

369/20614

पावती

Original/Duplicate

Sunday, October 15, 2023

नोंदणी क्र. :39म

4:07 PM

Regn.:39M

पावती क्र.: 23165 दिनांक: 15/10/2023

यावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमीक: करल1-20614-2023

दस्तऐवजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: मेसर्स दादामिया इंफ्रास्ट्रक्चर एलएलपी तर्फे भागीदार मोईनुद्दीन शहीद शेख

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

DELIVERED

एकूण:

रु. 32000.00

दु: निबंधक कुर्ला 1

से. दुय्यम निबंधक

कुर्ला-१ (वर्ग-२)

वाजार मूल्य: रु.70301500/-

मोबदला रु.42988500/-

भरलेले मुद्रांक शुल्क : रु. 3515075/-

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1023143005399 दिनांक: 15/10/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009089074202324M दिनांक: 15/10/2023

बँकेचे नाव व पत्ता:



369/20614

इतर पावती

Original/Duplicate

Wednesday, 18 October 2023 3:11

नोंदणी क्र.: 39M

PM

Regn.: 39M

पावती क्र.: 23210 दिनांक: 18/10/2023

गावाचे नाव: -कुर्ला

दस्तावेजाचा अनुक्रमांक: करस1-20614-2023

दस्तावेजाचा प्रकार: विकसन करारनामा

सादर करणाऱ्याचे नाव: मेसर्स दादाभिया इंफ्रास्ट्रक्चर एलएलपी वर्फे भागीदार मोईनुद्दीन सहीद शेख
वर्षन

दस्त हावाळणी फी

₹. 1500.00

पुष्ठांची संख्या: 75

DELIVERED

एकूण:

₹. 1500.00

कु. निदेशक कुर्ला 1

1); देवकाचा प्रकार: DHC रकम: ₹.1500/-

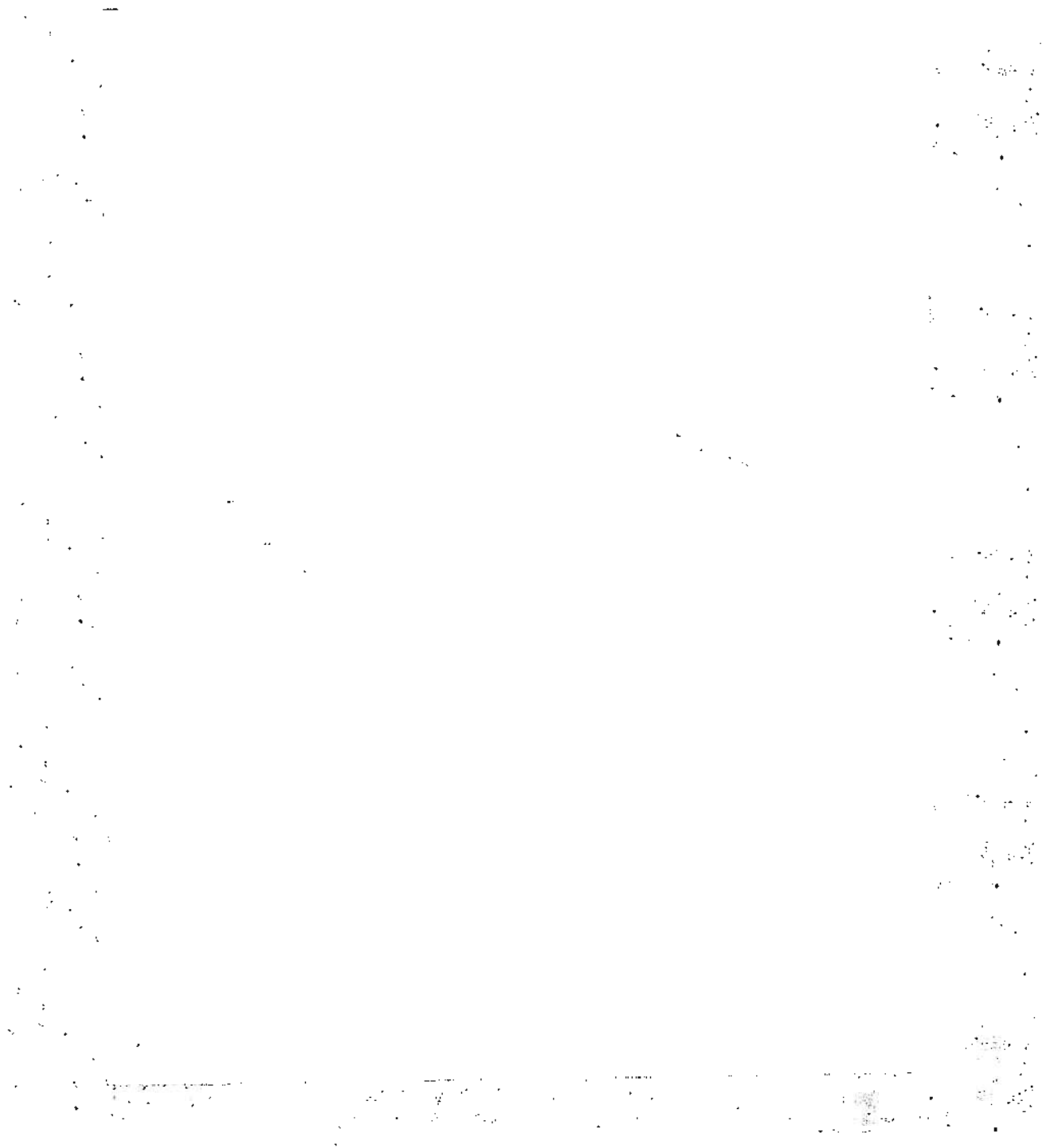
डीडी/घनदेश/पि ऑर्डर क्रमांक: 1023184610788 दिनांक: 18/10/2023

वर्केचे नाव व पत्ता:

सह. दुय्यम निबंधक

कुर्ला-१ (वर्ग-२)

10/18/2023



GRN: MH009089074202324M Amount: 30,000.00

Bank: STATE BANK OF INDIA

Date: 06/10/2023-12:32:13

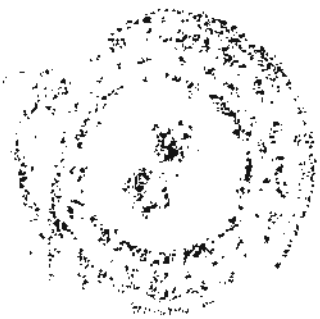
Total Deferment Amount	30,000.00
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करल - १		
२०२३	२	१०५
२०३३		

Signature Not Verified

Digitally signed by DS,
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2023.10.16:07:03 IST
Reason: GRAS Secure Document
Location: India





