [२]प्रभाकर सदाशिव सारंग] [३]राम सदाशिव सारंग] [४]विजय राम सारंग] [५]विवेक राम सारंग]	सही - १९७६-०७-१६ न.भू.अ. कुर्ला.
१५/०४/२०१५	वारसाने श्री.राम सदाशिव सारंग हे दि. १/१/२००३ रोजी मयत. सव त्वांचे वाट्यास आलेली २०% अविभाजीत मिळकत ४% प्रत्येकी, याप्रमाणे अर्जदार यांचा जबाब/पंचनामा, प्रतिज्ञापत्र अन्वये वारसांची नोंद केली.	-	H [१] श्रीम. मयुरी प्रसाद मुरकर -४%] [२] श्री. प्रदिप राम सारंग-४%] [३] श्रीम. उमा विवेक सारंग-४%] [४] श्री. विजय राम सारंग-४%] [५] श्रीम. वर्षा विकास साखरकर-४%]	के रफार क्र.३०३ प्रमाणे सही - १५/०४/२०१५ न.भू.अ.कुर्ला

## मालमत्ता पत्रक

गौजे -- कुर्ला भाग -३

तालुका/न.भु.मा.का. -- न.भू.अ. कुर्ला

जिल्हा -- मुंबई उपनगर जिल्हा

वि.क्र.

शिट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा गाड्याचा तपशील आणि त्याचा फेर तपासणीची निवत वेळ	वर्ग क्रमांक
३/२	४४३/२	चौ.मी			

व्यवहार	खंड क्रमांक	नविन धारक (घा) पट्टेदार (प) किंवा पुर (भू)	प्रमाण	दिनांक
४/२०१५ वारसाने श्री. हरिश्चंद्र सदाशिव सारंग हे दि. १८/०७/२००० रोजी मयत, त्यांचे एकमेव वारस असलेवावतचा अर्ज, जवाब, प्रतिज्ञापत्र अन्वये वारस नोंद केली.		H [श्रीमती प्रीती पद्माकर वायंगणकर]	फेरदार क्र.३०५ प्रमाणे सही - १५/०४/२०१५ न.भू.अ.कुर्ला	
४/२०१५ वारसाने श्री.विवेक राम सारंग हे दि. ८/१२/२००० रोजी मयत सवव त्यांचे कायदेशीर वारसवावत अर्ज, जवाब/पंचनामा, प्रतिज्ञापत्र अन्वये वारसांची नोंद केली.		H [१] श्रीम. छाया विवेक सारंग] [२] सनील विवेक सारंग] [३] अंकिता विवेक सारंग]	फेरदार क्र.३०६ प्रमाणे सही - १२/०४/२०१५ न.भू.अ.कुर्ला	
५/२०१५ सह दुय्यम निबंधक कुर्ला -३, मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत दस्त क्रमांक - करल-३/२०००२/२०१४ दि.०८/१२/२०१४ व करल-३/करल-३/१६६०/२०१५ दि.२६/०२/२०१५ अन्वये न.भू.क्र. ४४३, ४४३/१ते६ चे एकूण १२०५.६ चौ.मी. क्षेत्रापैकी श्री.विजय राम सारंग यांचा २४% व श्री.प्रभाकर सदाशिव सारंग यांचा २०% अविभाजीत हिस्सा विक्री केलेने त्यांची नांवे कमी करून संबंधीत मिळकतीच्या एकूण क्षेत्राच्या ४४% मिळकतीस खरेदी घेणाराचे नांव दाखल केल्याची नोंद केली.		H श्री.पंकज श्याम चावला	फेरदार क्र.३०९ प्रमाणे सही - १८/०५/२०१५ न.भू.अ.कुर्ला	तपास
७/२०१५		मा.जमावंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू-१/मि.प./अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.कुर्ला भाग-३/फे.क्र.३१८ दिनांक २७/०७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी चौतौस पूर्णांक आठ दशांश चौ.मी.दाखल केले.	फेरदार क्र.३१८ प्रमाणे सही - २७/०७/२०१५ न.भू.अ.कुर्ला	
१२०१५ सह दुय्यम निबंधक कुर्ला -३, मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत दस्त क्र. करल-३/५६९९/२०१५ दि. १८/२०१५ व सह दुय्यम निबंधक कुर्ला -३ मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत दस्त क्र. करल ३/६२४१/२०१५ दि.११/९/२०१५ अन्वये एकूण मिळकतीचे क्षेत्र १२०५.६ चौ.मी. क्षेत्रापैकी खरेदी देणार श्रीमती मयुरी प्रसाद मुरकर ४%, श्रीमती वर्षा विकास साखरकर ४%, श्री. प्रदिप राम सारंग ४% व श्रीमती प्रीती पद्माकर वायंगणकर २०% यांची मिळकती वरील नांवे कमी करून संबंधीत एकूण क्षेत्राच्या ३२% मिळकतीस खरेदी घेणाराचे नांव दाखल केले.		धा. श्री.पंकज श्याम चावला	फेरदार क्र.३२१ प्रमाणे सही - १७/१०/२०१५ न.भू.अ.कुर्ला	

करल ४

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२०२४

## मालमत्ता पत्रक

विभाग/मोजे -- कुर्ला भाग -३

तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन  
क्रमांक / घ. प्लॉ. न.

प्लॉट नंबर

प्लॉट नंबर

क्षेत्र  
चौ.मी.

धारणाधिकार

शासनाला दिलेला आरक्षण क्रमांक / भाड्याचा  
तपशील अर्ज (फॉर्म नं. १) तर्फे तयार केलेला निवृत्त प्रेषक

४४३/२

४४३/२

पृष्ठ

दिनांक	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
०८/०७/२०२६		धा. श्री.पंकज श्याम चावला	फॉर्म क्र. ३४३ प्रमाण सही - ०८/०७/२०२६ न.भू.अ. कुर्ला

अपासणी करणारा -

खरी नकल -

न.भू.अ. कुर्ला

मुंबई उपनगर जिल्हा

*(Signature)*  
अनुमोदित  
पति. भूमापक क्र. १

*(Signature)*  
श्री. य. ग. अमृते  
वरिष्ठ लिपिक

अर्ज क्रमांक १५२७ अर्जदाराचे नाव पंकज श्याम चावला  
अर्ज केल्याची तारीख ०८/०७/२०२६ दिनांक / संख्या ११  
नक्कल तयार तारीख ११/०७/२०२६ मुद्रण शुल्क २५०  
दिल्याची तारीख ११/०७/२०२६ मुद्रण शुल्क २५०  
तयार करणार श्री. य. ग. अमृते भूमापक

खरी नकल  
*(Signature)*  
नगर भूमापन अधिकारी  
कुर्ला



## मालमत्ता पत्रक

२५०० रे ११३  
२०२४

विभाग/मोजे कुर्ला भाग-३

तालुका/न.भु.मा.का. -- न.भू.अ. कुर्ला

जिल्हा --

मुंबई उपनगर जिल्हा

नाम मूळमूल

प्लॉट नंबर

प्लॉट नंबर

क्षेत्र

धारणाधिकार

शासनाला दिवलेला

इतर मालमत्ता

क्रमांक/ फा. प्लॉट नं.

चौ.मी.

तपशील आणि त्याच्या फेर तपशीलांची निलया देणे

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४१.७

C

सुविधाधिकार

हक्काचा मूळ धारक  
वर्ष १९६५

[कुर्ला मिळकतीचे विश्वस्त]

पड्डेदार

[श्रीमती शालिनी जयराम पाटील]

इतर पार

[१] वावुभाई छोटालाल  
[२] तारवाई छोटालाल  
[३] विमनलाल  
[विश्वस्त]

इतर शेरें

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पड्डेदार (प) किंवा धार (धा)	साक्षात्करण
१३/०२/१९७५	खरेदीने र.रु.२०००००/- शालिनी जयराम पाटील यांचे कडून	सव र मुरन ३५१२/४/११/१९ ७४	(L) १) हरिश्चंद्र सदाशिव सारंग २) प्रभाकर सदाशिव सारंग ३) राम सदाशिव सारंग ४) विजय राम सारंग ५) विवेक राम सारंग	सही - १९७५-०३-२२ न.भू.अ. कुर्ला.
१७/०६/१९७६	खरेदी र.रु.३०००/- सव रजिस्ट्रार मुंबई र.नं.१७३० दिनांक २६-४-६६	-	H श्रीमती शालिनी जयराम पाटील	सही - १९७६-०७-२६ न.भू.अ. कुर्ला.
१७/०६/१९७६	रिलीज डिड सव रजिस्ट्रार मुंबई र. नं.२०४१ दिनांक ७-६-६६	-	सदरचे रिलीज डिड प्रमाणे महाणाचा वोचा असलेले १) वावुभाई छोटालाल २) तारवाई छोटालाल ३) विमनलाल यांची नावे कमी केली	सही - १९७६-०७-२६ न.भू.अ. कुर्ला.
१७/०६/१९७६	खरेदी र.रु.२०००००/- सव रजिस्ट्रार मुंबई र.नं.३५११ दिनांक ४-११-७४	-	H [१] हरिश्चंद्र सदाशिव सारंग] [२] प्रभाकर सदाशिव सारंग] [३] राम सदाशिव सारंग] [४] विजय राम सारंग] [५] विवेक राम सारंग]	सही - १९७६-०७-२६ न.भू.अ. कुर्ला.
१५/०४/२०२५	वारसाने श्री.राम सदाशिव सारंग हे दि. १/१/२००३ रोजी मयत. सव त्यांचे वाट्यास आलेली २०% अविभाजित मिळकत ४% प्रत्येकी, याप्रमाणे अर्जदार यांचा जवाब/पंचनामा, प्रतिज्ञापत्र अन्वये वारसांची नोंद केली.	-	H [१] श्रीम. मयुरी प्रसाद मुरकर-४%] [२] श्री. प्रदिप राम सारंग-४%] [३] श्रीम. छाया विवेक सारंग-४%] [४] श्री. विजय राम सारंग-४%] [५] श्रीम. वर्णा विकास साखरकर-४%]	के रफार क्र.३०३ प्रमाणे सही - १५/०४/२०२५ न.भू.अ.कुर्ला

करल ४

2400 40 993

## मालमत्ता पत्रक

वेभाग/मोची

कुर्ला भाग-३

तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

जिल्हा --

मुंबई उपनगर जिल्हा

नगर पुनर्रचना  
अंक/घ. फ्लॉ. नं.

शिट नंबर

प्लॉट नंबर

क्षेत्र  
चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा  
तपशील आणि त्याचा फेर तपासणीची निवट वेळ)

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४४३/३

दिनांक	विवरण	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्करण
२५/०४/२०२५	वारसात श्री. विवेक राम सारंग हे दि. १८/०७/२००० रोजी मृत, त्यांचे एकमेव वारस असलेल्या वतीचा अर्ज, जवाब, प्रतिज्ञापत्र अन्वये वारसा नोंद केली.	-	H [श्रीमती प्रीती पद्मामकर वायंगणकर]	फेरफार क्र.३०४ प्रमाणे सही - २५/०४/२०२५ न.भू.अ.कुर्ला
२५/०४/२०२५	वारसात श्री. विवेक राम सारंग हे दि. १८/०७/२००० रोजी मृत सवय त्यांचे कोथंबरी वारसाबाबत अर्ज, जवाब/पत्रे/प्रमाण, प्रतिज्ञापत्र अन्वये वारसाची नोंद केली.	-	H [१] श्रीम. जाय विवेक सारंग] [२] सनील विवेक सारंग] [३] अकिता विवेक सारंग]	फेरफार क्र.३०५ प्रमाणे सही - २५/०४/२०२५ न.भू.अ.कुर्ला
१८/०५/२०२५	सह दुय्यम निबंधक, कुर्ला -३, मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत दस्त क्रमांक - करल-३/१०००२/२०१४ दि.०८/१२/२०१४ व करल-३/करल-३/१६६०/२०१५ दि.२६/०२/२०१५ अन्वये न.भू.क्र.४४३, ४४३/१ते६ चे एकूण १२०५.६ चौ.मी. क्षेत्राचे श्री. विजय राम सारंग यांचा २४% व श्री.प्रभाकर सदाशिव सारंग यांचा २०% अविभाजीत हिस्सा विक्री केलेने त्यांची नांवे कमी करून संबंधीत मिळकतीच्या एकूण क्षेत्राच्या ४४% मिळकतीस खरेदी घेणाराचे नांव दाखल केल्याची नोंद केली.	-	H श्री.पंकज श्याम चावला	फेरफार क्र.३०९ प्रमाणे सही - १८/०५/२०२५ न.भू.अ.कुर्ला
२७/०७/२०२५			मा.जमावंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू-१/ मि.प./असरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.कुर्ला भाग-३/फे.क्र.३१८ दिनांक २७/०७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र असरी एकेचळीस पूर्णांक सात दशांश चौ.मी. दाखल केले.	फेरफार क्र.३१८ प्रमाणे सही - २७/०७/२०१५ न.भू.अ.कुर्ला
१७/१०/२०२५	सह दुय्यम निबंधक कुर्ला -३, मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत दस्त क्र. करल-३/५६९९/२०१५ दि. १८/२०१५ व सह दुय्यम निबंधक कुर्ला -३ मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत दस्त क्र. करल ३/६२४१/२०१५ दि.११/९/२०१५ अन्वये एकूण मिळकतीचे क्षेत्र १२०५.६ चौ.मी. क्षेत्राचे खरेदी देणार श्रीमती मयुरी प्रसाद मुरकर ४%, श्रीमती वर्षा विकास साखरकर ४%, श्री. प्रदिप राम सारंग ४% व श्रीमती प्रीती पद्मामकर वायंगणकर २०% यांची मिळकती वरील नांवे कमी करून संबंधीत एकूण क्षेत्राच्या ३२% मिळकतीस खरेदी घेणाराचे नांव दाखल केले.		धा. श्री.पंकज श्याम चावला	फेरफार क्र.३२१ प्रमाणे सही - १७/१०/२०१५ न.भू.अ.कुर्ला

करल ४

२५०० ५१ ११३

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जिल्हा -- मुंबई उपनगर जिल्हा

## मालमत्ता पत्रक

विभाग/मोजे

कुर्ला भाग -३

तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

नगर भूमापन क्रमांक/प्र.प्लॉ.नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारपोंचा किंवा भाड्याच्या तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)
४४३/३	४४३/३				

दिनांक	व्यवहार	खंड क्रमांक	नविन घटक (धा) पट्टेदार (प) किंवा भाग (भा)	साक्षात्कृत
०८/०७/२०१६	सह दुय्यम निबंधक कुर्ला - ३, मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत दस्त क्र. करल-३/४६३५/२०१६ दि.११/३/२०१६ अन्वये न.भू.क्र. ४४३, ४४३/१ ते ६ या मिल्कतीच्या एकूण १००५.६ चौ.मी. क्षेत्रापैकी २४% हिस्सा खरेदी देणार श्रीमती जाया विवेक सारंग, सनिल विवेक सारंग, अंकिता विवेक सारंग यांनी श्री.पंकज श्याम चावला यांना खरेदी दिल्याने खरेदी देणार यांची नावे कमी कलन खरेदी देणार श्री.पंकज श्याम चावला यांचे नांव दाखल केले.	-	धा. श्री.पंकज श्याम चावला	पट्टेदार नं.३१३ प्रमाणे ०८/०७/२०१६ न.भू.अ.कुर्ला