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

Receipt of Document Handling Charges

PRN 1023143005399 Receipt Date 15/10/2023

Received from Self, Mobile number 9000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 20614 dated 15/10/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

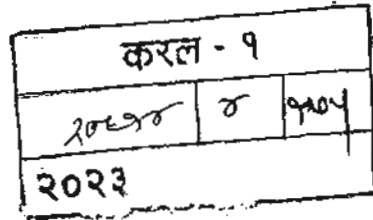
Payment Details

Bank Name HDFC Payment Date 14/10/2023

Bank CIN 10004152023101404094 REF No. 232878604261

Deface No 1023143005399D Deface Date 15/10/2023

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

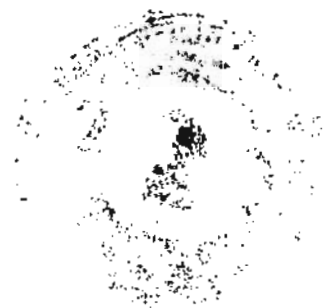




Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1023143005399	Date 14/10/2023
Received from Self, Mobile number 9000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HDFS	Date 14/10/2023
Bank CIN 10004162023101404094	REF No. 232878604281
This is computer generated receipt, hence no signature is required.	

करल - १		
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1911

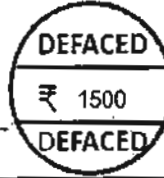


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1023184610788 Receipt Date 18/10/2023

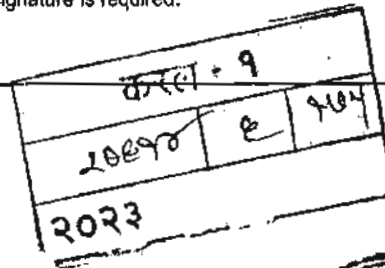
Received from Self, Mobile number 9000000000, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 18/10/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



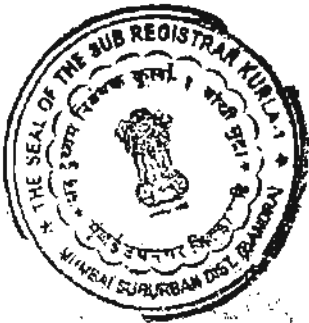
Payment Details

Bank Name HDFS	Payment Date 18/10/2023
Bank CIN 10004152023101810231	REF No. 232910622062
Deface No 1023184610788D	Deface Date 18/10/2023

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



करल - १		
१०६१०	७	१७/५
२०२३		



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1023184610788	Date 18/10/2023
Received from Self, Mobile number 9000000000, an amount of Rs. 1500/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HDFC	Date 18/10/2023
Bank CIN 10004152023101810231	REF No. 232910622062
This is computer generated receipt, hence no signature is required.	

करल - १
 २०२३ ८ १०५





मुद्रांक जिल्हाधिकारी, कुर्ला यांचे कार्यालय

तळमजला, नविन प्रशासकीय इमारत, आर.सी. मार्ग, चेंबूर मुंबई-७१

जा.क्र/मुजीकु/आदेश/४५५८/२३

दि. १०/१०/२०२३

(महाराष्ट्र मुद्रांकअधिनियम १९५८ च्या कलम ३१ खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/530/2023/K, M/s - Dadamiya Infrastructure LLP यांनी दिनांक १२/०९/२०२३ रोजी Development Agreement या दस्त अभिनिर्णयाकरीता सदर केलेला आहे. सदर दस्तातील तपशिल खालील प्रमाणे

Particulars	Description
Date of execution	Uexecuted
Type of Document	Development Agreement
The Society	Sheetal Chandrika Co- Operative Society Ltd
Developer	M/s. Dadamiya Infrastructure LLP
Detail of the Property	
Village	Kurla II
Taluka	Kurla
Plot Area	982.00 Sq.Mtrs.
C.T.S No	834, 835 (Pt)
Zone 2023 - 2024	106/510 Village - Kurla II
Rate per sq.mt	
Land Rate	Rs. 33,100/-
Const.Cost	Rs. 30,250/-
Resi. Rate	Rs.86,170/-

संबंधित दस्ताबाबत सहाय्यक नगर रचनाकार यांनी खालील प्रमाणे अहवाल रचिला आहे. अहवालानुसार दस्ताबाबत प्राप्त झालेला उपरोक्त दस्त हा Development Agreement या दस्त असून निष्पादित झालेला नाही. दस्ताचे अवलोकन केले असता असे दिसून येते की दस्तात शिफ्टेड नुसार भुखंडाचे एकूण क्षेत्र १८२.०० चौ.मी आहे. त्यावर सोसायटीची जूनी इमारत असून २१ सभासद आहेत. सोसायटी सदर दस्ताद्वारे सदर मिळकतीचे विकासनाचे अधिकार विकासकांस देत आहे. दस्तात नमुद केल्यानुसार सभासदांच्या ताब्यात एकूण १०१०.३४ चौ मी अस्तित्वातील बांधकाम क्षेत्रात सदर सदनिकेच्या मोबदल्यात विकासक नविन इमारतीमध्ये सभारादास एकूण १३४३.९३ चौ मी बांधकाम क्षेत्र विनामुल्य देणार आहे, तसेच १३ कार पार्किंग देणार आहे. दस्तात नमुद केल्यानुसार विकासक सभासदाना भाडे, बॉकरेज व शिफ्टिंग चार्जेस इत्यादी देणार असल्याचा उल्लेख आहे

दस्तासोबत अर्जदार यांनी बृहन्मुंबई महानगरपालीकेचा D P Remarks व त्यासोबत असलेला block Plan जोडलेला असून त्यात नमुद केल्यानुसार सदर भुखंडास १३.४० मी रुंदीचे अस्तित्वातील रस्ते आहे.

उपरोक्त बाबी विचारात घेता भुखंडधारक मिळणा-या बांबीचे मुल्य हे जमिन मालकास मिळणा-या हिश्याचे मोबदल्याचे मुल्य म्हणुन विचारात घेणेत येत आहे. तसेच सदर भुखंडावर अनुज्ञेय असलेला मूळ FSI, आणी Fungible FSI विचारात घेवुन सदर क्षेत्राचे जमिनदराने घेणारे मुल्य हे विकासकर्ताला मिळणा-या हिश्याचे मुल्य म्हणुन विचारात घेणेत येत आहे. वरील दोन्ही मुल्यापैकी जास्तीचे मुल्य हे या दस्ताचे मुल्य बाजारमुल्य म्हणुन विचारात घेणेत येत आहे.

सबब प्रस्तुत प्रकरणी बाजारमूल्य मार्गदर्शक सुचना व सन २०२२-२०२३ नुसार मुल्यांकन

खालीलप्रमाणे

Net Plot Area					982.00
Permissible FSI (AS PER DCPR 2034, RULE 30 TABLE 12)-					2.20
Permissible Builtup area					2160.40
Fungible FSI (35%)					756.14
Permissible Builtup area					2916.54
Basic FSI	982.00	982.00	X	33100	₹ 3,25,04,200
Premium Paid FSI	491.00	491.00	X	33100 x	0.65 ₹ 1,05,63,865
TDR	687.40	687.40	X	33100 x	0.70 ₹ 1,59,27,058
Fung.FSI	756.14	756.14	X	33100	₹ 2,50,28,234
Total	2916.54				₹ 8,40,23,357 A

Less Value of Fungible FSI premium

756.14	1090.34	x	35%	381.62	₹ 43,38,814 B
374.52	x	33100	x	35%	

TOTAL VALUE

₹ 7,96,84,542

Nos of Society member

21

Area retained by Society

1343.13

Bal area available to developer

1573.41

2916.54 - 1343.13

Value of Developers area

₹ 4,29,88,080

₹ 7,96,84,542 / 2916.54 X 1573.41

Say Rs. 4,29,88,500/-



CONSIDERATION

Cons. Cost of area retained by Owner -	1343.13	30250	X	1.05	₹ 4,26,61,167 A	
Brokerage	594000	1	X	12	₹ 1,49,68,880 B	
Shifting	594000	1	X	12	₹ 5,94,000 C	
Parking	594000	1	X	12	₹ 5,94,000 D	
	13	X	13.75	X	30250 X 0.25	₹ 13,51,795 E
Development Charges under MR&TP Act	1343.13	X	33100	X	2%	₹ 8,89,152 F
Soc Off/s.cabin /gym	83.53	X	30250			₹ 25,26,783 G
Infrastructure charges	1343.13	X	5000			₹ 67,15,650 H

₹ 7,03,01,348

TOTAL VALUE (A TO H)

Say Rs. 7,03,01,500/-

धरील प्रमाणे दस्तातील मिळकतीचे बाजारमुल्य मुल्य Rs. 4,29,88,500/- हे मोबदला रक्कम Rs. 7,03,01,500/- जास्त असल्याने ते बाजारमुल्य Rs. 7,03,01,500/- (Rupees seven Crore Three Lacs One Thousand Five Hundred Only) प्राहय धरुन त्यावर मु.शु. आकारणे योग्य वाटते, त्यानुसार मुद्रांक शुल्क आकारणी खालीलप्रमाणे

M.V.	Article	Stamp Duty
Rs. 7,03,01,500/-	5(g-a)	Rs. 35,15,075/-

करल - १		
२०२३	११	१०५

सदर सहाय्यक नगर रचनाकार यांचे अहवालानुसार अर्जदार यांस दि. २२/१०/२३ रोजी मुद्रांक शुल्का बाबतचे अंतरिम आदेश देण्यात आले होते. त्या अंतरिम आदेशाच्या M/s. Dadamiya Infrastructure LLP यांनी रोजी दि. १०/१०/२०२३ चे पत्रान्वये M/s. Dadamiya Infrastructure LLP सदर मुद्रांक शुल्क मान्य असून त्याबाबत कोणताही आक्षेप नसल्याचे कळविले आहे. करीता मी श्री हरिश्चंद्र बा. पाटील मुद्रांक जिल्हाधिकारी, कुर्ला मला प्राप्त अधिकारान्वये खालील प्रमाणे आदेश पारित करत आहे.

अंतिम आदेश

- अभिनिर्णयाकरीता सादर केलेल्या दस्तास महाराष्ट्र मुद्रांक अधिनियम १९५८ च्या अनुसुची १ मधील अनुच्छेद 5(g-a) नुसार मुद्रांक शुल्क रु. ३५,१५,०७५/- देय असल्याबाबत जा.क्र. अभि /आदेश/४४८७ दि. ०५/१०/२०२३ अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपाविना पक्षकार यांनी केला असल्याने दि. १०/१०/२०२३ रोजी विरुध्दित केलेल्या चलना बरुन दिसून येत असल्याने दि. ०५/१०/२०२३ रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.
- प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनमार्फत बघण्यात येत तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही असा अर्थ न घ्यावा असा अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांवर राहिल्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, कुर्ला हे जबाबदार राहणार नाहीत.
- एकुण पाने १ ते ८३ आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे ही कायदा भाग बनविण्यात येत आहे. सदरील आदेशातील बाजारमुल्याबाबत म. मु. अ १९५८ च्या कलम ३२ - ब नुसार अपील करणान्यास असल्यास आदेशाच्या दिनांका पासुन ६० दिवसाच्या आत मा. अपर मुद्रांक नियंत्रक मुंबई प्रधान मुद्रांक कार्यालय, नगरभवन फोर्ट मुंबई- ०१ यांचे समक्ष करता येईल. सदर अंतिम आदेश हे महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम ५३ अ चे अधिनियम म्हणून देण्यात येत आहे. याची नोंद घ्यावी.



(हरिश्चंद्र पाटील)
मुद्रांक जिल्हाधिकारी कुर्ला.

प्रति	M/s. Dadamiya Infrastructure LLP
पत्ता	F-53, Kohinoor City Mall, Kiroi Road, Off, LBS Marg, Kurla (W). Mumbai - 400070
प्रत	सह द्रव्यम निबंधक कुर्ला कार्यालय क्र.१/२/३/४/५
Signature	
Name of authorized person	

करवा - ५		
२०२१	१२	१०५
२०२३		

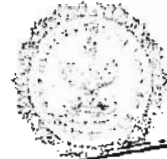


करणा - १		
२०२२	१२	१५
२०२३		





Office of the Collector of Stamp, Kurla
Certificate Under Sec.32 of Maharashtra Stamp Act. 1958



Received Adjudication Fee RS.
100/- vide e-Challan GRN No.
MH008002976202324P Dated
12-09-2023.

Case No. Adj/IGR241/530/2023

Certificate Number: CER-KUR-ADJ-IGR241-530-2023

Market Value/Value (if any): Rs. 42988500

Consideration Amount (if any): Rs. 70301500

Received from DADAMIYA INFRASTRUCTURE LLP
Residing at F-53 Kohinoor City Mall Off LBS Marg,
Kurla Kirod Road 400070. Stamp duty of Rs.
3515075/- (Rs. Thirty Five Lakh Fifteen Thousand
and Seventy Five only). Vide e-Challan GRN No
MH009087843202324M Dated :- 06-10-2023 The
defacement number is 0004878527202324.

Collector of Stamps
Kurla

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of Rs. 3515075/- (Rs. Thirty Five
Lakh Fifteen Thousand and Seventy Five only) with which this instrument is chargeable under
Article Development agreement of Schedule I of
the said Act, has been paid.