तपासणी करणारा -

खरी नकल -

न.भू.अ. कुर्ला

मुंबई उपनगर जिल्हा

*(Signature)*  
प्रगतार म्हात्रे  
न.भू.अ. कुर्ला

*(Signature)*  
श्री. य. म. अमृत  
वरिष्ठ लिपिक

अर्ज क्रमांक ५०६ अर्जदाराचे नाव पंकज श्याम चावला  
अर्ज केल्याची तारीख ०७/०७/१६ नोंदी / संख्या ३२  
नकल तयार तारीख ०९/०७/१६ नकल शुल्क २००  
दिल्याची तारीख ०९/०७/१६ शुल्क २००  
तयार करणार पंकज श्याम चावला

खरी नकल  
*(Signature)*  
नगर भूमापन अधिकारी  
कुर्ला

करल ४		
२५००	५२	११३
२०२४		

## मालमत्ता पत्रक



विभाग/मंडळ - कुर्ला भाग -३ मालुका/न.भु.मा.का. -- न.भू.अ. कुर्ला

जिल्हा --

सगर पुमावन क्रमांक / फा. प्लो. नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या तपशील आणि त्यावर तपस्युतीची दिनांक वेळ
४४३/४	४४३/४				

३४.८

C

सुविधाधिकार

हक्काचा मूळ धारक वर्ष

पट्टेदार

इतर भार

इतर शेरें

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
१३/०२/१९७५	खरेदीने र.रू.२०००००/- शशिलिनी जयराम पाटील यांचे कडून	सव र.मु.र. नं.३५१९/ ४-११-७४	(L) १)हरिश्चंद्र सदाशिव सारंग २)प्रभाकर सदाशिव सारंग ३)राम सदाशिव सारंग ४)विजय राम सारंग ५)विवेक राम सारंग	सही - १९७५-०३-१२ न.भू.अ. कुर्ला.
१७/०६/१९७६	खरेदी र.रू.३०००/- सव रजिस्ट्रार मुंबई र.नं.१७३० दिनांक २६-४-६६	-	H श्रीमती शालिनी जयराम पाटील	सही - १९७६-०७-२६ न.भू.अ. कुर्ला.
१७/०६/१९७६	रिलीज डिड सव रजिस्ट्रार मुंबई र. नं.२०४१ दिनांक ७-६-६६	-	सदरचे रिलीज डिड प्रमाणे गहाणाचा वोगा असलेले १)नाचुभाई छोटालाल २)तारामबाई छोटालाल ३)विमनलाल यांची नांबे कमी केली	सही - १९७६-०७-२६ न.भू.अ. कुर्ला.
१७/०६/१९७६	खरेदी र.रू.२०००००/- सव रजिस्ट्रार मुंबई र.नं.३५१९ दिनांक ४-११-७४	-	H [१]हरिश्चंद्र सदाशिव सारंग] [२]प्रभाकर सदाशिव सारंग] [३]राम सदाशिव सारंग] [४]विजय राम सारंग] [५]विवेक राम सारंग]	सही - १९७६-०७-२६ न.भू.अ. कुर्ला.
१५/०४/२०१५	वारसाने श्री.राम सदाशिव सारंग हे दि. १/१/२००३ रोजी मयत. सव त्यांचे वाटयास आलेली २०% अविभाजीत मिळकत ४% प्रत्येकी, याप्रमाणे अर्जदार यांचा जवाब/पंचनामा, प्रतिज्ञापत्र अन्वये वारसानेची नोंद केली.	-	H [१] श्रीम. मयुरी प्रसाद भुरकर -४%] [२] श्री. प्रदिप राम सारंग-४%] [३] श्रीम. छाया विवेक सारंग-४%] [४] श्री. विजय राम सारंग-४%] [५] श्रीम. वर्षा विकास साखरकर-४%]	सही - १५/०४/२०१५ न.भू.अ.कुर्ला

(पान नं.- १ )

## भालमत्ता पत्रक

वेभाग/मौजे -- कुर्ला भाग -३

तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

जिल्हा -- मुंबई उपनगर जिल्हा

नगर घुमामन  
क्रमांक / फा. प्लॉ. नं.

शिट नंबर

प्लॉट नंबर

क्षेत्र  
चौ.मी.

धारणाधिकार

शासनात्ता दिलेल्या आकारपैचा किंवा भाड्याच्या  
तपशील आणि त्याच्या फेर तपासणीची निवत वेळ)

४४३/४

४४३/४

दनांक	व्यवहार	खंड क्रमांक	नविन धारक (श्री) पट्टेदार (पौ) किंवा धार (श्री)	नाइताकन
१५/०४/२०१५	चारसाने श्री. हरिश्चंद्र सदाशिव सारंग हे दि. १८/०७/२००० रोजी मयत, त्यांचे एकमेव चारस असलेला वतचा अर्ज, जवाब, प्रतिज्ञापत्र अन्वये वा.स नोंद केली.	-	H [श्रीमती प्रीती पद्माकर वायंगणकर]	फेरफार क्र.३०४ प्रमाणे सही - १५/०४/२०१५ न.भू.अ.कुर्ला
१५/०४/२०१५	चारसाने श्री.विवेक राम सारंग हे दि. ८/११/२००० रोजी मयत सवव त्यांचे कायदेशीर चारसांवावत अर्ज, जवाब/पंचनामा, प्रतिज्ञापत्र अन्वये चारसांची नोंद केली.	-	H [१] श्रीम. छाया विवेक सारंग [२] सनील विवेक सारंग [३] अंकिता विवेक सारंग]	फेरफार क्र.३०५ प्रमाणे सही - १५/०४/२०१५ न.भू.अ.कुर्ला
१८/०५/२०१५	सह दुय्यम निबंधक, कुर्ला -३, मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत दस्त क्रमांक - करल-३/१००२/२०१४ दि.०८/१२/२०१४ व करल-३/करल-३/१६६०/२०१५ दि.२६/०२/२०१५ अन्वये न.भू.क्र.४४३,४४३/१तेष चे एकूण १२०५.६ चौ.मी. क्षेत्रापैकी श्री.विजय राम सारंग यांचा २४% व श्री.प्रभाकर सदाशिव सारंग यांचा २०% अविभाज्य हिस्सा विक्री केलेने त्यांची नांवे कमी करून संबंधीत मिळकतीच्या एकूण क्षेत्राच्या ४४% मिळकतीस खरेदी घेणाराचे नांव दाखल केल्याची नोंद केली.	-	H श्री.पंकज श्याम चावला	फेरफार क्र.३०९ प्रमाणे सही - १८/०५/२०१५ न.भू.अ.कुर्ला
२७/०७/२०१५			मा.जमावंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचे कडील परिपत्रक क्र.ना.भू.-१/मि.प./अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.कुर्ला भाग-३/फे.क्र.३१८ दिनांक २७/०७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळत असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी चौतीस पूर्णांक आठ दशांश चौ.मी.दाखल केले.	फेरफार क्र.३१८ प्रमाणे सही - २७/०७/२०१५ न.भू.अ.कुर्ला
१७/१०/२०१५	सह दुय्यम निबंधक कुर्ला -३, मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत दस्त क्र. करल-३/५६९९/२०१५ दि. १८/२०१५ व सह दुय्यम निबंधक कुर्ला -३ मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत दस्त क्र. करल ३/६२४२/२०१५ दि.११/९/२०१५ अन्वये एकूण मिळकतीचे क्षेत्र १२०५.६ चौ.मी. क्षेत्रापैकी खरेदी घेणार श्रीमती मयुरी प्रसाद मुरकर ४%, श्रीमती वर्षा विकास साखरकर ४%, श्री. प्रदिप राम सारंग ४% व श्रीमती प्रीती पद्माकर वायंगणकर २०% यांची मिळकती वरील नांवे कमी करून संबंधीत एकूण क्षेत्राच्या ३२% मिळकतीस खरेदी घेणाराचे नांव दाखल केले.		घा. श्री.पंकज श्याम चावला	फेरफार क्र.३२१ प्रमाणे सही - १७/१०/२०१५ न.भू.अ.कुर्ला

करल ४  
 १५०० ५२ ११३  
 २०२४

मालमत्ता पत्रक



विभाग/मौज - कुर्ला भाग - ३ तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला जिल्हा - मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेला अर्ज/परतंत्र भाड्यात तपशील आणि त्यासाठी फेर तपशील (नियत वेळ)

दिनांक	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०८/०९/२०१६	-	धा. श्री.पंकज श्याम चावला	फेर तपशील क्र. ३४३ प्रमाणे सही - ०८/०९/२०१६ न.भू.अ.कुर्ला



तपासणी करणारा - खरी नक्कल - न.भू.अ. कुर्ला मुंबई उपनगर जिल्हा

जालाग म्हाने  
 पर. भूमापक क्र. २

श्री. ध. ग. अमृत  
 वरिष्ठ लिपिक

अर्ज क्रमांक १५२० अर्जदाराचे नाव श्याम चावला  
 अर्ज केल्याचा तारीख ०१/०१/१६ मंडी / संख्या १२  
 नक्कल तयार तारीख ११/०१/१६ मंडी / संख्या २००  
 दिल्याची तारीख ११/०१/१६ मंडी / संख्या २००  
 तयार करणार मंडी / संख्या २००

खरी नक्कल  
 नगर भूमापन अधिकारी  
 कुर्ला, ११/१/१६

## मालमत्ता पत्रक

विभाग/मोजे -- कुर्ला भाग-३

तालुका/न.भु.मा.का. -- न.भू.अ. कुर्ला

जिल्हा --

मुंबई उपनगर जिल्हा

अदा भूखण्डन

शिट नंबर

प्लॉट नंबर

धन

धारणाधिकार

राज्यपालिका/दिले

अनुसंधान

माह्याया

क्रमांक / फा. प्लॉ. नं.

चौ.मी.

तपशील आणि त्याचा फेर तपशीलगी निवत वेळ

४४३/५

४४३/५

२४.८

C

सुविधाधिकार

इवकाचा मुळ धारक

वर्ष १९६५

[कुर्ला मिळकतीचे विषयस्त]

पट्टेदार

[श्रीमती शालिनी जयराम पाटील]

इतर भर

[१]वावुभाई छोटालाल  
[२]तारानाई छोटालाल  
[३]विमनलाल  
[चिन्वस्त]

इतर शोरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (भा)	साक्षात्कन
१३/०२/१९७५	खरेदीने र.रू.२०००००/- शालिनी चयराम पाटील यांचे कडून	सब र.मु.र. नं.३५१९/ ४-११-७४	(L) १)हरिश्चंद्र सदाशिव सारंग २)प्रभाकर सदाशिव सारंग ३)राम सदाशिव सारंग ४)विजय राम सारंग ५)विवेक राम सारंग	सही - १९७५-०३-२२ न.भू.अ. कुर्ला.
१७/०६/१९७६	खरेदी र.रू.३०००/- सब रजिस्ट्रार मुंबई र.नं.१७३० दिनांक २६-४-६६	-	H श्रीमती शालिनी जयराम पाटील	सही - १९७६-०७-२६ न.भू.अ. कुर्ला.
१७/०६/१९७६	रिलीज डिड सब रजिस्ट्रार मुंबई र.नं.२०४१ दिनांक ७-६-६६	-	सदरचे रिलीज डिड प्रमाणे गहाणाचा वांचा असलेले १)वावुभाई छोटालाल २)तारानाई छोटालाल ३)विमनलाल वांची नांवे कमी केली	सही - १९७६-०७-२६ न.भू.अ. कुर्ला.
१७/०६/१९७६	खरेदी र.रू.२०००००/- सब रजिस्ट्रार मुंबई र.नं.३५१९ दिनांक ४-११-७४	-	H [१]हरिश्चंद्र सदाशिव सारंग] [२]प्रभाकर सदाशिव सारंग] [३]राम सदाशिव सारंग] [४]विजय राम सारंग] [५]विवेक राम सारंग]	सही - १९७६-०७-२६ न.भू.अ. कुर्ला.
२५/०४/२०२५	वारसाने श्री.राम सदाशिव सारंग हे दि. १/१/२००३ रोजी मयत. सनव त्यांचे वाटयास आलेली २०% अविभाजित मिळकत ४% प्रत्येकी, याप्रमाणे अर्जदार यांचा जवाब/पंचनामा, प्रतिज्ञापत्र अन्वये वारसांची नोंद केली.	-	H [१] श्रीम. मयुरी प्रसाद मुरकर -४%] [२] श्री. प्रदीप राम सारंग-४%] [३] श्रीम. छाया विवेक सारंग-४%] [४] श्री. विजय राम सारंग-४%] [५] श्रीम. वर्षा विक्रम साखरकर-४%]	फेरपत्र क्र.३०३ प्रमाणे सही - २५/०४/२०२५ न.भू.अ.कुर्ला

करल ४		
२५००	५६	११३
२०२४		

मालमत्ता पत्रक

विभाग/भागे - कुर्ला भाग -३

तामुका/न.भु.मा.का. -- न.भू.अ. कुर्ला

जिल्हा -- मुंबई उपनगर जिल्हा

दि

ग्राम मूल्यांकन  
क्रमांक / फा. फा. नं.

शिट नंबर

प्लॉट नंबर

क्षेत्र  
चौ.मी.

धारणाधिकार

शासनाला दिलेल्या अकरावांचा क्रिना भाड्याचा  
तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

क्र

४४३/५

४४३/५

दिनांक	प्रकार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कर्ण	दि
१५/०४/२०२५	वारसा श्री. हा. प्रकाश सहकाराव सारंग हे दि. ११/०७/२००० रोजी मृत, त्यांचे नवमेव वारस असेलनाचचा अर्ज, नवाव, प्रतिज्ञापत्र अन्वये वारस नोंद केली.	-	H [श्रीमती प्रीती पय्याकर वायंगणकर]	फेरकार क्र.३०४ प्रमाणे सहा - १५/०४/२०२५ न.भू.अ.कुर्ला	
१५/०४/२०२५	वारसा श्री. विवेक राम सारंग हे दि. ०१/११/२००० रोजी मृत, त्यांचे कर्तेदार वारसाबाबत अर्ज, नवाव/प्रतिज्ञापत्र अन्वये वारसांची नोंद केली.	-	H [२] श्री.म. छाया विवेक सारंग] [२] सनील विवेक सारंग] [३] अकिता विवेक सारंग]	फेरकार क्र.३०५ प्रमाणे सहा - १५/०४/२०२५ न.भू.अ.कुर्ला	
१८/०५/२०२५	सह दुय्यम निवधक, कुर्ला -३, मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत दस्त क्रमांक - करल-३/१०००२/२०१४ दि.०८/१३/२०१४ व करल-३/करल-३/१६६०/२०१५ दि.२६/०२/२०१५ अन्वये न.भू.क्र.४४३,४४३/१ते६ चे एकूण १२०५.६ चौ.मी. क्षेत्रापेक्षा श्री. विनय राम सारंग यांचा २४% व श्री. प्रभाकर सदाशिव सारंग यांचा २०% अक्षिपात्रित हिस्सा विक्री केलेने त्यांची नांवे कमी करून संबंधीत मिळकतीच्या एकूण क्षेत्राच्या ४४% मिळकतीस खरेदी घेणाराचे नांव दाखल केल्याची नोंद केली.	-	H श्री.पंकज श्याम चावला	फेरकार क्र.३०९ प्रमाणे सहा - १८/०५/२०२५ न.भू.अ.कुर्ला	
२७/०७/२०२५			मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू-१/मि.प/अक्षरी नोंद/२०२५, पुणे दिनांक १६/०२/२०२५ व इकडील आदेश क्र.न.भू.कुर्ला भाग-३/फेर.क्र.३१८ दिनांक २७/०७/२०२५ अन्वये वेळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळत असलेने मिळकत पत्रिकेवर नमूद अर्को क्षेत्र अक्षरी चौवीस पूर्णांक आठ दशांश चौ.मी.दाखल केले.	फेरकार क्र.३१८ प्रमाणे सहा - २७/०७/२०२५ न.भू.अ.कुर्ला	
१७/१०/२०२५	सह दुय्यम निवधक कुर्ला -३, मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत दस्त क्र. करल-३/५६१९/२०२५ दि. १८/२०२५ व सह दुय्यम निवधक कुर्ला -३ मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत दस्त क्र. करल ३/६२४१/२०२५ दि.११/११/२०२५ अन्वये एकूण मिळकतीचे क्षेत्र १२०५.६ चौ.मी. क्षेत्रापेक्षा खरेदी देणार श्रीमती यशुदी प्रसाद मुरकर ४%, श्रीमती वर्षा विकास साखरकर ४%, श्री. प्रदीप राम सारंग ४% व श्रीमती प्रीती पय्याकर वायंगणकर २०% यांची मिळकती वरील नांवे कमी करून संबंधीत एकूण क्षेत्राच्या ३२% मिळकतीस खरेदी घेणाराचे नांव दाखल केले.	-	धा. श्री.पंकज श्याम चावला	फेरकार क्र.३२१ प्रमाणे सहा - १७/१०/२०२५ न.भू.अ.कुर्ला	



## मालमत्ता पत्रक

2024 40 993

2024 जिल्हा -- मुंबई उपनगर जिल्हा

विभाग/मोजे -- कुर्ला भाग -३

तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

शासनाला दिलेल्या अधिकारधाराच्या अन्वये (अर्जाच्या तारखेला आणि त्याच्या फेर तपसणीची निघत वेळ)

नगर भूमापन क्रमांक/क्र.प्लॅ.नं.