This instrument is chargeable under Article 5(g-a)

This Certificate is subject to the provisions of section
53(A) of the said Act.

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम
अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त
नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल
झाल्यास, नोंदणी अधिनियम, १९०६, च्या
तरतूदीनुसार नोंदणी अधिकारी दस्त
नोंदणीची कार्यवाही करतील.



मुद्रांक जिल्हाधिकारी
Kurla



Place: Kurla

Date:

Collector of Stamps

Kurla



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- 15) Mr. Rizwan Abdul Jabbar Khan (Flat No. 16) (PAN AJFPK7622N) (AADHAR 8113 6778 6449) Age- 60 Years;
- 16) Mr. Mohammed Ashraf Sultan Khan (Flat No. 17) (PAN AYUPK0245M) (AADHAR 3275 2337 0058) Age- 61 Years;
- 17) Mr. Ayub Abbas Balbale (Flat No. 18) (PAN ARYPB1896N) (AADHAR 5526 1356 6618) Age- 65 Years & Mrs. Sadika Ayub Balbale (PAN DAWPB1330R) (AADHAR 6269 7296 1927) Age- 55 Years;
- 18) Mr. Rizwan Abdul Rauf Raut (Flat No. 19) (PAN AJVPRO228F) (AADHAR 9488 5935 8567) Age- 40 Years;
- 19) Mr. Karmullah Mohammed Idris Chaudhary (Flat No. 20) (PAN AEWPC1392K) (AADHAR 7128 8455 8298) Age- 46 Years;
- 20) Mr. Mohammed Rafiq Mohammed Ashraf Khan (Flat No. 21) (PAN AYUPK0250G) (AADHAR 2684 6397 7169) Age- 41 Years & Mrs. Farheen Mohammed Rafiq Khan (PAN BAYPK0118C) (AADHAR 7714 7213 6662) Age- 38 Years;
- 21) Mr. Mohd. Aslam Mohd. Abbas Shah (Flat No. 22) (PAN BFJPA8984C) (AADHAR 9331 2719 1830) Age- 43 Years & Mrs. Salmā Mohd. Aslam (PAN BFJPA8984C) (AADHAR 9602 1379 1047) Age- 46 Years;

All Indian Inhabitants and members of the Sheetal Chandrika Co-operative Housing Society Limited, hereinafter collectively referred to as the "Confirming Members" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, administrators and permitted assigns) of the THIRD PART;

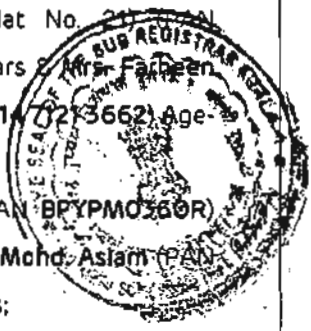
The Society, the Developer and the Confirming Members are hereinafter severally referred to as a "Party" and collectively as "the Parties".

RECITALS:

A. The Society and the Confirming Members have jointly and severally represented to the Developer and each of them hereby repeats, reiterate and declare that:

WHEREAS:

- a. By an Indenture of Lease dated 13th June 1981 (registered at the Sub-Registrar's Office at Bombay under No. 3878 of 1961 in Book No. 1 on 26th October 1962) and made between Mahomed Siddiq Abdul Rahiman, the Vendor and Mr. Jerves Coelho, the Purchaser, the said Mahomed Siddiq Abdul Rahiman, the Vendor had demised unto the Purchaser a piece of land



For Sheetal Chandrika Co-op. Hsg. Society Ltd.
 Secretary: Rizwan Kazi Shagitta
 Chairman/M.C. Member

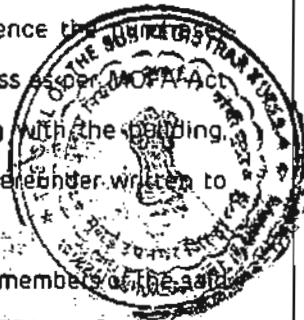
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For DADAMIYA INFRASTRUCTURE LLP
 Designated Partner.

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Zaineb
Siddharth
Pranav
Pranav
Anwar
Karimullah
Munira
Shaghat
Ahmed
Sachin
Bhavin
Akshay
M. Wani
S. L. Khan
R. Khan

1. Mr. Jerves Coelho under the provisions of sub-section (1) of section 11 of MOFA was required to convey the said land with the newly constructed building car parking and other structures like pump room, society office underground water tanks etc. Constructed on said plot of land mentioned in the schedule to the said society and execute and deliver all relevant documents there for in accordance with the ownership agreements executed with the various purchasers within four months of formation of society, which period has expired. However, after laps of more than 40 years the owner had not executed Conveyance deed for transfer and convey of the society land in the name of the Purchaser society hence the society forced to go for the Deemed conveyance process as per MOFA Act for transfer and/or convey of the schedule land along with the building structure standing thereon described in the Schedule hereafter written to the said Society.



The Society pursuant to its resolution dated 21/04/2016 members of the said society therefore made application vide DC1004232 of 2018 to Component Authority appointed under section 5A of Maharashtra Ownership Flats Act, 1963 viz the District Dy. Registrar of Cooperative Society, Mumbai Suburban under the provisions of sub-section (3) of section 11 of MOFA for issuing a Certificate of Entitlement to the Purchaser society to have a Deemed Conveyance executed in its favour and to have it registered.

The learned DDR-II vide order dated 18/12/2018 in Application No. DC1004232 of 2018 filed by the Purchaser society for unilateral Deemed Conveyance and for certificate of its registration in favour of the Purchaser society, it has been made absolute and it was held by the learned DDR-II that the Purchaser society is entitled to the certificate having unilateral Deemed Conveyance and to get the same registered unilaterally and DDR-II issued unilateral/single party Deemed Conveyance registration certificate dated 18/12/2018 in favour of the Purchaser Society/Third Part herein.

By and under a deed of deemed conveyance dated 22/05/2019 and duly registered under Serial No. KRL-1/8118/2019 dated 24/06/2019, the said competent Authority acting through the Authorized Officer conveyed the said land unto the said Society. (Hereinafter referred to as the "said

For Sheetal Chandra Co-op. Hsg. Society
Rizwan Kazi
 Chairman/H.C. Member
Shaghat
 Secretary

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For DADAMIYA INFRASTRUCTURE LLP

Designated Partner.

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upon the said Property, at and for the consideration and on the other terms and conditions more particularly set out therein.

m. The name of the Society is presently reflected in the Property Register Cards in respect of the said Land as owner thereof. Annexed hereto and marked as Annexure 'B' is a copy of the Property Register Cards in respect of the said Land.