शिफ्ट नंबर

प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

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दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (घा) पट्टेदार (प)	साक्षात्कर्म
०८/०७/२०१६	सह दुव्यम निबंधक कुर्ला - ३, मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत दस्त क्र. करल-३/४६३५/२०१६ दि.११/३/२०१६ अन्वये न.भू.क्र. ४४३, ४४३/१ ते ६ या मिळकतीच्या एकूण ६२०५.६ चौ.मी. क्षेत्रावरील २४% हिस्सा खरेदी देणार श्रीमती छाया विवेक सारंग, सनिल विवेक सारंग, अंकिता विवेक सारंग यांनी श्री.पंकज श्याम चावला यांना खरेदी दिल्याने खरेदी देणार यांचे नावे कमी करून खरेदी देणार श्री.पंकज श्याम चावला यांचे नांव दाखल केले.		धा. श्री.पंकज श्याम चावला	नविन धारक क्र.३४३ प्रमाणे ०८/०७/२०१६ न.भू.अ.कुर्ला



पासणी करणारा -

खरी नमुन्याकल -

अर्जाचा  
जातिगत कागद  
परि. भूमापक क्र.१

श्री. व. प. अमृते  
वरिष्ठ लिपिक

न.भू.अ. कुर्ला

मुंबई उपनगर जिल्हा

अर्ज क्रमांक ५२२१० अर्जकारचे नाव दिलीप चावला  
अर्ज केलेली तारीख ०८/०७/२०१६ नोंदी / संख्या १०  
नवकरा तयार तारखेस ११/०७/१६ नवकरा शुल्क २०००  
दिल्याची तारीख ११/०७/१६ नवकरा शुल्क २०००  
तयार करणार अमृते व.प. एकूण रक्कम ४०००

खरी नमुन्याकल  
११/०७/१६  
नगर भूमापन अधिकारी  
कुर्ला

## मालमत्ता पत्रक

२५००५८	९९३
१०२४	

विभाग/मोजे - कुर्ला भाग - ३

तालुका/न.भु.मा.का. -- न.भू.अ. कुर्ला

जिल्हा --



नगर पुस्तक क्रमांक/ फा. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिरक त्याशील आणि त्या फेर तपोसंगीची नियत वेळ
४४३/६	४४३/६		१७.५	C	
सविधाधिकार					
विकासा मूळ धारक वर्ष १९६५				[कुर्ला मिळकतीचे विश्वस्त]	
संयोजक जयते				[श्रीमती. शालिनी जयराम पाटील]	
इतर भार				[१] भावभाई छोटालाल [२] ताराबाई छोटालाल [३] विमनलाल [विश्वस्त]	

इतर सेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
१३/०२/१९७५	खरेदीने र.रु. २०००००/- शालिनी जयराम पाटील यांचे कडून	सव.र.मु. र.नं. ३५१९/ ४-११-७४	(L) १) हरिश्चंद्र सदाशिव सारंग २) प्रभाकर सदाशिव सारंग ३) राम सदाशिव सारंग ४) विजय राम सारंग ५) विवेक राम सारंग	सही - १९७५-०३-१२ न.भू.अ. कुर्ला
१७/०६/१९७६	खरेदी र.रु. ३०००/- सव रजिस्ट्रार मुंबई र.नं. १७३० दिनांक २६-४-६६	-	H श्रीमती शालिनी जयराम पाटील	सही - १९७६-०७-१६ न.भू.अ. कुर्ला
१७/०६/१९७६	रिलीज डिंड सव रजिस्ट्रार मुंबई र.नं. २०४१ दिनांक ७-६-६६	-	सदरचे रिलीज डिंड प्रमाणे गहणाचा वोगा असलेले १) भावभाई छोटालाल २) ताराबाई छोटालाल ३) विमनलाल यांची नांवे कमी केली	सही - १९७६-०७-१६ न.भू.अ. कुर्ला
१७/०६/१९७६	खरेदी र.रु. २०००००/- सव रजिस्ट्रार मुंबई र.नं. ३५१९ दिनांक ४-११-७४	-	H [१] हरिश्चंद्र सदाशिव सारंग] [२] प्रभाकर सदाशिव सारंग] [३] राम सदाशिव सारंग] [४] विजय राम सारंग] [५] विवेक राम सारंग]	सही - १९७६-०७-१६ न.भू.अ. कुर्ला
१५/०४/२०१५	वारसाने श्री. राम सदाशिव सारंग हे दि. १/१/२००३ रोजी मयत. सव त्यांचे वाटयास आलेली २०% अविभागीत मिळकत ४% प्रत्येकी, याप्रमाणे अर्जदार यांचा जवाब/पंचनामा, प्रतिज्ञापत्र अन्वये वारसांची नोंद केली.	-	H [१] श्रीम. मयुरी प्रसाद मुकर - ४%] [२] श्री. प्रदिप राम सारंग - ४%] [३] श्रीम. छाया विदेक सारंग - ४%] [४] श्री. विजय राम सारंग - ४%] [५] श्रीम. वर्षा विकास साखरकर - ४%]	फेरदार क्र. ३०२ प्रमाणे सही - १५/०४/२०१५ न.भू.अ. कुर्ला

(पान नं.- 1 )

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## मालमत्ता पत्रक

अध्यास/प्रोजे - कुर्ला भाग - ३

तालुका/न.भू.मा.का. - न.भू.अ. कुर्ला

जिल्हा -- मुंबई उपनगर जिल्हा

वि.

उपर शुभान  
मंक/का. प्लॉ. नं.

शिट नंबर

प्लॉट नंबर

क्षेत्र

धारणाधिकार

चौ.मी.

शासनात्मक दिलेल्या आकाराचा किंवा भाड्याचा  
तपशील अर्षिण त्याचा फेर तपसणीची नियत वेळ)

क्र.

४४३/६

४४३/६

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धो) पट्टेदार (प) किंवा भाग (भा)	संज्ञांकन
१५/०४/२०१५	वारसाने श्री. हरिश्चंद्र सदाशिव सारंग हे दि. १८/०७/२००० रोजी मयत, त्यांचे एकमेव वारस असलेला वक्त्या अर्ज, जवाब, प्रतिज्ञापत्र अन्वये वारस नोंद केली.		H [श्रीमती प्रीती चव्हाणकर वायंगणकर]	के.र.नं. क्र.३०४ प्रमाणे १५/०४/२०१५ न.भू.अ.कुर्ला
१५/०४/२०१५	वारसाने श्री. विवेक राम सारंग हे दि. ८/११/२००० रोजी मयत. सवव त्यांचे कन्यदेशी वारसांवावत अर्ज, जवाब/पंचनामा, प्रतिज्ञापत्र अन्वये वारसांची नोंद केली.		H (१) श्रीम. छाया विवेक सारंग (२) सनील विवेक सारंग (३) अकिता विवेक सारंग]	के.र.नं. क्र.३०५ प्रमाणे १५/०४/२०१५ न.भू.अ.कुर्ला
१८/०५/२०१५	सह दुय्यम निबंधक, कुर्ला -३, मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत दस्त क्रमांक - करल-३/१०००२/२०१४ दि. ०८/१२/२०१४ व करल-३/करल-३/१६६०/२०१५ दि. २६/०२/२०१५ अन्वये न.भू.क्र. ४४३, ४४३/१ते६ चे एकूण १२०५.६ चौ.मी. क्षेत्रापैकी श्री. विजय राम सारंग यांचा २४% व श्री. प्रभाकर सदाशिव सारंग यांचा २०% अविभाजीत हिस्सा विक्री केलेने त्यांची नावे कमी करून संबंधीत मिळकतीच्या एकूण क्षेत्राच्या ४४% मिळकतीस खरेदी घेणाराचे नांव दाखल केल्याची नोंद केली.		H श्री.पंकज श्याम चावला	के.र.नं. क्र.३०९ प्रमाणे १८/०५/२०१५ न.भू.अ.कुर्ला
२७/०७/२०१५			भा.जयावंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू-१/मि.प./अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.कुर्ला भाग-३/फ.क्र.३१८ दिनांक २७/०७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी सतरा पूर्णांक पाच दशांश चौ.मी. दाखल केले.	के.र.नं. क्र.३१८ प्रमाणे २७/०७/२०१५ न.भू.अ.कुर्ला
१७/१०/२०१५	सह दुय्यम निबंधक कुर्ला -३, मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत दस्त क्र. करल-३/५६९९/२०१५ दि. ४/८/२०१५ व सह दुय्यम निबंधक कुर्ला -३ मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत दस्त क्र. करल ३/६२४१/२०१५ दि. ११/९/२०१५ अन्वये एकूण मिळकतीचे क्षेत्र १२०५.६ चौ.मी. क्षेत्रापैकी खरेदी घेणार श्रीमती मयुरी प्रसाद मुरकर ४%, श्रीमती वर्षा विकास साखरकर ४%, श्री. प्रदिप राम सारंग ४% व श्रीमती प्रीती पद्माकर वायंगणकर २०% यांची मिळकती वरील नावे कमी करून संबंधीत एकूण क्षेत्राच्या ३२% मिळकतीस खरेदी घेणाराचे नांव दाखल केले.		धा. श्री.पंकज श्याम चावला	के.र.नं. क्र.३२१ प्रमाणे १७/१०/२०१५ न.भू.अ.कुर्ला

करल ४

०५०० ६० ११३

२०२४

मालमत्ता पत्रक

विभाग/मालमत्ता - कुर्ला भाग - ३

तालुका/न.भू.मा.का. -- न.भू.अ. कुर्ला

जिल्हा --



शासनाला दिलेल्या अकरापासून नव्याने तपशील आणि त्यावरून तपशील निघत आहे

नगर भूमापन क्रमांक / का. प्लॉ. नं.

शिट नंबर

प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

४४३/६

४४३/६

दिनांक	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०८/०७/२०१६	-	धा. श्री.पंकज श्याम चावला	के रजमर क्र.३४३ प्रमाणे सही - ०८/०७/२०१६ न.भू.अ.कुर्ला

तपासणी करणारा -

खरे नसकला -

न.भू.अ. कुर्ला

मुंबई उपनगर जिल्हा

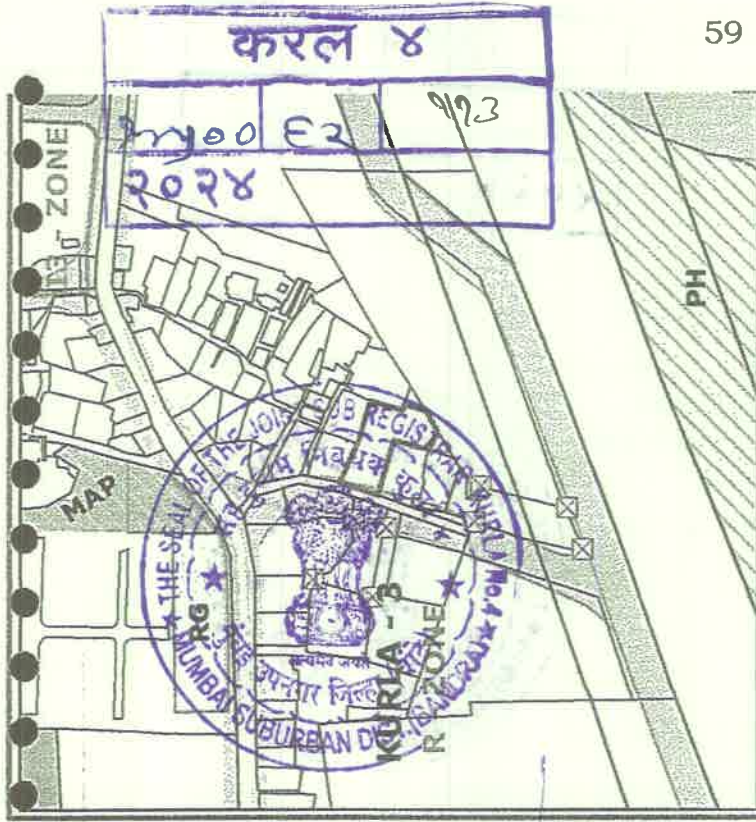
अभिनाय माते  
परि. भूमापक क्र १

श्री. य. ग. अमते  
वरिष्ठ लिपिक

अर्ज क्रमांक १०२११ अर्जदाराचे नाव पंजाब राव  
अर्ज केल्याची तारीख ०१/०७/१६ मॉरी / संख्या ११  
नक्कल संख्या १  
दिल्याचे तारीख ११/०७/१६  
तयार करणारा २०१७/०७/१६

करी नक्कल  
नगर भूमापन अधिकारी  
कुर्ला ११/०७/१६





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

CHE/SDRP20170911142229/DP/ES/L

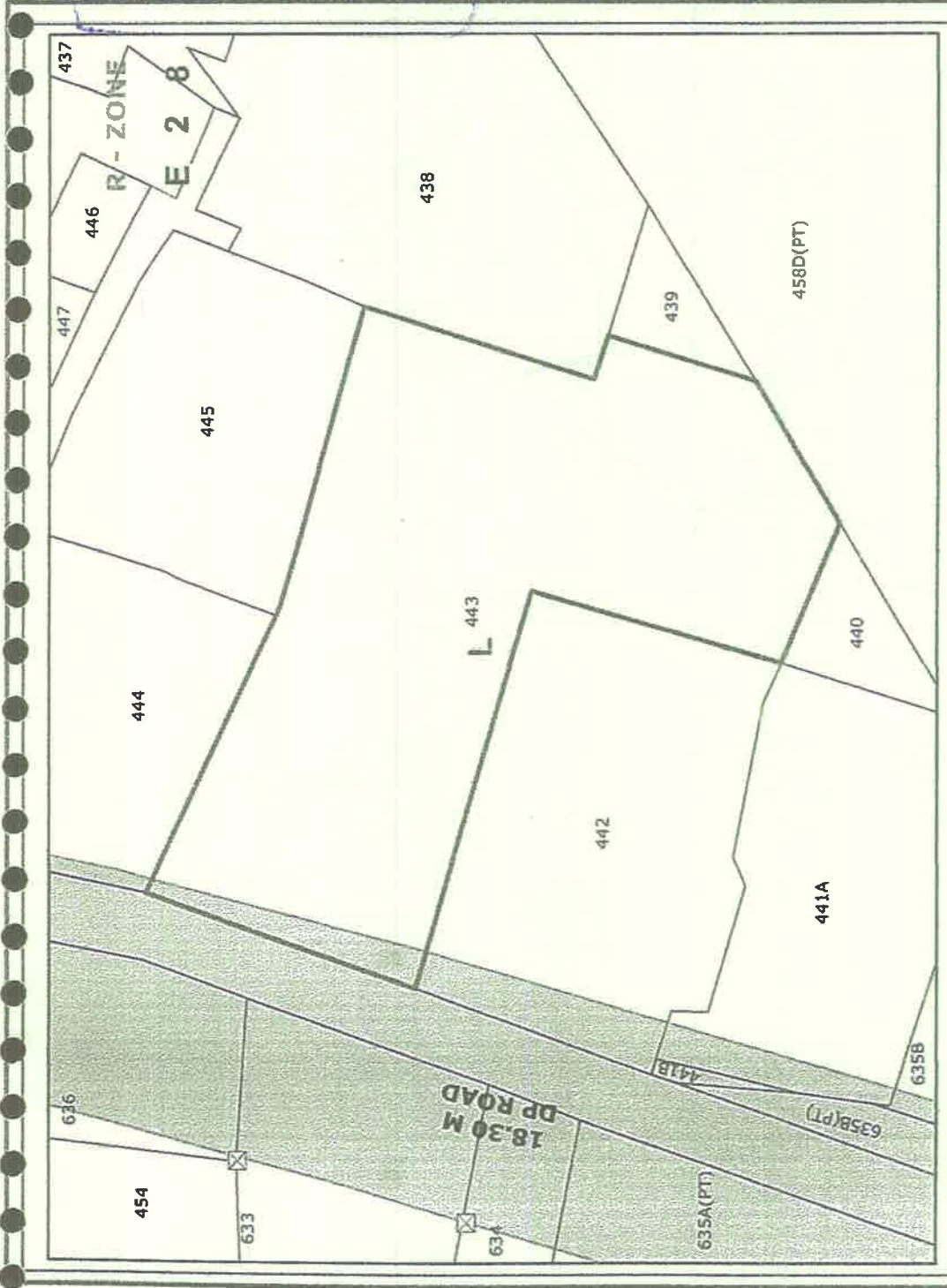
This is an electronically generated document. Hence NO signature required. Assistant Engineer (DP), L Ward. Dated: 13/09/2017

Office of the Chief Engineer (Development Plan),

5th Floor, Annexe Building,

Municipal Head Office,

Mahapalika Marg, Fort, MUMBAI - 400 001.



BLOCK PLAN

Scale 1:500

Land Bearing C.T.S.No(s) 443 of KURLA - 3 Village in L Ward



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

करल ४		
१२५००	६३	९९३



## MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of the Chief Engineer (Development Plan)  
Municipal Head Office, 5th Floor, Extn. Building,  
Mahapalika Marg, Fort,  
Mumbai 400 001

To,  
Mr./Mrs. : Pankaj Shyam Chawla  
Muskan Villa, Plot no 135, Sector 12, Vashi, navi Mumbai 400703

No CHE. : SRDP201709111142229

Report Date: 13/09/2017

Sub: Sanctioned Revised Development Plan remarks for the land bearing C.T.S. No(s) 443 of KURLA - 3 Village

Ref : Your Application u/no. DPL111142231 and payment of certifying charges made under receipt no. 20160601578 dated 13/09/2017

Gentleman/Madam,

Sanctioned Revised Development Plan Remarks for the land shown bounded in blue on the accompanying plan are as under:

Description of the land: C.T.S. No(s) 443 of KURLA - 3

Sanctioned Revised Development Plan referred to ward: L

Reservations affecting the land[as shown on plan]: NO

Reservations abutting the land[as shown on plan]: NO

Designations affecting the land[as shown on plan]: NO

Designations abutting the land[as shown on plan]: NO

D.P. Roads affecting the land[as shown on plan]: DP ROAD 18.30 M

Existing Road: Present

Widening of the existing road to be confirmed from the office of the Executive Engineer (Traffic and Co-ordination)/Assistant Engineer (Survey).

Zones [as shown on plan]: RESIDENTIAL ZONE

Remarks from other Departments/Offices:

Demarcation: The boundaries of the reservations are subject to the actual demarcation on site by this office staff along with the representative of A.E. Survey

Note:

If the land under reference is a part of amalgamation/sub division/layout, then specific remarks shall be obtained from the concerned Building Proposal office and development thereof shall be as per the terms and conditions of the approved amalgamation/sub division/layout. Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The boundaries shown in the accompanying plan are as per the available records with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown in the D. P. Remarks Plan.

The separate remarks as per Draft Development Plan (2034) shall be obtained from the office of Town Planning Officer, 6th Floor, Annexe Building, Municipal Head Office, Mahapalika Marg, Fort, MUMBAI - 400 001.

Validity of this Report is for One Year starting from the report generation date: 13/09/2017

No CHE. : SRDP201709111142229

Note: This is electronically generated report. Hence personal signature is not required. Development Plan, Department L Ward.

करल ४		
२५००	६४	११३
२०२४		

Email :rkubal2006@yahoo.co.in



## *Search Report*

### Property Address

Survey No. 292, CTS No. 443, 443/1 to 6, Plot No. 64C, Village. Kurla -3, Taluka. Kurla  
Dist. Mumbai



करल ४

Dnyaney 993  
२०२४इतर  
पावती

Original/Duplicate

Friday, 11 August 2017 8:17  
PM

नोंदणी क्र.: 39म

Regd. 39M

पावती क्र.: 10302

दिनांक:

1/08/2017

गावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल1-0-2017

दस्तऐवजाचा प्रकार :

मादर करणाऱ्याचे नाव: राकेश कुबल

वर्णन शोध वर्ष 1966 ते 2017, 52 वर्षांचा शोध, सि टी एस नं 443

शोध व निरीक्षणे

रु. 1300.00



एकूण:

रु. 1300.00

  
दु. निबंधक कुर्ला 1

1); देयकाचा प्रकार: By Cash रक्कम: रु 1300/-

सह दुय्यम निबंधक  
कुर्ला-१ (वर्ग-२)

# R. K. Consultant

Property Search Title Report, Stamp Duty, Documentation, Adjudication, Registration.

2000 EE	993
2028	

Rakesh Kubal  
Search Clerk  
Kalyan, Thane

## SEARCH REPORT

Date:- 12/08/2017

To,

Ref: RK/PC/15/2017

Mr. Pankaj Chawla

Yashi, Navi Mumbai

Dear Sir,

Sub: Site Search CTS 443, 443/1 to 6, Kurla -3

Re: Survey No. 292, CTS No. 443, 443/1 to 6, Plot No. 64C, Village. Kurla -3,  
Taluka. Kurla, Dist. Mumbai

As per your instructions, I have taken a (52 Years ) search in respect of the above mentioned properties in the Office of the Sub - Registrar of Bandra ( Manual Index) from 1966 to 2017 ( 52 Years ) Sub - Registrar of Kurla - 1,2,3,4,5 (Manual Index) (Computerized Index) from 1995 to 2017 ( 23 Years ) During the course of my aforesaid search, I have found some entries, details of which are given as under:-

1) Sub - Registrar of Mumbai ( Manual Index) from 1966 to 2017 ( 52 Years )

Year	Report
1966	Entry found
1966 to 1973	Nil
1974	Entry found
1975 to 1988	Torn
1989 to 1991	Some index-ii are torn
1992 to 2000	Nil
2001 to 2003	Torn
2004 to 2012	Nil
2013 to 2017	Not ready



Office : Shop No. 01, on ground floor, Darshan Colony, Behind Parwati Apartment, Karpewadi, Kalyan (East) Pin - 421306.  
Ph. : 9664222156, 0251-6516523 • Email : rkubal2006@yahoo.co.in

करल ४		
१२५००	₹७०	११३
२०२४		

# R. K. Consultant

Property Search Title Report, Stamp Duty, Documentation, Adjudication, Registration.

2) Sub – Registrar of Bandra ( Manual Index; from 1965 to 2017 ( 52 Years )

Year	Report
1966 to 1974	Some index-ii are torn
1975 to 1980	Nil
1981 to 1988	Torn
1989 to 1991	Some index-ii are torn
1992 to 2000	Nil
2001 to 2003	Torn
2004 to 2012	Nil
2013 to 2017	Not ready

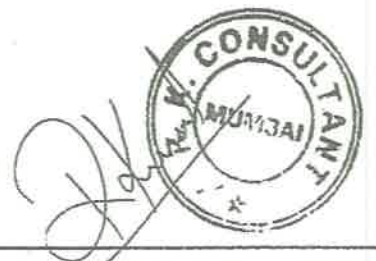


3) Sub – Registrar of Chembur ( Manual Index) from 1995 to 2008 ( 14 Years )

Year	Report
1995 to 1996	Nil
1997	Torn
1998 to 2003	Some index –ii are torn
2004	Nil
2005 to 2008	Nil

4) Sub – Registrar of Kurla 1, 2, 3 & 4.5 (Computerized Index) 2002 to 2017 (16 Years)

Year	Report
2002 to 2012	Nil
2014	Entry found
2015	Entry found
2016	Entry found
2017	Some index-ii are not ready



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# R. K. Consultant

Property Search Title Report, Stamp Duty, Documentation, Adjudication, Registration.

2005	993
57 Entry Found	
2028	
1966	

Sale Deed  
Rs. 29653.30/-

Survey No. 292/1(p), Village. Kurla, Area. 446.66 sq.war

1) Ardaseer Cursetjee Pestonjee & Others

To,

1) Smt. Shalini Jayram Patil

Doc Dt. 26/04/1966

Reg Dt. 06/08/1966

Doc No. 1730/1966, Mumbai



Deed of Mortgage  
A.V - Rs. 49000/-

Survey No. 292/1, Village. Kurla, Area. 1482.66 sq.war

1) Smt. Shalini Jayram Patil

2) Mr. Jayram Ramchandra Patil

To,

1) Modi Kogilal Kojmal & Company

Doc Dt. 07/06/1966

Reg Dt. 19/08/1966

Doc No. 2042/1966, Bandra

1966

Further Charge  
A.V - Rs. 49000/-

Survey No. 292/1, Village. Kurla, Area. 1482.66 sq.war

1) Smt. Shalini Jayram Patil

2) Mr. Jayram Ramchandra Patil

To,

1) Modi Kogilal Kojmal & Company

Doc Dt. 07/07/1966

Reg Dt. 09/09/1966

Doc No. 2407/1966, Bandra



Office : Shop No. 01, on ground floor, Darshan Colony, Behind Parwati Apartment, Karpewadi, Kalyan (East) Pin - 421306.

Ph. : 9664222156, 0251-6516523 • Email : rkubal2006@yahoo.co.in

**R. K. Consultant****Property Search Title Report, Stamp Duty, Documentation, Adjudication, Registration.**

1966

Reconvey of Mortgage  
Rs. 15626/50/-

Survey No. 292/1, Village. Kurla, Area. 4000 sq.war

- 1) Mr. Babubhai Chotatal
- 2) Mr. Dayabhai Chotatal
- 3) Mr. Vimalal Premchar

To,

- 1) Smt. Shalini Jayram Patil

Doc Dt. 07/06/1966

Reg Dt. 20/09/1966

Doc No. 2041/1966, Bnadra



1975

Reconvey  
Rs. 175000/-

Survey No. 292/1, Village. Kurla, Area. 13508 sq.mtrs

- 1) Haji Sulalan A.S.O
- 2) Haji RoshanAli.H.D. Naser
- 3) Haji Hussain Bhai Abdul Karim Panju

To,

- 1) Smt. Shalini Jayram Patil

Doc Dt. 26/09/1974

Reg Dt. 03/03/1975

Doc No. S/3484/1974



Office : Shop No. 01, on ground floor, Darshan Colony, Behind Parwati Apartment, Karpewadi, Kalyan (East) Pin - 421306.

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# R. K. Consultant

Property Search Title Report, Stamp Duty, Documentation, Adjudication, Registration.

2014	00	993
२०२४		

Deed of Conveyance  
A.V - Rs. 10000000/-  
M.V - Rs. 18628000/-

Land & Structure, Building known as Shilpshree , Plot No. 64C,  
CTS No. 443, 443/ 1 to 6, 1399.70 sqmtr built up  
ADj/1100901/506/14K, Stamp Duty Paid Rs. 931400/-  
24 % Undivided Share, Area. 1205.6 sq.mtrs

1) Mr. Vijay Ram Sarang

To,

1) M/s. Paramarsh Construction, Proprietor  
Mr. Pankaj Chawla

Doc Dt. 08/12/2014  
Reg Dt. 08/12/2014  
Doc No 10002/2014, Kurla - 3



2015

Deed of Conveyance  
A.V - Rs. 10000000/-  
M.V - Rs. 17074500/-

Land & Structure, Building known as Shilpshree , Plot No. 64C  
CTS No. 443, 443/ 1 to 6, 1399.70 sqmtr built up  
ADj/1100901/37/15K, Stamp Duty Paid Rs. 853725/-  
20 % Undivided Share, Area. 1205.6 sq.mtrs

1) Mr. Prabhakar Sadashiv Sarang

To,

1) M/s. Paramarsh Construction, Proprietor  
Mr. Pankaj Chawla

Doc Dt. 21/02/2015  
Reg Dt. 26/02/2015  
Doc No 1660/2015, Kurla - 3



करल ४		
2006	(6)	993
२२४		

# R. K. Consultant

Property Search Title Report, Stamp Duty, Documentation, Adjudication, Registration.

2015

Deed of Conveyance

A.V - Rs. 1000000/-

M.V - Rs. 1704500/-

Land & Structure, Building known as Shilpshree, Plot No. 64C  
CTS No. 443, 443/ 1 to 6, ADj/1100901/1147/15K  
Stamp Duty Paid Rs. 853725/-  
20% Undivided Share, Area. 205.6 sq.mtrs

1) Smt. Priti P. Wayagankar

To,

1) M/s. Paramarsh Construction, Proprietor  
Mr. Pankaj Chawla

Doc Dt. 02/05/2015

Reg Dt. 11/09/2015

Doc No 6241/2015, Kurla - 3



2015

Deed of Conveyance

A.V - Rs. 6000000/-

M.V - Rs. 10245000/-

Land & Structure, Building known as Shilpshree, Plot No. 64C  
CTS No. 443, 443/ 1 to 6, ADj/1100901/1147/15K,  
Stamp Duty Paid Rs. 512250/-  
12% Undivided Share, Area. 1205.6 sq.mtrs

1) Smt. Mayuri Prasad Murkar  
2) Smt. Varsha Vikas Sakharkar  
3) Mr. Pradeep Ram Sarang

To,

1) M/s. Paramarsh Construction, Proprietor  
Mr. Pankaj Chawla

Doc Dt. 01/08/2015

Reg Dt. 01/08/2015

Doc No 5699/2015, Kurla - 3



Office : Shop No. 01, on ground floor, Darshan Colony, Behind Parwati Apartment, Karpewadi, Kalyan (East) Pin - 421306.

Ph. : 9664222156, 0251-6516523 • Email : rkubal2006@yahoo.co.in

# R. K. Consultant

Property Search Title Report, Stamp Duty, Documentation, Adjudication, Registration.