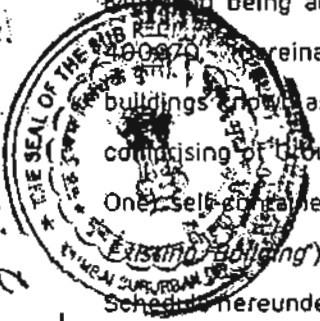
n. The Society are seized and possessed, as the sole and absolute owner *inter alia* of all that piece and parcel of land admeasuring 982.00 Square Meters or thereabouts (as per the title documents) bearing C.T.S. Nos. 834 & 835 (Pt.) of Village- Kurla (2), Taluka- Kurla, Mumbai Suburban District and situate, hereinafter referred to as the "said Land", together with the buildings known as "Sheetal Chandrika Co-Operative Housing Society Ltd." comprising of ground plus 3 upper floors and containing 21 Nos. (Twenty One) self-contained residential flats (hereinafter referred to as the "said Existing Building"). The said Land is more particularly described in the Schedule hereunder written. The said Land is shown as marked in red colour

boundary lines on the plan annexed hereto as Annexure 'A'. The existing building is shown as marked in green colour shades on the plan annexed hereto and marked as Annexure 'A'. The said Land and the Existing Building are hereinafter collectively referred to as the "said Property".

o. The due diligence for the same has been done by the Developer and is satisfied for the same.

p. The Society presently has 21 (Twenty-One) members who are holding shares issued by the Society and corresponding thereto occupying their respective premises in the Existing Building (which also includes the Confirming Members herein) (hereinafter collectively referred to as the "Existing Members"). The Existing Members herein are the original members of the Society or the transferees of the original members and as of the date hereof, the Existing Members are the only members of the Society. All the premises/flats/garages in the Existing Building are occupied by the Existing Members herein. The details of the membership of the Existing Members and

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For Sheetal Chandrika Co-op. Hsg. Society Ltd.

Secretary

Chairman/M.C. Member

For DADAMIYA INFRASTRUCTURE LLP

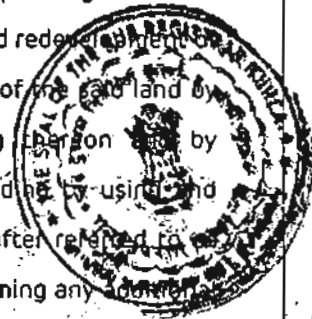
Designated Partner

their respective shareholding and the details of the premises/flats/garages occupied by such members in the Existing Building are enlisted in Annexure 'C' hereto.

[Handwritten signatures and initials on the left margin: Zaid, Ahsan, Raza, Amir, Karimullah, Munira, Shagub, A.K., Saib, Rizwan, Asad, M., 3/1/2023, J. Khan]

The Confirming Members are 21 (Twenty-One) members out of 21 (Twenty-One) Existing Members of the Society, who have agreed to execute this agreement in confirmation of the grant development rights by Society to and in favour of the Developer and are accordingly executing this Agreement.

r. The Existing Buildings are in a dilapidated condition and beyond economical repairs and in view thereof, the Society are desirous of appointing a fit and a proper entity engaged in the business of development and redevelopment of immovable properties to undertake the redevelopment of the said land by demolishing the Existing Building, presently standing thereon and by constructing on the said Land, a new multistoried building by using and utilizing the entire available Floor Space Index (hereinafter referred to as "F.S.I.") emanating from the said Land and also by consuming any available F.S.I. as may be consumable on the said land.



s. In past Special General Body Meeting of the Society, it was resolved by the Society to invite offers from various parties, engaged in the business of development and redevelopment of immovable properties, for the redevelopment of the said Property. The Society accordingly invited proposals for such redevelopment from interested persons; and in response to the same, the Developer herein submitted its offer for redevelopment of the said Property.

t. In the Special General Body Meeting of the Society held on 30/07/2023 the Society have considered the offer made by the Developer and have thereafter resolved to appoint the Developer herein as the developer to undertake the redevelopment of the said Property. Thereafter, by a letter dated 31/07/2023 issued by the Society to the Developer, the Society has appointed the Developer herein and the developer to undertake the redevelopment of the said Property. A copy of the said letter dated 31/07/2023 issued by the Society is annexed hereto and marked as Annexure 'D'.

u. The Developer is engaged in the business of development and redevelopment of immovable properties and has been appointed by the Society for

FOR BADLIYA INFRASTRUCTURE LLP

For Sheetal Chandrika Co-op. Hsg. Society Ltd.

Designated Partner

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Secretary

Chairman/M.C. Member

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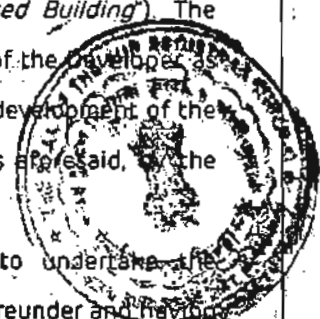
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2. APPOINTMENT OF THE DEVELOPER:

2.1. The Society hereby appoints the Developer as the sole and exclusive developer for undertaking the redevelopment of the said Property; and the Society hereby Irrevocably grants full, exclusive and absolute development rights in favour of the Developer in respect of the said Property and hereby authorizes the Developer to redevelop the said Property by demolishing the Existing Building and by constructing on the said Land, a new multistoried building (hereinafter referred to as the "said Proposed Building"). The Confirming members hereby confirm the appointment of the Developer as the sole and exclusive developer for undertaking the redevelopment of the said property and the grant of development rights, as aforesaid, by the Society in favour of the developer.

[Handwritten signatures and initials on the left margin of paragraph 2.1]



2.2. In consideration of the Developer having agreed to undertake the redevelopment of the said Property as contemplated hereunder and having agreed to pay to the Society and the Existing Members the amounts and provide to the Existing Members the constructed areas, as specified in this Agreement, the Developer shall be entitled to utilize and exploit the maximum development potential available for consumption on the said Land under applicable law, including without limitation

[Handwritten signatures and names of confirming members on the left margin of paragraph 2.2]

2.2.1. entire development potential available for consumption of the said land by way of inherent floor space index emanating in the form of base land F.S.I., which can be consumed free of cost.