27/03/16	62	993
२०२४		

Deed of Conveyance  
A.V - Rs. 400000/-  
M.V - Rs. 25837500/-

Land & Structure, Building known as Shilpshree , Plot No. 64C  
CTS No. 443, 443/ 1 to 6, With 1 Flat Area. 600 sq.ft & 1 Car  
Parking, ADj/1100901/254/16K, Stamp Duty Paid Rs. 1291920/-  
24% Undivided Share, Area. 1205.6 sq.mtrs



- 1) Smt. Chaya Vivek Sarang
- 2) Sanil Vivek Sarang, C.A, Smt. Chaya Vivek Sarang
- 3) Smt. Ankita Vivek Sarang

To,

- 1) M/s. Paramarsh Construction, Proprietor  
Mr. Pankaj Chawla

† Doc Dt. 11/03/2016  
Reg Dt. 07/06/2016  
Doc No 4635/2016, Kurla - 3

Note: In Office of Sub-Registrars of Kurla- 1,2,3 & 4,5 (Computerized Index-II) from 2002 to 2017 (16 years) are not maintained properly.

Therefore this search report is qualified in value and submitted from the records available "On as is where is basis" without any liability on the part of the undersigned.

  
RAKESH KUBAL  
(Search Clerk)





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Re: Investigation of title of the property

Being Survey No. 292, CTS No. 443,

CTS No. 443/1 to 6, Plot No: 64C

Village. Kurla - 3, Taluka, Kurla, Dist

Mumbai



## NOTES OF SEARCH

Taken in the Office of Sub Registrar of

Sub - Registrar of Mumbai & Bandra  
(Manuel) From 1966 to 2017 (52 Years)

Sub - Registrar of Kurla - 1, 2, 3 & 4, 5  
(Manuel) (Computerized Index)  
From 1995 to 2017 (23 Years)

*Rakesh Kubal*

Search Clerk

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**ADV. Suchitra Pawar**

B.Com., LL.B.

**ADVOCATE HIGH COURT**

Office : SS-III/228, Opp. Abbotte Hotel, Xerox Lane, Sector 2,  
Vashi, Navi Mumbai - 400 703.  
Mob.:9967947377 E-mail: adv.skpwar@gmail.com

**Format-A**  
**(Circular No. 28/2021)**

Date : -08-04-2021



To,  
**Maharashtra Real Estate Regulatory Authority,**  
Housefin Bhavan, Plot no. C-21,  
E Block, Bandra Kurla Complex,  
Bandra (E), Mumbai- 400051.

**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to CTS No. 443 admeasuring 1009.7 Sq. Mtrs., CTS No.443/1 admeasuring 42.3 Sq. Mtrs., CTS No. 443/2 admeasuring 34.8 Sq. Mtrs., CTS No. 443/3 admeasuring 41.7 Sq. Mtrs., CTS No. 443/4 admeasuring 34.8 Sq. Mtrs., CTS No. 443/5 admeasuring 24.8 Sq. Mtrs. And CTS No. 443/6 admeasuring 17.5 Sq. Mtrs. Together total admeasuring 1205.6 Sq. Mtrs. situate at Kurla, Taluka Kurla, within the local limits of Mumbai Suburban District and within the jurisdiction of Sub-Register, Kurla, Mumbai (hereinafter referred as the said plot").

I have investigated the title of the said plot on the request of (Name of owner/ promoter/ developer/company) and following documents i.e.: -

1) **Description of the property:-**

CTS No. 443 admeasuring 1009.7 Sq. Mtrs., CTS No.443/1 admeasuring 42.3 Sq. Mtrs., CTS No. 443/2 admeasuring 34.8 Sq. Mtrs., CTS No. 443/3 admeasuring 41.7 Sq. Mtrs., CTS No. 443/4 admeasuring 34.8 Sq. Mtrs., CTS No. 443/5 admeasuring 24.8 Sq. Mtrs. And CTS No. 443/6 admeasuring 17.5 Sq. Mtrs. Together total admeasuring 1205.6 Sq. Mtrs. situate at Kurla, Taluka Kurla, within the local limits of Mumbai Suburban District and within the jurisdiction of Sub-Register, Kurla, Mumbai (hereinafter referred as the said plot").

2) **The documents of allotment of property :-**

3) **Search report for 30 years as per the below :-**

- a) A V Legal Counsel MR. AMITKUMAR DESHPANDE already given Title Report for the period of Fifty Two (52) years from 1966 to 2017 in the concerned office of Sub-Registrar, Bandra. Accordingly, Mr. Rakesh Kudal, Search Clerk has issued Search Report dated 12.08.2017. Therefore, relying the said Search Report of MR. RAKESHY KUBAL.



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b) I have taken for 5 years from 2017 to 2021 (5 years) Property owner MR. PANKAJ SHYAM CHAWLA, City Survey No. 443, 443/1, 443/2, 443/4, 443/5 and 443/6 at Village Kurla M.S.D. in the registration sub district of Kurla and registration District of Mumbai, Suburban in Greater Mumbai- 400022. through Mr. Vishwas J. Daware on 7<sup>th</sup> April 2021 and accordingly this search report I have given Title report as per below.

This report is prepared on the basis of the following documents, which annexed to this report.

1. Copies of Property Cards of CTS No. 443/1, 443/2, 443/3, 443/4, 443/5 and 443/6 issued by City Survey Officer, Kurla issued on 11.07.2016.
2. Copy of the Map issued by City Survey Officer, Kurla dated 20.02.2017.
3. Copy of the Zone Certificate issued by Municipal Corporation of Greater Mumbai dated 13.09.2017.

On perusal of the above-mentioned documents and all other documents relating to title of the said property I am of the opinion that title of (following owner/promoter/ developer/company) is clear, marketable and without any encumbrances.

**Owners of the land**

CTS No. 443 admeasuring 1009.7 Sq. Mtrs., CTS No.443/1 admeasuring 42.3 Sq. Mtrs., CTS No. 443/2 admeasuring 34.8 Sq. Mtrs., CTS No. 443/3 admeasuring 41.7 Sq. Mtrs., CTS No. 443/4 admeasuring 34.8 Sq. Mtrs., CTS No. 443/5 admeasuring 24.8 Sq. Mtrs. And CTS No. 443/6 admeasuring 17.5 Sq. Mtrs. Together total admeasuring 1205.6 Sq. Mtrs. situate at Kurla , Taluka Kurla.

- 1) Qualifying comments/remarks if any .....
- 2) Upon Perusal of the documents provided by all legal.

Upon perusal of the documents made available for scrutiny and the Search Report dated 7-4-2021 issued by Vishwas J. Daware, which is taken in the office of Sub- Registrar, Kurla. I am giving my opinion as under :

- a) The said Property is clear and marketable subject to Encumbrances mentioned above.
- b) The perusal of Map issued by City Survey Officer, Kurla dated 20.02.2017 it appears that the said Property is properly demarcated.
- c) It appears that, the tenure of said Property is 'C' which means that the said land is Non Agricultural Land. Perusal of the Zone Certificate issued by Municipal Corporation of Grater Mumbai dated 13.09.2017, it appears that the said property falls within the Residential Zone.



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d) Accordingly, this opinion is given for the limited purpose for the title of the Land totally admeasuring 1205.6 Sq. Mtrs. bearing CTS No. 443, 443/1, 443/2, 443/3, 443/4, 443/5 and 443/6, Village Kurla, Taluka Kurla Mumbai Suburban District, as mentioned herein above.

The report reflecting the flow of the title of the (owner/ promoter/ developer/company) on the said land is enclosed herewith as annexure.

Encl : Annexure.

**FLOW OF THE TITLE OF THE SAID LAND.**



1. Copies of Property Cards of CTS No. 443/1, 443/2, 443/3, 443/4, 443/5 and 443/6 issued by City Survey Officer, Kurla issued on 07.2016.
2. Copy of the Map issued by City Survey Officer, Kurla dated 02.2017.
3. Copy of the Zone Certificate issued by Municipal Corporation of Greater Mumbai dated 13.09.2017.
4. A V Legal Counsel MR. AMITKUMAR DESHPANDE already given Title Report for the period of Fifty Two (52) years from 1966 to 2017 in the concerned office of Sub-Registrar, Bandra. Accordingly, Mr. Rakesh Kudal, Search Clerk has issued Search Report dated 12.08.2017. Therefore, relying the said Search Report of MR. RAKESHY KUBAL.
5. Search report for 5 years from 2017 to 2021 taken from Sub-Registrar office at Kurla Taluka, Kurla Registration Dist and Sub Dist. Mumbai.



*Suchitra Pawar*  
08/04/2024

**Adv. Suchitra Pawar**

B.Com., L.B.

**ADVOCATE HIGH COURT**

Office : 55-19/23B, Opp. Abbot Hotel, Xerox Lane, Sector 2, Vashi, Navi Mumbai - 400 703.  
Mob. 9967947377 E-mail: adv.suchitrapawar@gmail.com

**SUCHITRA PAWAR**  
**ADV. & NOTARY PUBLIC**  
35-Type, Office No. 223, Xerox Lane,  
Sector-2, Vashi, Navi Mumbai  
Mob: 9967947377

ANNEXURE - B

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



MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. CHE/ES/4668/L/337(NEW)/IOD/1/New

MEMORANDUM



To,

MR. PANKAJ SHYAM CHAWLA PROPRIETOR . M/s. V Power Construction.

MUSKAN VILLA, PLOT NO. 135, SECTOR 12, VASHI, NAVI MUMBAI 400 703.

With reference to your Notice 337 (New) , letter No. 1832 dated. 7/8/2018 and the plans, Sections Specifications and description and further particulars and details of your buildings at PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT BEARING CTS NO. 443, 443/1 TO 6 OF VILLAGE KURLA-III, AT TRIMURTI LANE, CHUNABHATTI, MUMBAI- 400022.443, 443/1 to 6 furnished to me under your letter, dated 7/8/2018. 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 requisitions of regulation no. 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.
- 2 That the bore well shall not be constructed in consultation with H.E.
- 3 That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 shall not be taken out before starting the work and shall not be renewed during the construction of 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 necessary deposit for hoarding or the flex of size m to for the advertisement of proposal shall not be made by you.
- 7 That the NOC from concerned department/ S.W.M. Department shall not be obtained in view of order

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No. CHE/ES/4668/L/337(NEW)/IOD/1/New

of Hon'ble Supreme Court of India in Dumping Ground case dated 15/03/2018 (SLP Civil No. D 23708 of 2017)

- 8 That the Soil Investigation Report from Geologist shall not be submitted.
- 9 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
- 10 That the balance pre-requisites as per EODB shall not be complied with.
- 11 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.
- 12 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.
- 13 The commencement certificate under Sec. 45/69 (1) (a) of the M. R. & T. P. Act 1966 shall not be obtained before starting the proposed work.
- 14 The compound wall is not constructed on all sides of the plot clear of road widening line with foundation shall not low the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding shall not before starting the work as per D.C. P. Regulation no.37(24).
- 15 That the Licensed Structural Engineer will not be appointed. Supervision memo as per annexure -5 shall not be submitted by him.
- 16 The structural design & calculations for the proposed work considering seismic forces as per I.S. Code nos. 1893 & 4326 for existing building showing adequacy thereof to take up additional load shall not be submitted by him.
- 17 That the qualified registered site supervisor through architect/structural Engineer shall not be appointed before applying for C.C. & his name and license No. duly revalidated shall not be submitted.
- 18 That the clearance certificate from assessment Department regarding up to date payment of Municipal taxes etc. shall not be submitted
- 19 That the requirement of bye law 4 shall not be complied with before, starting the drainage work and in case Municipal sewer is not laid, the drainage work shall not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him shall not be submitted.
- 20 That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
- 21 That the development charges as per M.R.T.P. (amendment) Act 1992 shall not be paid.
- 22 That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.
- 23 That the adequate & decent temporary sanitary accommodation shall not be provided for construction workers on before starting the work.

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- 24 That the documentary evidence regarding ownership, area and boundaries of holding shall not be produced by way of abstracts form the District Inspector of Land Records, extracts from City Survey Record and Conveyance deed etc.
- 25 That the debris shall not be removed before submitting the building completion certificate and requisite deposit shall not be paid before starting the work towards faithful compliance thereof.
- 26 That the No objection Certificate from Hydraulic Engineer for the proposed development shall not be obtained and his requirements shall not be complied with.
- 27 That the undertaking for paying additional premium due to increase in land values and when demanded shall not be submitted.
- 28 That the N.O.C. from Insecticide Officer shall not be submitted.
- 29 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.
- 30 That the registered U/T shall not be submitted by owner/developer/builder to sell the tenements/flats on carpet area basis only and abide by the provisions of Maharashtra Ownership flats (Regulation of promotion of construction, sale, Management & Transfer) Act; (MOFA) amended upto date. Indemnity Bond indemnifying M.C.G.M. and its officers from any legal complications arising due to MOFA shall not be submitted.
- 31 That the Architect/L.S. shall not be submitted the quarterly progress report of the proposed work.
- 32 That the debris generated/building material shall not be dumped within a periphery of 50.00 Mtrs. from mangroves.
- 33 That the registered U/T shall not be submitted by the Owner stating that he will not object to the neighboring plot holder whenever they come forward for development of their plot which may involves open space deficiency.
- 34 That the registered U/T shall not be submitted by the Owner stating that he will incorporate necessary condition in the sale agreement stating that the proposed building is constructed with deficient open space.
- 35 That the N.O.C. from E.E. (T & C) for maneuvering of vehicles shall not be submitted.
- 36 That the CFO NOC shall not be submitted.
- 37 That the registered undertaking shall not be submitted by the owner stating that he will not misuse the pocket terrace/refuge floors/part terrace / society office/ Fitness center in future.
- 38 That as per Circular No. Ch.Eng./27921 /D.P./Gen dated 06/01/2014, the owner/ developer and concerned architect/L.S. shall compile and preserve the following documents:- a. Ownership document. b. Copies of IOD, CC subsequent amendments, O.C.C., B.C.C. and corresponding canvas mounted plans. c. Copies of Soil Investigation Reports. d. RCC details and canvas mounted structural drawings. e. Structural Stability Certificate from Licensed Structural Engineer. f. Structural Audit Reports. g. All details of repairs carried out in the buildings. h. Supervision certificate issued by Licensed Site Supervisor. i. Building Completion Certificate issued by L.S./Architect. j. NOC and completion certificate issued by the C.F.O. k. Fire Safety Audit carried out as per the requirement of C.F.O. The above documents/ plans shall not be handed over to the end user/prospective society

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within a period of 30 days in case of redevelopment of properties and in other cases, the same should not be handed over within a period of 90 days after granting Occupation Certificate.

- 39 That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water etc. and any other possible chemical effects and due care while constructing the same shall not be taken and completion certificate to the effect shall be insisted before granting further C.C. beyond plinth from the licensed Structural Engineer.
- 40 That the No dues pending certificate from A.E.W.W.(L ward) shall not be submitted
- 41 That the registered U/T shall not be submitted by owner/developer that the ownership of Fitness Centre and Society office shall not be vest with concerned society and Fitness Centre is proposed for the benefit of prospective occupants only.
- 42 That the specific NOC from concerned department /S.W.M department shall not be obtained indumping ground court case order dated 15.03.2018 in Hon'ble Supreme Court of India.(S.L.P CIVILNo :- 023708/2017) before start of work and bank guarantee is not submitted.
- 43 That the demarcation from A.E Survey for all Reservations / Road shall not be submitted.
- 44 That the specification for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
- 45 That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
- 46 That the remarks from Asst.Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work willnot be submitted before starting the work and his requirements will not be complied with.
- 47 That the capacity of overhead tank will not be provided as per ` P` form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate
- 48 That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
- 49 That the notice under Sec.347 (1) (a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
- 50 That this office will not be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work up to plinth is completed
- 51 That the registered undertaking agreeing to form Co-op. Housing society shall not be submitted before starting the work
- 52 That the remarks for the existing road shall not be submitted from A.E.(Maint) "L" Ward.
- 53 That the registered U/T shall not be submitted by owner/developer that the additional parking spaces will be surrendered to MCGM free of cost if full FSI including fungible is not utilised by way of submitting amended plans.



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- 54 That the structure/building proposed to be demolished shall not be demolished by the developer/owner, by following the guidelines proposed in the IS code 4130:1991 amended up to date in respect of Demolition of Building-Code of Safety under the supervision of approved structural Engineer duly registered with MCGM.
- 55 That NOC from concerned power supply company shall not be obtained and submitted before endorsing the C.C.
- 56 That inadequate room sizes & floor height shall not be disclosed to the purchasers and a condition to that effect shall be incorporated in the sale Agreement.
- 57 That the status of existing road from concerned A.E (Maint) ward shall not be submitted.

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

- 1 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.
- 2 That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
- 3 That the N.O.C. from Civil Aviation Department shall not be obtained for the proposed height of the building.
- 4 That the quarterly progress report of the work shall not be submitted by the Architect/L.S..
- 5 That the material testing report shall not be submitted.
- 6 That the copy of last Assessment paid bill shall not be submitted.

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

- 1 That the low lying plot shall 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 shall 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 the dustbin shall not be provided.
- 5 That 3.00 mt. wide paved pathway up to staircase shall not be provided.
- 6 That the open spaces as per approval, parking spaces and terrace shall not be kept open.
- 7 That the name plate / board showing Plot No. , Name of the building etc. shall not be displaced at a prominent 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, nahani trap is in kitchen shall not be made Water proof and same shall not be provided by method of pounding and all sanitary connections shall not be leak proof and smoke shall not be done in presence of licensed plumber.

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- 10 That final N.O.C. from concerned authorities / empanelled consultants for a) S.W.D. b) Sewerage c) Water Works d) CFO / Fire Fighting Provisions e) Tree authority f) Hydraulic Engineer, g) Assessment shall not be submitted before occupation.
- 11 That structural Engineer's laminated final Stability Certificate along with upto date License copy and R.C.C design PDF plan shall not be submitted.
- 12 That PDF plans shall not be submitted along with Notice of Completion of work u/sec.353-A of M.M.C. Act for work completion on site.
- 13 That site supervisor Certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 14 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.
- 15 That the provision for rain water harvesting as per design prepared by consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
- 16 That the certificate from Lift Inspector regarding satisfactory installation and operation of lift shall not be submitted.
- 17 That the top most 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.
- 18 That the N.O.C. from CFO shall not be submitted before asking occupation.
- 19 That the clearance certificate from assessment Department regarding up to date payment of Municipal taxes etc. shall not be submitted.
- 20 That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
- 21 That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /stilt.
- 22 That the parking spaces shall not be provided as per D.C. P. Regulation No. 44
- 23 That the every part of the building construction and more particularly, overhead tank shall not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
- 24 That paved perforated LOS will not be provided.

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 27 October day of 2021 but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any other regulations or bye-law made under that Act at the time in force.

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

Executive Engineer, Building Proposals  
 Zone, Wards.



**SPECIAL INSTRUCTIONS**

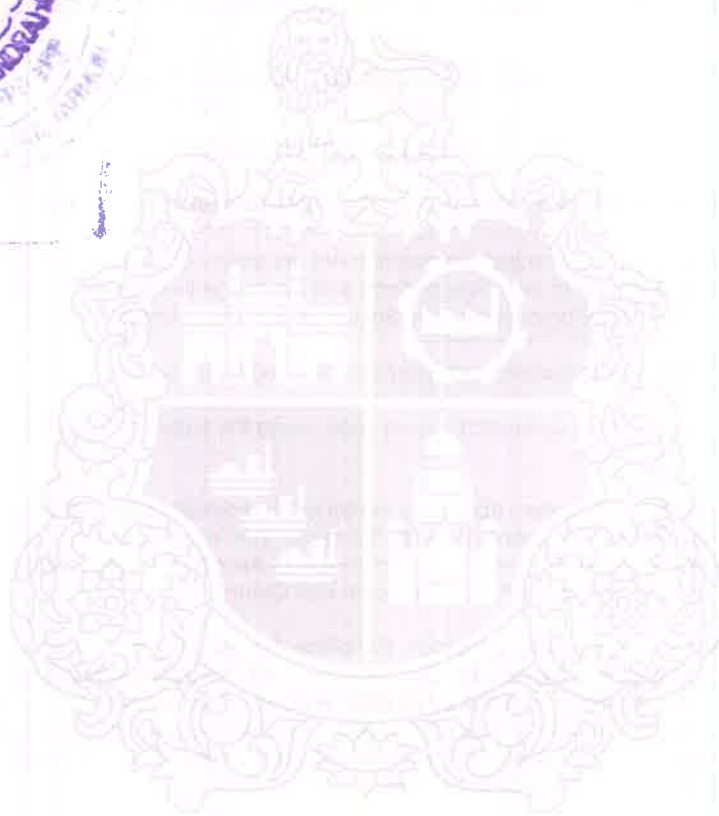
- 1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.**
- Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions 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 is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
- 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.
- Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District

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

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



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No. CHE/ES/4668/L/337(NEW)/IOD/1/New

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

करल ४		
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३०२४		

No. CHE/ES/4668/L/337(NEW)/IOD/1/New

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before 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 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.

करल ४		
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No. CHE/ES/4668/L/337(NEW)/IOD/1/New

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)  
b Lintels or Arches should be provided over Door and Windows opening  
c The drains should be laid as require under Section 234-1(a)  
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.



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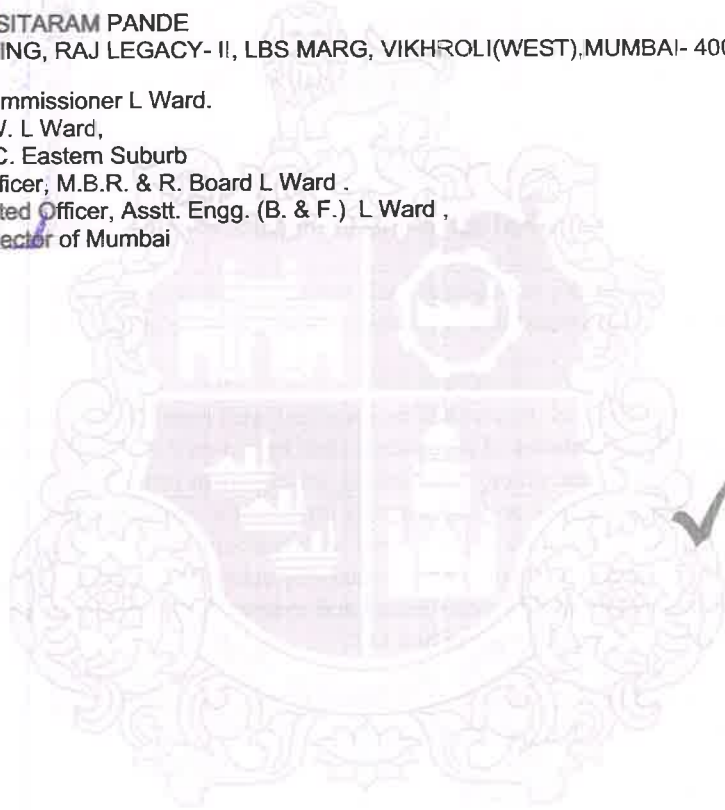
No. CHE/ES/4668/L/337(NEW)/IOD/1/New

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



**CHE/ES/4668/L/337(NEW)/IOD/1/New**

- Copy To:-
1. DATT SITARAM PANDE  
135 WING, RAJ LEGACY- II, LBS MARG, VIKHROLI(WEST),MUMBAI- 400083
  2. Asst. Commissioner L Ward.
  3. A.E.W.W. L Ward,
  4. Dy.A & C. Eastern Suburb
  5. Chief Officer, M.B.R. & R. Board L Ward .
  6. Designated Officer, Asstt. Engg. (B. & F.) L Ward ,
  7. The Collector of Mumbai



Name : Bajirao Lahu Patil  
Designation : Executive Engineer  
Organization : Municipal Corporation of Greater Mumbai  
Date : 28-Oct-2020 11: 28:31



करल ४		
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**Annexure B**

**Intimation Of Disapproval**



करल ४		
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Annexure C

Commencement Certificate



ANNEXURE - C

करले ✖		
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C-3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/4668/L/337(NEW)/FCC/3/Amend

COMMENCEMENT CERTIFICATE

To,  
MR. PANKAJ SHYAM CHAWLA PROPRIETOR .  
M/s. V Power Construction.  
MUSKAN VILLA, PLOT NO. 135, SECTOR 12,  
VASHI, NAVI MUMBAI 400 703.

Sir,

With reference to your application No. CHE/ES/4668/L/337(NEW)/FCC/3/Amend Dated, 07 Aug 2018 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 07 Aug 2018 of the Mumbai Municipal Corporation Act 1889 to erect a building in Building development work of on plot No. - C.T.S.No. 443, 443/1 to 6 Division / Village / Town Planning Scheme No. KURLA - 3 situated at TRIMURTI LANE Road / Street in L 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.

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.

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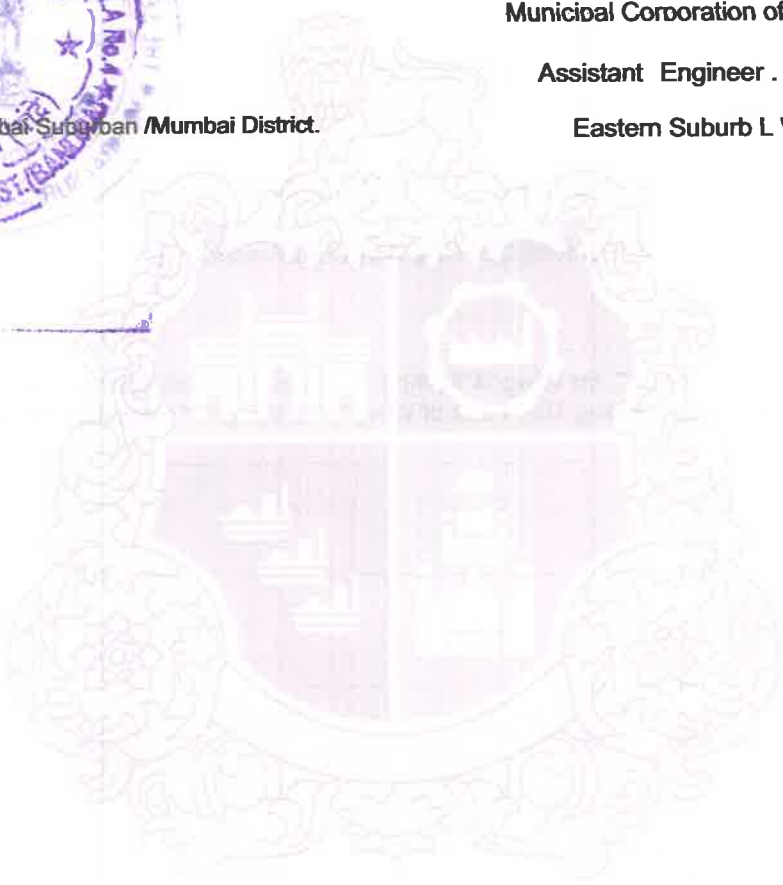
Digitally signed by SANDEEP ATMARAM KOLHE  
 Date: 18 Sep 2023 11:29:42  
 Organization: Bithan Mumbai Municipal Corporation  
 Designation: Assistant Engineer (BP)



**For and on behalf of Local Authority  
 Municipal Corporation of Greater Mumbai**

**Assistant Engineer . Building Proposal**

**Eastern Suburb L Ward Ward**



ANNEXURE - Δ



**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'**

[See rule 6(a)]

करल ४		
२५००	२५	९९३
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This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800028929**

**Project: V Residence , Plot Bearing / CTS / Survey / Final Plot No.:443,443-1 to 6 at Kurla, Kurla, Mumbai Suburban, 400002;**

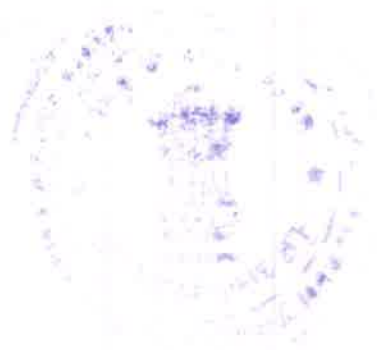
1. **Mr./Ms. Pankaj Shyam Chawla** son/daughter of **Mr./Ms. Shyam Sunder Chawla** Tehsil: **Thane**, District: **Thane**, Pin: **400703**, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for 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 (I) 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 **15/04/2021** and ending with **31/01/2025** 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:15-04-2021 23:12:02

Dated: **15/04/2021**  
Place: **Mumbai**

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

K 15915		
1955		



Annexure D

Rera Certificate

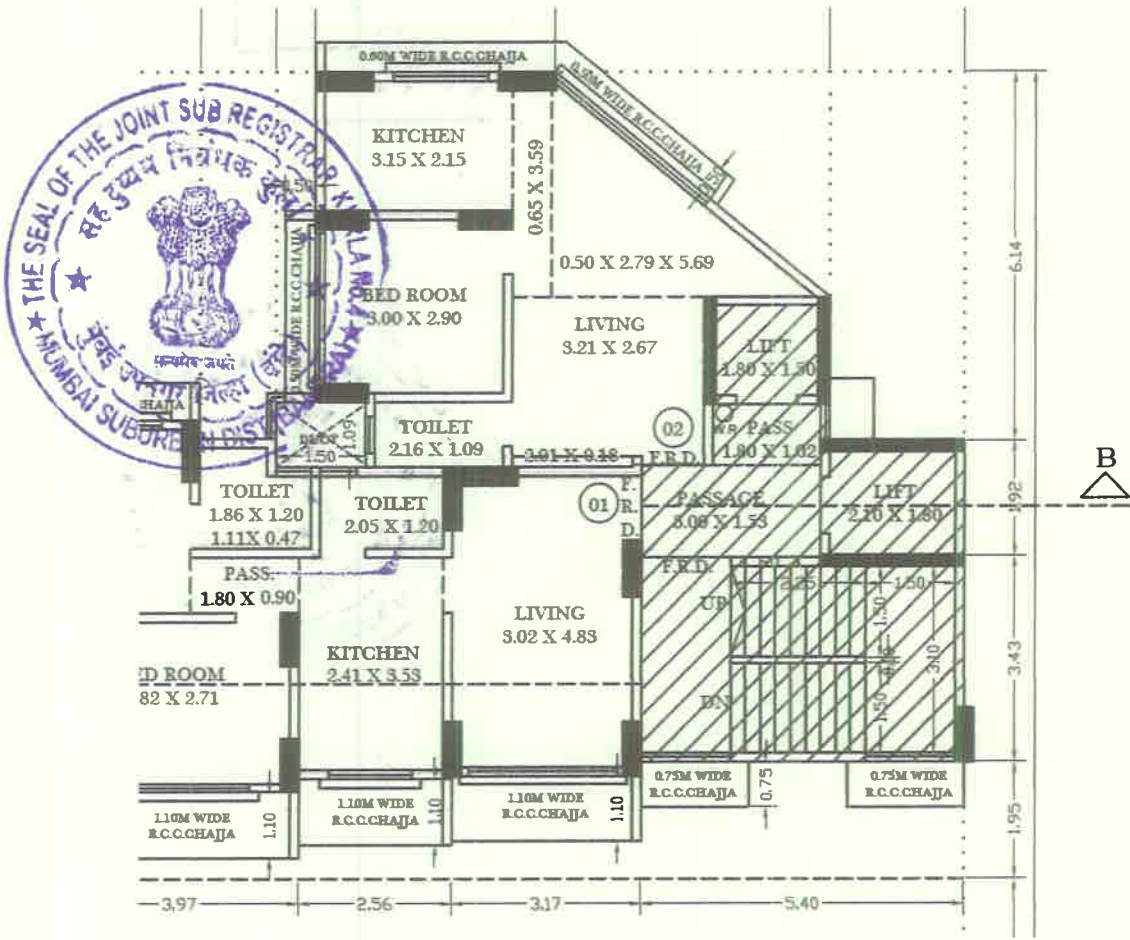
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Annexure E

Floor Plan



*[Handwritten signature]*  
*[Handwritten signature]*



<b>On Starting Of Plinth</b>	20%
<b>On Casting Of 1st Slab</b>	4%
<b>On Casting Of 2nd Slab</b>	4%
<b>On Casting Of 3rd Slab</b>	4%
<b>On Casting Of 4th Slab</b>	4%
<b>On Casting Of 5th Slab</b>	4%
<b>On Casting Of 6th Slab</b>	4%
<b>On Casting Of 7th Slab</b>	4%
<b>On Casting Of 8th Slab</b>	4%
<b>On Casting Of 9th Slab</b>	4%
<b>On Casting Of 10th Slab</b>	4%
<b>On Starting Of Brick Work</b>	5%
<b>Due On Possession</b>	5%
<b>Total</b>	100%



**Please Note**

- 1) The above amounts are exclusive of GST and any other Taxes as applicable which should be paid by the Allottee on demand raised by the Promoter.
- 2) In case of failure to pay the amount within the time schedule as specified in the demand raised by the Promoter from time to time, the Promoter can claim the Interest as per Rera Act on the defaulted amount from its due date/s till the realisation of the amount/s from the Allottee.
- 3) The Allottee agrees and confirms to pay the Promoter charges for formation of society and registration, maintenance charges, development charges, club house charges, other charges, etc. which would be applicable at the time of possession of the said Premises.



blocks or best available as per planning.