2.2.2. entire maximum development potential as may be available for consumption on the said Land in accordance with any applicable provisions of the Development Control and Promotion Regulations for Greater Mumbai, 2034 or any statutory modifications or re-enactment thereof (hereinafter referred to as "D.C.P.R.-2034");

2.2.3. entire development potential available for consumption on the said Land in lieu of road setback area or reservation affecting the said Land as per applicable provisions of the D.C.P.R.-2034,

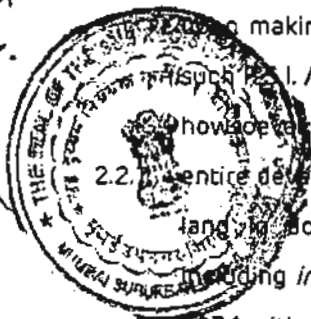
2.2.4. entire development potential available for consumption on the said Land by way of loading Transferable Development Rights (hereinafter referred to as "T.D.R.") thereon;

For DADAMIYA INFRASTRUCTURE LLP

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2.2.5. entire development potential available for consumption on the said Land by acquiring/loading the maximum permissible F.S.I. on payment of premium to the Government of Maharashtra or the Planning Authority or any Other Statutory Authorities in accordance with the applicable provisions of the D.C.P.R.-2034, or as may be otherwise permissible;

2.2.6. entire F.S.I. / T.D.R. / F.C.F.S.I. benefit that may be available for utilization thereon by virtue of any reservations in the layout of the area (within which the said Land is situate), either free of costs or



upon making payment of premium for consumption/ utilization of such F.S.I. / T.D.R. / F.C.F.S.I. to the Planning Authority or otherwise howsoever;

2.2.7. entire development potential available for consumption on the said land in accordance with the provisions of the D.C.P.R.-2034 including inter alia regulation 33 Sub-Regulation 11 of the D.C.P.R.-

2034, either free of costs or upon making payment of premium for consumption / utilization of such F.S.I. to Planning Authority or otherwise howsoever; and

2.2.8. entire development potential available for consumption on the said Land by acquiring/loading the maximum permissible Fungible F.S.I. or construction of the fungible area in accordance with the applicable D.C.P.R.-2034, either free of costs or upon making payment of premium for consumption/ utilization of such F.S.I. to Planning Authority or otherwise howsoever.

2.3. For the propose of this Agreement, the term "D.C.P.R.-2034" shall mean the Development Control and Promotion Regulations and the Development Plan as may from time be in force and applicable to the redevelopment of said Property and construction on the said Land under the provisions of the Maharashtra Regional and Town Planning Act, 1966 and shall include without limitation the Development Control and Promotion Regulations for Greater Mumbai, 2034; and any statutory modifications or re-enactment thereof as may be applicable from time to time.

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Handwritten signature: Anwar Karmulah

Handwritten signature: MUNIRA

Handwritten signature: Shagab Akbar

Handwritten signature: Rizwan

Handwritten signature: Anwar

Handwritten signature: Rizwan

for Sheetal Chandrika Co-op. Hsg. Society Ltd.

Secretary

Handwritten signature: Rizwan Kazi Shagab
 Chairman/M.C. Member

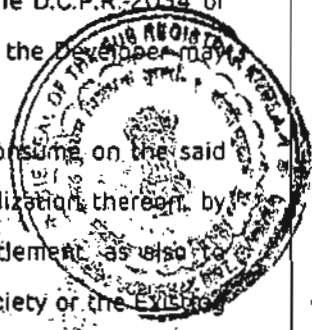
For DADAMIYA INFRASTRUCTURE LLP

Handwritten signature: Designated Partner

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2.4. It is clarified that nothing contained in Clause [2.2] hereof; or otherwise in this Agreement, shall restrict the entitlement of the Developer to undertake the redevelopment of the said Property and construction of the Proposed Building on the said Land in accordance with any particular provisions of the D.C.P.R.-2034. The Developer shall be free and entitled to undertake the redevelopment of the said Property and the construction of the Proposed Building thereon under any applicable provisions of the D.C.P.R.-2034 or any statutory re-enactment or amendment thereof as the Developer may deem fit.

[Handwritten signatures]
 SHYAM
 RAJ
 RAJ
 Anwar



2.5. Further, the Developer shall be entitled to use and consume on the said Land, any F.S.I. benefit that may be available for utilization thereon, by virtue of any layout or incentive F.S.I. or F.S.I. entitlement, as also to consume any F.S.I. benefit that may accrue to the Society or the Existing Members or the said Land by virtue of the location of the said Land, as also the F.S.I. entitlement of the Society/Existing Members in respect of the common internal access roads and common recreation spaces, if any, or any road set-back or other reservations affecting the said Land including but without limitation, utilization of all F.S.I. (including any compensatory fungible F.S.I.) and T.D.R. benefits in accordance with the applicable law and/or any rules of the concerned governmental authorities and/or any statutory modification/re-enactment/repeal thereof, available or permissible now and/or in future as a result of any change in government policies and/or building control regulations or applicable law or otherwise howsoever.

[Handwritten signature]
 MUNIRA

2.6. The Society and the Confirming Members do and each of them doth hereby, thus, irrevocably authorize the Developer to exploit the full development potential of the said Land (available now or from time to time hereafter) and thereby entitling the Developer to construct at its own costs the Proposed building on the said Land, as may be permissible under the D.C.P.R.-2034 and market, sell, transfer, dispose of and otherwise create respect of the Developer's Sale Area (as defined hereinafter to be constructed thereon; on the Developer's own account and for the Developers own benefit.

[Handwritten signatures]
 Karmilla
 Shagufta
 Akim
 Saah
 Ridwan
 Azzi
 M. [unclear]
 Shagufta

For DADANIYA INFRASTRUCTURE LLP

[Handwritten signature]
 Designated Partner.

For Sheetal Chandrika Co-op. Hsg. Society Ltd.
[Handwritten signature]
 Secretary
[Handwritten signature]
 Chairman/H.C. Member

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~~The Society and the Confirming Members~~ hereby put the Developer in quiet and peaceful possession of the said Property, subject only to the possession by the Existing Members of their respective premises/units in the Existing Building.

2.8. The Society and the Confirming Members confirm that simultaneously with the execution hereof, Developer has become entitled to carry out the redevelopment of the said Property at its own costs and expenses in terms hereof and as permitted by law in accordance with the plans to be sanctioned by the Planning Authority (as defined hereinafter) in accordance with the provisions of the D.C.P.R.-2034.

3. CONSIDERATION/COMPENSATION TO THE EXISTING MEMBERS

In consideration of the Society and the Confirming Members having granted to the Developer the development rights as set-out in this Agreement, the Developer shall:

3.1. Pay a monthly compensation to each of the Existing Members in order to enable the Existing Members to avail temporary alternate accommodation during the tenure of redevelopment (hereinafter referred to as the "Monthly Compensation"). A list showing the amounts of Monthly Compensation payable by the Developer to the respective Existing Members is annexed hereto and marked as Annexure 'E'.