**TERRACE**

Roofing tiles with waterproofing chemicals and proper water proofing of roofs and bathrooms.

will provide



To,

MS. KOLGE SNEHAL SUBHASH

Dear Sir/Madam,

करल ४	भारतीय स्टेट बैंक
myoo १३	भारतीय स्टेट बैंक
२०२४	STATE BANK OF INDIA
Date: 29-05-2024	

**SBI - HOME LOAN - IN PRINCIPLE APPROVAL**

We thank you for your enquiry to avail a Home Loan from SBI. We are in principle, agreeable to grant a Home Loan as under, subject to your fulfilling eligibility and other norms governing 'SBI Home Loans'.

Sr No.	Particulars	Home Loan
1	Loan Sought	Rs.70,00,000/- (RS.SEVENTY LAKHS ONLY)
2	Repayment Period	360 Months
3	Rate of Interest	(As applicable at the time of disbursement)
4	Processing Fee	(As applicable at the time of disbursement)

(Eligible loan amount will be arrived after detailed assessment after submission of the required documents & it may change)

**Special conditions:**

The Bank is under no commitment or obligation as the actual sanction or disbursal would depend upon the value and acceptability of the security to be offered. The sanction of the loan will be subject to:

1. Verification of the original documents in respect of proof of identity / residence / income and property
2. Legal and technical clearances and the rules of the Bank Governing Home Loans, as applicable from time to time.
3. Creation of a valid equitable mortgage over the land/house/ flat of adequate value being financed.
4. Subject to positive residence and office verification.
5. Subject to fulfillment of home loan Criteria.
6. Subject to LTV restriction of the property cost.
7. Subject to cibil.
8. Subject to closer letter of personal loan of B.M.C. Society & EMI remove from salary slip.

If this offer is acceptable to you, kindly sign and return copy of this letter as a token of your acceptance. This letter is valid for 1 month only. Kindly contact our Marketing Executives of our Home Loan Sales Team at the earliest in order to complete the required formalities including Pre - sanction inspection. This letter along with documents as per checklist should be submitted to the Marketing Executive for processing the loan application.

Yours faithfully,

Dy. Manager



Terms and condition accepted

Applicant

bank.sbi  
+91 22 2504 6234  
+91 22 2504 0038  
racpc.slion@sbi.co.in

फुटकर आस्ति केंद्रीकृत प्रक्रिया केंद्र, सायन  
बो 603 & 604, कोहिनूर सिटी कमर्शियल-1,  
६वा मज्जा, किरोल रोड, एल.बी.एस. मार्ग,  
कुर्ता (प), मुंबई - 400070.

फुटकर आस्ति केंद्रीकृत प्रक्रिया केंद्र, सायन  
बो 603 & 604, कोहिनूर सिटी कमर्शियल-1,  
प्रवी मंजिल, किरोल रोड, एल.बी.एस. मार्ग,  
कुर्ता (प), मुंबई - 400070.

Retail Assets Centralised Processing Centre, Slion  
B 603 & 604, Kohinor City, Commercial-1,  
6th Floor, Kiroal Road,  
off. L.B.S. Marg, Kuria (West),  
Mumbai-400070.

B. 15/15		
5068		





भारत सरकार

करल ४		
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२०२४	आधार	

भारतीय विशिष्ट ओळख प्रणाली

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollmen: No 1218/19202/01511

To,  
 पंकज श्याम चावला  
 Pankaj Shyam Chawla  
 Muskan Villa, Plot No. 415, Flat No. 1  
 Opp Blue diamond hotel Sector 12, Navi Mumbai  
 Vashi  
 Vashi Mahane  
 Maharashtra 400703  
 9820030011

24/01/2012



Ref: 136 / 26B / 20055725305



-UE097871609iN

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ADJPC9107E



नाम / Name  
PANKAJ SHYAM CHAWLA

पिता का नाम / Father's Name  
SHYAM MANGHARLAL CHAWLA

जन्म की तारीख / Date of Birth  
08/11/1977

हस्ताक्षर / Signature

12052022

*Handwritten signature in blue ink*

आपला आधार क्रमांक / Your Aadhaar No. :

**4929 7148 0624**

आधार — सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA

पंकज श्याम चावला  
Pankaj Shyam Chawla  
जन्म वर्ष / Year of Birth : '977  
पुरुष / Male



**4929 7148 0624**

आधार — सामान्य माणसाचा अधिकार

20/5/55	
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भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण

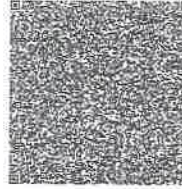
भारत सरकार

Unique Identification Authority of India  
Government of India

नोंदणी क्रमांक: / Enrollment No.: 1104/20517/02091



To  
स्नेहल सुभाष कोलगे  
Snehal Subhash Kolge  
D/O: Subhash Kolge  
A/P KUMBHARLI GANESH WADI  
Kumbhari  
Kumbhari  
Chiplun Ratnagiri  
Maharashtra 415602  
9969178242  
173776304  
22/11/2012  
UA0148205751N



आपला आधार क्रमांक / Your Aadhaar No. :

**4094 3291 5345**

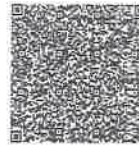
माझे आधार, माझी ओळख



भारत सरकार  
Government of India



स्नेहल सुभाष कोलगे  
Snehal Subhash Kolge  
जन्म तारीख / DOB : 06/04/1980  
महिला / FEMALE



**4094 3291 5345**

माझे आधार, माझी ओळख

*(Handwritten signature)*

1912

1913

1914

1915





भारत सरकार  
GOVERNMENT OF INDIA



निलेश नवीनचंद्र देडेया  
**Nilesh Navinchandra Dedhiya**  
जन्म तिथि / DOB: 05/02/1982  
पुरुष / MALE  
Mobile No.: 9930315889  
**5322 0861 4904**  
VID : 9159 3770 8114 2579

मेरा आधार, मेरी पहचान



भारत सरकार  
GOVERNMENT OF INDIA



मोहनभाई बी. चौहान  
**Mohanbhai B. Chauhan**  
जन्म तिथि/DOB: 28/02/1972  
पुरुष/ MALE  
Mobile No: 9322093493  
**3173 5659 3222**  
VID : VID : 9110 4468 9626 6402

माझे आधार, माझी ओळख

*Handwritten signature*

करल ४  
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भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
S/O: नवीनचंद्र देडेया, बिल्डिंग नं 158, केसव सदान, एस  
एम रोड, पोलीस चौकी जवळ, सायन चुनाभट्टी, मुंबई, मुंबई,  
महाराष्ट्र - 400022

Address:  
S/O: Navinchandra Dedhiya, Bldg No158, Kesaw  
sadan, S M Road, Near Police Chouky, sion  
Chunbhatti, Mumbai, Mumbai, Maharashtra - 400022

**5322 0861 4904**

VID : 9159 3770 8114 2579

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Sanganuru-560 001

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
S/O भिखाभाई चौहान, रूम नं-02, 3 रा मजला काशीबाई  
निवास, प्लॉट नं-447, सामंत शाळे जवळ, सेक्टर-22 तुर्भे  
गाव, नवी मुंबई, ठाणे,  
महाराष्ट्र - 400703  
Address :  
S/O Bhikhabhai Chauhan, Room No-02, 3 rd Floor  
Kashibai Niwas, Plot No-447, Near Samant School,  
Sector-22 Turbhe Gaon, Navi Mumbai, Thane,  
Maharashtra - 400703



1947

help@uidai.gov.in

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P.O. Box No. 1947,  
Sanganuru-560 001

1911



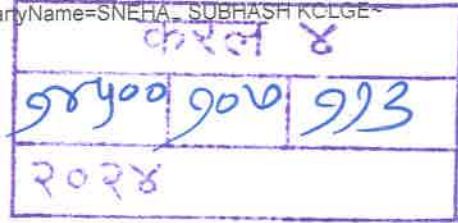
CHALLAN  
MTR Form Number-6



GRN	MH004533437202425E	BARCODE		Date	01/07/2024-14:15:01	Form ID	25.2
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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	KRL4_JT SUB REGISTRAR KURLA NO 4	Full Name	V POWER CONSTRUCTIONS				
Location	MUMBAI						
Year	2024-2025 One Time	Flat/Block No.	FLAT NO. 1002, 10TH FLOOR, C WING, V				
		Premises/Building	RESIDENCE				

Account Head Details	Amount In Rs.								
0030045501 Stamp Duty	370500.00	Road/Street	CHUNABHATTI SIGN CHEMBUR ROAD						
0030063301 Registration Fee	30000.00	Area/Locality	CHUNABHATTI EAST, MUMBAI						
		Town/City/District							
		PIN		4	0	0	0	2	2
		Remarks (If Any)	SecondPartyName=SNEHA SUBHASH KOLGE						
		Amount In	Four Lakh Five Hundred Rupees Only						
Total	4,00,500.00	Words							



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	00040572024070142588 CK00CBEMQ5			
Cheque/DD No.		Bank Date	RBI Date	01/07/2024-14:24:15 Not Verified with RBI			
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :   
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.   
सदर चतान केवल दुसरा निबंधक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करताच्या दस्तासाठी सदर चतान लागू नाही.

Challan Defacec Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-391-14500	0002441334202425	01/07/2024-16:48:46	IGR200	30000.00

Page 1/2

Print Date 01-07-2024 04:51:14

GRN : MH004533437202425E Amount : 4,00,500.00

Bank : STATE BANK OF INDIA

Date : 01/07/2024-14:15:01

2	(IS)-391-14500	0002441334202425	01/07/2024-16:48:46	IGR200	370500.00
Total Defacement Amount					4,00,500.00

करल ४  
१४५०० १०१ ११३  
२०२४



करल ४  
१४५०० १००९९३  
२०२४



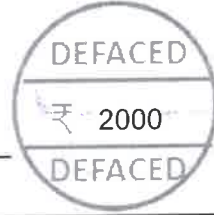
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps



### Receipt of Document Handling Charges

PRN	0724014910778	Receipt Date	01/07/2024
-----	---------------	--------------	------------

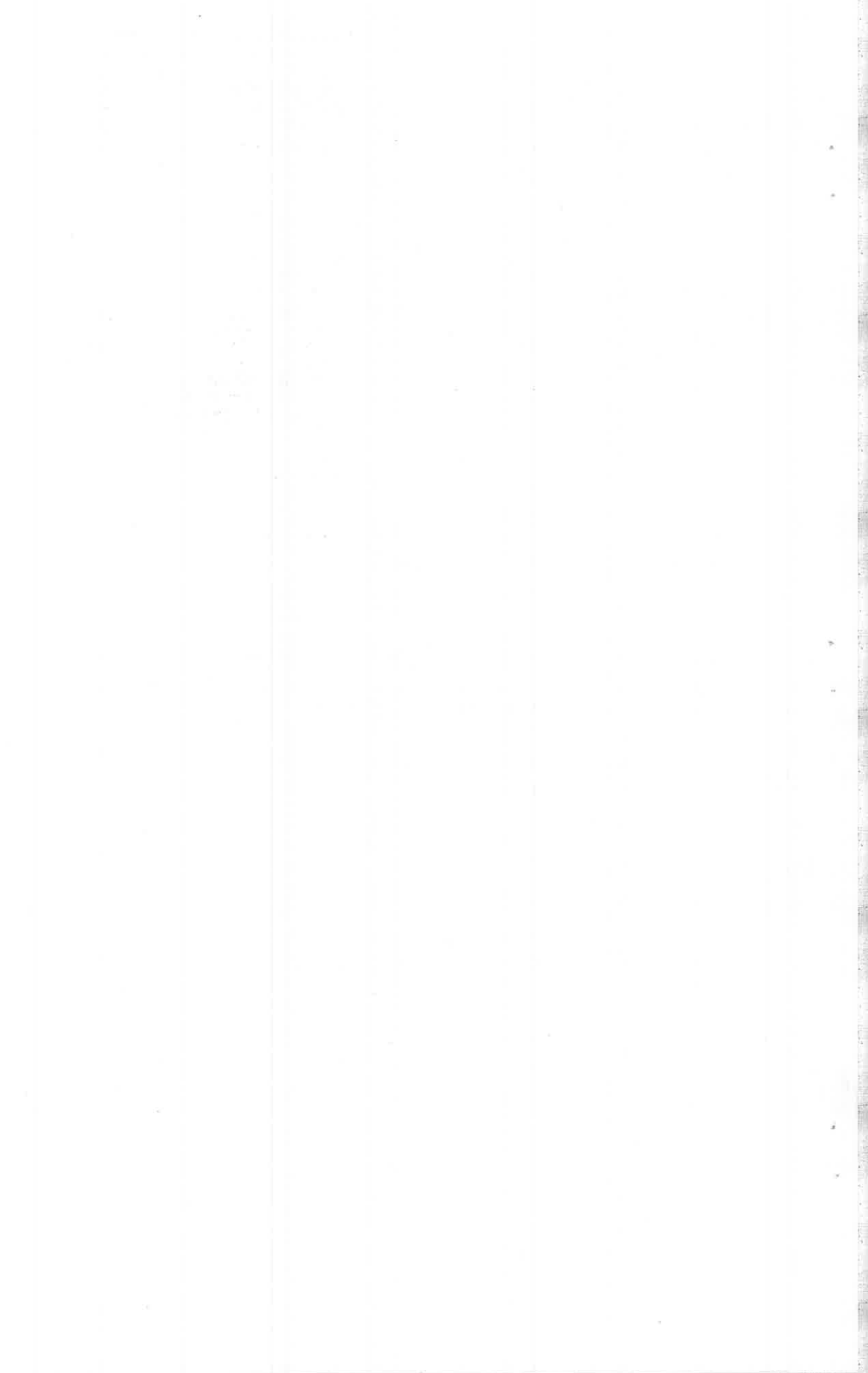
Received from DHC, Mobile number 7039411234, an amount of Rs.2000/- towards Document Handling Charges for the Document to be registered on Document No 14500 dated 01/07/2024 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.