3.2. As regards the Monthly Compensation it is further agreed that:

3.2.1. The amount of Monthly Compensation shall be payable by the Developer on and from the Handover Date (as defined hereinafter) till the date when the Developer offers possession of the Members New Premises (as defined hereinafter) to the respective Existing Members;

3.2.2. The Developer shall be obliged to pay Monthly Compensation on a monthly basis to the respective Existing Members with effect from Handover Date till such time as

(a) the occupancy certificate or part occupancy certificate is obtained in respect of the respective Members' New Premises;

AND

Zubair
 Raza
 Khan

Anwar
 Kasimullah

MUNIRA
 Siddiqi

Shagufta
 Akim
 Sheikh
 Rizwan

M. D. Khan
 Rizwan

29/10/23

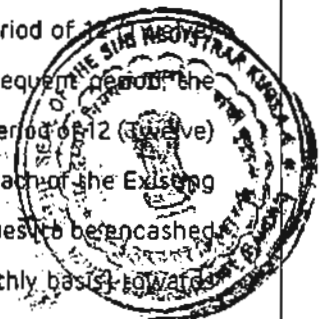
For Sheetal Chandrika Co-op. Hsg. Society Ltd.
 Secretary
 Rizwan Kazi Shagufta
 Chairman/M.C. Member

For DADAMIYA INFRASTRUCTURE LLP
 Designated Partner

(b) the Developer has offered to put the respective Existing Members in possession of their respective Members' New Premises;

[Handwritten signatures and initials on the left margin]
 Zaid
 Syed
 Rizwan
 Khan
 Anwar

3.2.3. The Developer shall on the Handover Date, handover to each of the Existing Members 12 (Twelve) months' post-dated cheques [to be encashed by the respective Existing Members on a monthly basis] towards the Monthly Compensation for the period of 12 (Twelve) months from the Handover Date. For the subsequent period, the Developer shall before the expiry of the initial period of 12 (Twelve) months from the Handover Date, handover to each of the Existing Members 12 (Twelve) months' post-dated cheques [to be encashed by the respective Existing Members on a monthly basis] towards the Monthly Compensation for the further period of 12 (Twelve) months from the expiry of the initial period 12 (Twelve) months from the Handover Date. Thereafter, for the subsequent period, the Developer shall before the expiry of the initial period of 24 (Twenty-Four) months from the Handover Date, handover to each of the Existing Members 6 (Six) months' post-dated cheques [to be encashed by the respective Existing Members on a monthly basis] towards the Monthly Compensation for the further period of 6 (Six) months from the expiry of the initial period 24 (Twenty-Four) months from the Handover Date;



[Handwritten signature and initials]
 MUNIRA

3.2.4. After the expiry of initial period of 12 (Twelve) months from the Handover Date, the amount of Monthly Compensation payable to the Existing Members shall stand escalated by 10% (Ten Percent) over the last paid monthly compensation; and

[Handwritten signatures and initials]
 Karimullah
 Shagble
 A Khan
 Saah
 Rizwan
 Akar
 M. Akbar
 J. Lal
 J. Ghuman

3.2.5. It is clarified that in the event, if any Existing Members are holding any post-dated cheques towards the Monthly Compensation at the time of offer of handover of possession of the Members' New Premises by the Developer, then and in such an event, the Existing Members shall return such unutilized post-dated cheques to the Developer at the time of offer of handover of possession of the

For DADAMIYA INFRASTRUCTURE LLP

[Handwritten signature]
 Designated Partner.

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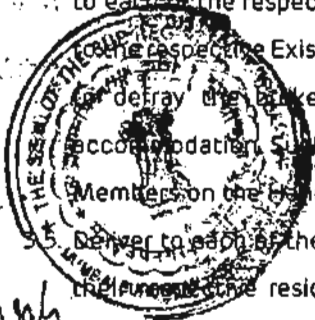
Members' New Premises by the Developer to the respective Existing Members.

Zaidul
HAFIDZ
RIZWAN

3.3. Pay a lump sum amount equivalent to one month's Monthly Compensation to each of the respective Existing Members, as an additional one-time compensation towards reimbursement of costs that may have to be incurred by all the Existing Members towards shifting to the temporary alternate accommodation and back Members' New Premises in the Proposed Building. Such amount shall be paid by the developer to the Existing Members on the Handover Date.

HAIC

3.4. Pay a lump sum amount equivalent to one month's Monthly Compensation to each of the respective Existing Members, as an additional compensation to each of the respective Existing Members, in order to enable the Existing Members to defray the coverage charges for availing the temporary alternate accommodation. Such amount shall be paid by the Developer to the Existing Members on the Handover Date.



HAIC

Anwar
KAMUJAH
MUNIRA

3.5. Deliver to each of the Existing Members free of costs, tenements in lieu of the residential flat in the Existing Building, in the Proposed Building comprising of an aggregate carpet area (as set out herein below), (subject to a maximum variation in such area as mentioned in Clause [17] (herein referred to as the "Members' New Premises"). The aggregate area of the Members' New Premises to be allotted to each of the Existing Members shall admeasure approximately 23% (Twenty-Three Percent) more than the existing approved carpet areas of the respective residential flat of the respective Existing Members in the Existing Building. A list of the area of the Members' New Premises to be provided by the Developer to the respective Existing Members is annexed hereto and marked as Annexure 'G'. The areas of the Members' New Premises as mentioned in Annexure 'G' hereto are inclusive of the areas of balcony/terrace and entitlement under 33(7)B / 33(11) and 31(3) of D.C.P.R.-2034.

Shagufta
M. Kam
Sachin
Rizwan
Kersi

3.6. Both the parties have agreed and covenant with each other that in future date, if any additional floor above the Ground + 5th floor is permissible for development by the Competent Authority then under such circumstances for availing the benefit of such extra floor, the Developer without the written consent of the Society shall not apply and obtain such benefit. The Developer agree to share the additional consideration in form of monetary

M. Rizwan
Shagufta
Rizwan

For DADAMIYA INFRASTRUCTURE LLP

For Shakti Chand Ito Chartered Acct. Firm, Society, Ltd.
Secretary
Chairman / A.C. Member

Designated Partner

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benefit to be given to the Society for such benefits on mutual consent as may be agreed by both the parties.

TENTATIVE PLANS OF THE MEMBERS' NEW PREMISES:

4.1. The parties hereto have after mutual discussions finalized the Tentative Plans for the construction of the proposed building (to the extent of the members new premises) (hereinafter referred to as the "tentative plans"). The Developer shall upon the execution hereof submit such tentative plans for approval of the Planning Authority and shall obtain approval of the tentative plans viz plans to the extent of the extent of the construction of the members new premises from the Planning Authority. The tentative plans to the extent of the members new premises are collectively annexed hereto and marked as Annexure 'H'.



The Parties confirm that the tentative plans [relating to the Members' New Premises] shall not be amended or altered by the Developer without the prior written consent of the Society. The Developer shall however have complete autonomy and freedom in preparing the plans and designs of premises comprised in the Developer's Sale Area and to amend the same from time to time as the Developer may in its sole and absolute discretion deem fit and proper.