### Payment Details

Bank Name	IBKL	Payment Date	01/07/2024
Bank CIN	10004152024070110156	REF No.	2912564122
Deface No	0724014910778D	Deface Date	01/07/2024

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



करल ४  
१४५००११० ११३  
२०२४



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



**Receipt of Document Handling Charges**

PRN 0724016310901 Receipt Date 01/07/2024

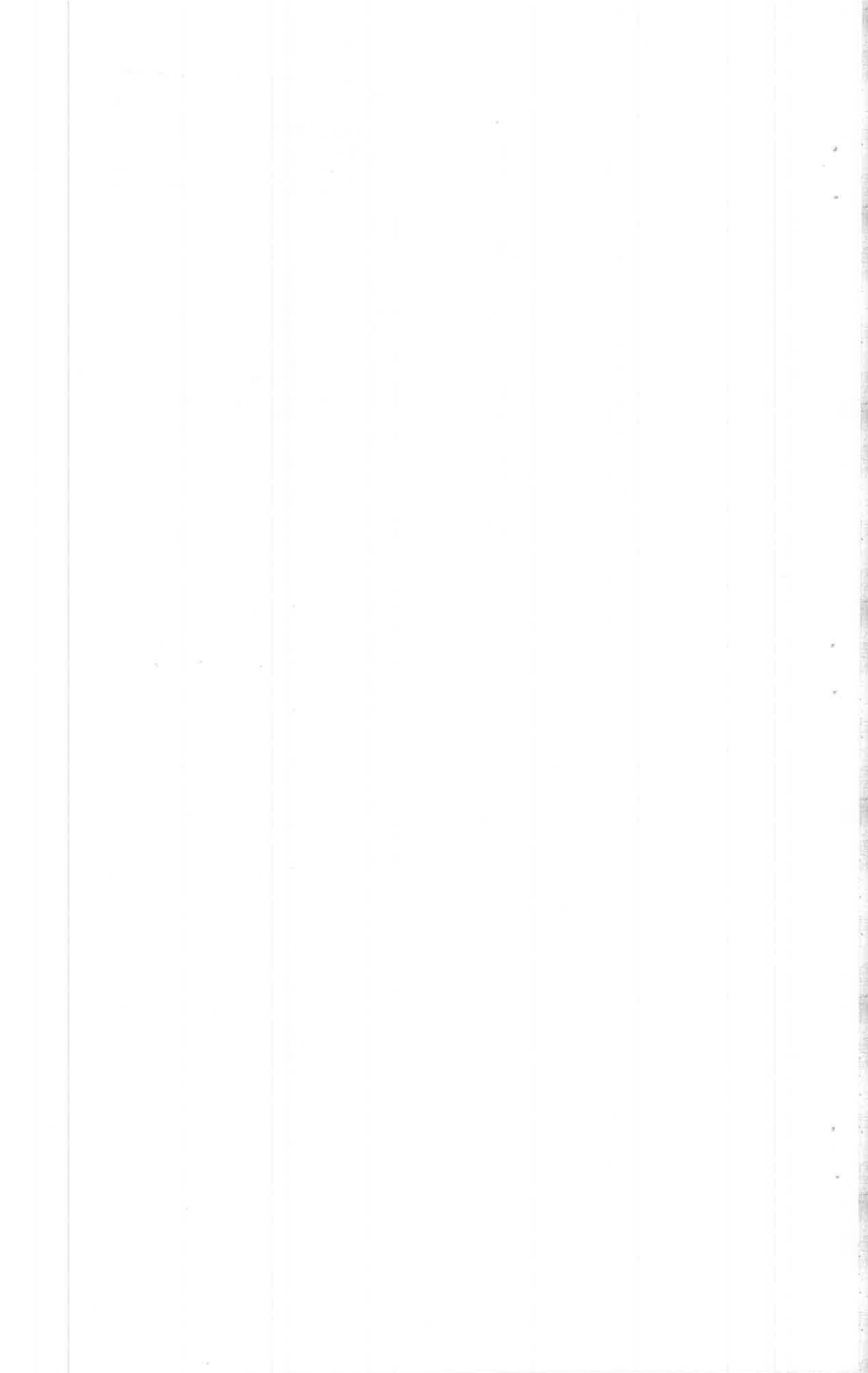
Received from DHC, Mobile number 7039411234, an amount of Rs.260/- towards Document Handling Charges for the Document to be registered on Document No. 14500 dated 01/07/2024 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

DEFACED  
₹ 260  
DEFACED

**Payment Details**

Bank Name IBKL	Payment Date 01/07/2024
Bank CIN 10004152024070110270	REF No. 2912565012
Deface No 0724016310901D	Deface Date 01/07/2024

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





391/14500

सोमवार, 01 जुलै 2024 4:49 म.नं.

दस्त गोपवारा भाग-1

करल4

दस्त क्रमांक: 14500/2024

999/993

दस्त क्रमांक: करल4 /14500/2024

बाजार मूल्य: रु. 60,19,905/-

मोबदला: रु. 74,10,000/-

भरलेले मुद्रांक शुल्क: रु.3,70,500/-

दु. नि. सह. दु. नि. करल4 यांचे कार्यालयात

पावती:15532

पावती दिनांक: 01/07/2024

अ. क्र. 14500 वर दि.01-07-2024

सादरकरणाराचे नाव: खेहल सुभाष कोलगे

रोजी 4:46 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2260.00

पृष्ठांची संख्या: 113

एकुण: 32260.00

दस्त हजर करणाऱ्याची मही:

सह दय्यम निबंधक वर्ग-२  
मह. दु. निबंधक कुला - 4  
कुला-४, मुंबई उपनगर जिल्हा

सह दय्यम निबंधक वर्ग-२  
मह. दु. निबंधक कुला - 4  
कुला-४, मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्र. 1 01 / 07 / 2024 04 : 46 : 59 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 01 / 07 / 2024 04 : 48 : 20 PM ची वेळ: (फी)







01/07/2024 4 52:52 PM

दस्त क्रमांक :करल4/14500/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स वी पावर कंस्ट्रक्शन्स तर्फे प्रोप्रायटर पंकज श्याम चावला पत्ता:प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: मुस्कान व्हिला, ब्लॉक नं: प्लॉट नं 135, सेक्टर 12, रोड नं: वासी, नवी मुंबई, महाराष्ट्र, THANE. पिन नंबर:ADJPC9107E	लिहून देणार वय :-46 स्वाक्षरी:-		
2	नाव:स्नेहल सुभाष कोलगे पत्ता:प्लॉट नं: रुम नं. 8/811 , माळा नं: -, इमारतीचे नाव: साईराम सोसायटी, बिल्डिंग नं. 8 , ब्लॉक नं: बुआसा इंडस्ट्रीज जवळ , रोड नं: प्रभादेवी, मुंबई , महाराष्ट्र, MUMBAI. पिन नंबर:AXJPK6269M	लिहून घेणार वय :-44 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिवका क्र.3 ची वेळ:01 / 07 / 2024 04 : 50 : 55 PM

ओळख:-

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

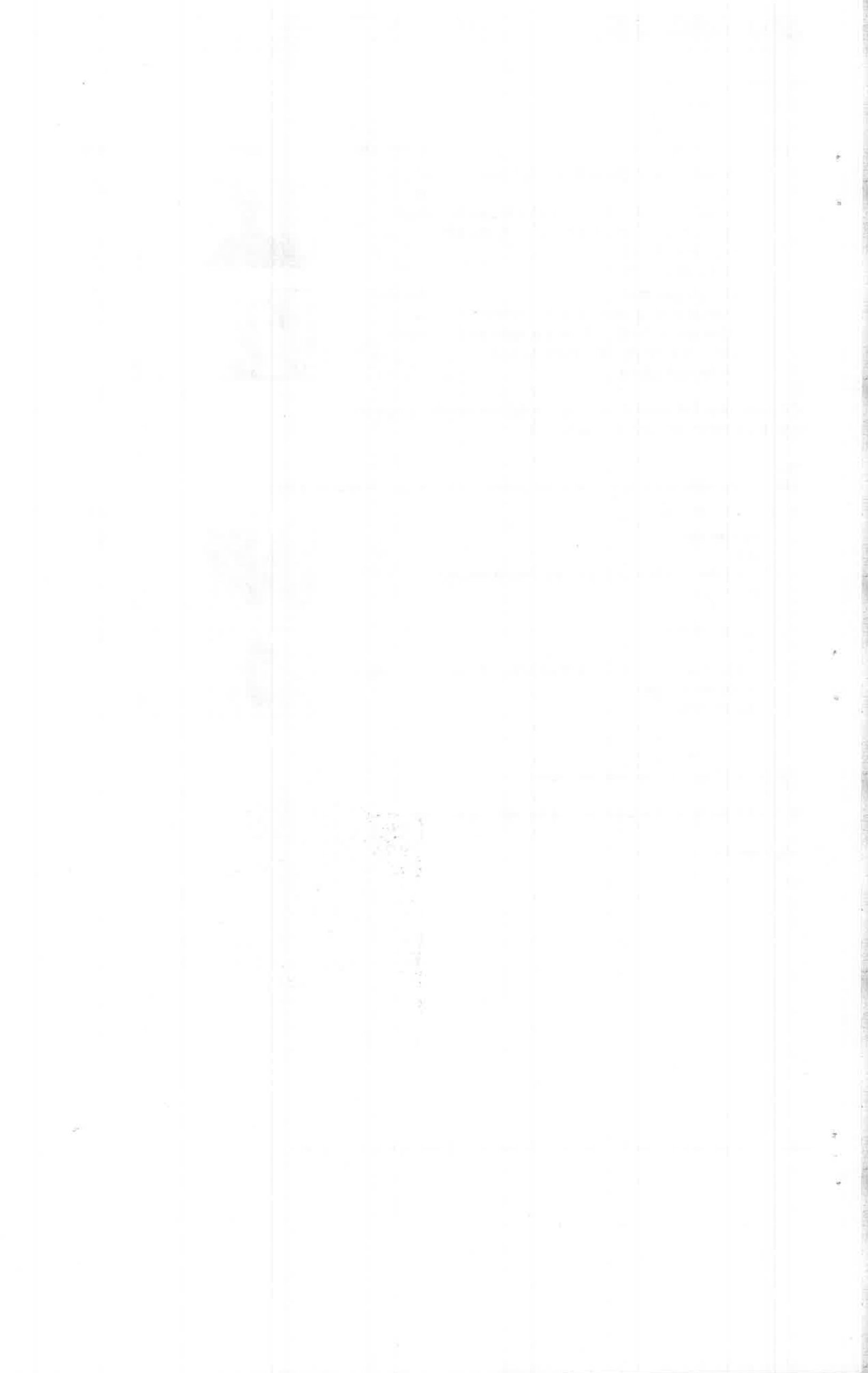
अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:निलेश देढिया वय:42 पत्ता:बिल्डींग नं.158,क्रेसव सदन,एस एम रोड, सायन, चुनामट्टी, मुंबई. पिन कोड:400022		
2	नाव:मोहनभाई बी चौहान वय:51 पत्ता:रूम नं. 2, 3 रा मजला, काशीबाई निवास, सामंत शाळे जवळ, सेक्टर 22, तुर्भे गाव, नवी मुंबई पिन कोड:400703		

शिवका क्र.4 ची वेळ:01 / 07 / 2024 04 : 51 : 40 PM

शिवका क्र.5 ची वेळ:01 / 07 / 2024 04 : 52 : 09 PM नोंदणी पुस्तक 1 मध्ये

सहस्रदुर्घनिवधका कुलांक 4 वर्ग-२  
कुर्ला-४, मुंबई उपनगर जिल्हा





Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	V POWER CONSTRUCTIONS	eChallan	00040572024070142589	MH004533437202425E	370500.00	SD	0002441334202425	01/07/2024
2		DHC		0724014910778	2000	RF	0724014910778D	01/07/2024
3		DHC		0724016310901	260	RF	0724016310901D	01/07/2024
4	V POWER CONSTRUCTIONS	eChallan		MH004533437202425E	30000	RF	0002441334202425	01/07/2024

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

14500 /2024

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

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करल ४		
१४५००	११३	११३
२०२४		

प्रमाणित करण्यात येते की या दस्तामध्ये (११३)  
 एकूण ११३ लेख पाने आहेत  
 करल-४/ १४५००/ २०२४  
 पुस्तक क्रमांक १ क्रमांकावर नोंदली  
 दिनांक १/७/ २०२४  
 सह दुय्यम निबंधक कुर्ला-४  
 मुंबई उपनगर जिल्हा







01/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 14500/2024

नोंदणी :

Regn:63m

गावाचे नाव : कुर्ला

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7410000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6019904.715
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: प्लॉट नं. 1002, माळा नं: 10 वा मजला, इमारतीचे नाव: सी विंग,वी रेसिडेन्स, ब्लॉक नं: चुनाभट्टी सायन चेंबूर रोड, रोड : चुनाभट्टी पूर्व,मुंबई-400022, इतर माहिती: एकुण क्षेत्रफळ 38.66 चौ मी म्हणजेच 416 चौ. फुट. रेरा कारपेट,1 कार पार्किंग नं. सी/1002 सहित,सी टी एस नं. 443,443/1/2/3/4/5/6,व्हिलेज कुर्ला - 3,शासन आदेश क्रमांक मुद्रांक - 2021/ अनौ सं. क्र. 12/ प्रकरण क्रमांक 107/एम -1(धोरण),दिनांक 31/03/2021 अन्वये महिला खरेदीकरत 1% मुद्रांक शुल्काची सवलत देण्यात आलेली आहे.( ( C.T.S. Number : 443,443/1/2/3/4/5/6 ; ) )
(5) क्षेत्रफळ	1) 416 चौ.फूट
(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 वी पावर कंस्ट्रक्शन्स तर्फे प्रोप्रायटर पंकज श्याम चावला वय:-46; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: मुस्कान व्हिला, ब्लॉक नं: प्लॉट नं 135, सेक्टर 12, रोड नं: वाशी, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-ADJPC9107E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-स्नेहल सुभाष कोलगे वय:-44; पत्ता:-प्लॉट नं: रुम नं. 8/811 , माळा नं: -, इमारतीचे नाव: साईराम सोसायटी, बिल्डिंग नं. 8 , ब्लॉक नं: बुआसा इंडस्ट्रीज जवळ , रोड नं: प्रभादेवी, मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400025 पॅन नं:-AXJPK6269M
(9) दस्तऐवज करून दिल्याचा दिनांक	01/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	01/07/2024
(11)अनुक्रमांक,खड व पृष्ठ	14500/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	370500
(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.



## Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	V POWER CONSTRUCTIONS	eChallan	00040572024070142589	MH004533437202425E	370500.00	SD	0002441334202425	01/07/2024
2		DHC		0724014910778	2000	RF	0724014910778D	01/07/2024
3		DHC		0724016310901	260	RF	0724016310901D	01/07/2024
4	V POWER CONSTRUCTIONS	eChallan		MH004533437202425E	30000	RF	0002441334202425	01/07/2024

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



*Bahy*  
 सह दुय्यम निबंधक वर्ग-२  
 कुर्ला-४, मुंबई उपनगर जिल्हा