5. ACKNOWLEDGEMENT BY THE MEMBERS AND VACATING:

5.1. Without prejudice to the rights and entitlements of the Developer herein or otherwise available to the Developer at law; and further, without prejudice to the liability and the obligations of the Existing Members to abide by the terms and conditions of this Agreement, the Society has represented to the Developer and hereby agrees that the Society shall be obliged to extend full co-operation to the Developer (at the costs and expenses of the Developer) to cause all the other Existing Members [being other than the Confirming Members] to handover quiet, vacant and peaceful possession of their respective flats/garages in the existing building to the Developer for the demolition of the same within 30 (thirty) days from the developer issuing (to the Society) a notice requiring the Society to handover possession of the said Property to the Developer (hereinafter referred to as the "Vacating Notice"). The Developer shall issue the Vacating Notice only after obtaining

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 Anwar
 MUNIRA
 Kasimullah
 Shaguha
 P. Khan
 Seah
 Buzan
 Aaji
 M. Khan
 3/1/2023
 Shaguha

For Sheetal Chandaria Co-op. Hsg. Society Ltd.
 Secretary
 To Zwan Kazi, Shaguha
 Chairman/M.C. Member

[Handwritten signature]
 Designated Partner

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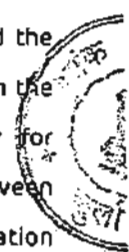
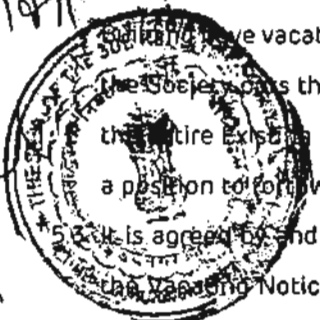
prerequisite Intimation of Disapproval or Intimation of Approval along with the initial approval of plans from the concerned Planning Authority for construction of the entire Proposed Building.

5.2. The Confirming Members do and each of them doth hereby irrevocably agree that they shall handover quiet, vacant and peaceful possession of their respective flats/garages in the Existing Building within a period of 30 (Thirty) days from the date of the Issuance of the Vacating Notice i.e. the Handover Date for the purpose of this Agreement, the term "Handover Date" wherever the same appear herein, shall mean the date when all the Existing Members of the Society and all occupants of the premises in the Existing Building have vacated their respective premises in the Existing Building and the Society gives the developer in quiet, vacant and peaceful possession of the entire Existing Building and the said Land, such that the Developer is in a position to forthwith demolish the Existing Building.

5.3. It is agreed by and between the Parties that the Developer shall not issue the Vacating Notice to the Society unless the Developer has obtained the requisite Intimation of Disapproval or Intimation of Approval along with the initial approval of plans from the concerned Planning Authority for construction of the Proposed Building. It is further agreed by and between the Parties that the Developer shall obtain the aforesaid requisite Intimation of Disapproval or Intimation of Approval for the concerned Planning Authority with a period of 6 (six) months form the date of execution hereof, subject to Force Majeure. The term "Planning Authority", wherever the same appears in this Agreement shall mean a Planning Authority or Special Planning Authority or Designated Planning Authority or Appropriate Authority, as may be authorized to approve plans for construction of buildings and authorized to issue development permission in respect of the said Land under the applicable provisions of the Maharashtra Regional and Town Planning Act, 1966; and the said term shall include without limitation the B.M.C./S.R.A./M.H.A.D.A./M.M.R.D.A. and/or any other concerned Planning Authority.

5.4. The Developer shall, at any-time after the Handover Date, be entitled to demolish the Existing Building.

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For Sheetal Chandrika Co-op. Hsg. Society Ltd.
 Secretary: [Signature]
 Chairman/M.C. Member: [Signature]

For DADAMIYA INFRASTRUCTURE LLP
 Designated Partner: [Signature]

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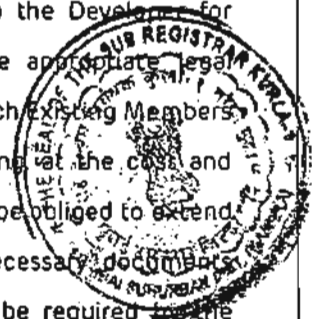
5.5 It is clarified that though only the Confirming Members of the Society are executing this Agreement as confirming parties, the Society represents to and undertakes with the Developer that all the Existing Members of the Society (in their capacities as members of the Society) are bound by this Agreement; and are accordingly liable to vacate their respective premises

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in the Existing Building within the time mentioned herein. However, in case if any Existing Member/s refuse/s to vacate his/her/their respective

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premises and hand over possession of the same to the Developer for demolition, the Developer shall be entitled to take appropriate legal measures, as available under applicable law to evict such Existing Members from their respective premises in the Existing Building at the cost and expenses of such Existing Members. The Society shall be obliged to extend full co-operation to the Developer by executing necessary documents including *inter alia* such legal proceedings as may be required by the Developer to evict the respective premises of such Existing Member/s.



5.6. Without prejudice to the foregoing, in the event, if any of the Existing Member/s does/do not hand over possession of his/her/their respective premises in the Existing Building standing on the said Land to the Developer within the time frame as stipulated in Clause [5.2] above, then and in such an event, such defaulting Existing Member/s shall each be liable to pay to the Developer a penalty of the sum of Rs. 5,000/- (Rupees Five Thousand Only) per day of delay in handing over possession of his/her/their respective premises in the Existing Building.

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5.7. Subject to Force Majeure, the Developer shall obtain the requisite Commencement Certificate within a period of 6 (six) months from the Handover Date.

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AMENITIES AND FIXTURES:

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6.1. The Developer shall provide common amenities like security cabin, security/servants toilets and Society office in the proposed building of adequate sizes as per the list annexed hereto and marked as Annexure 'I' as the Developer may be allowed to be constructed free of F.S.I. under the D.C.P.R.-2034 or other relevant and applicable law.

For SADANIYA INFRASTRUCTURE LL

[Handwritten signature]
Designated Partner

For Sheetal Chandrika Co-op. Hsg. Society Ltd.

[Handwritten signature]
Secretary
[Handwritten signature]
Chairman/M.P. Member

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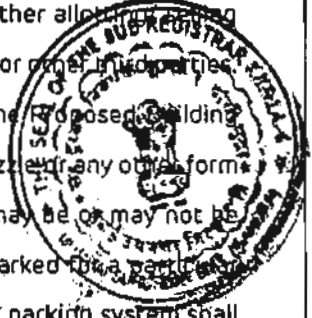
Parking in Stilt or Pit Puzzle or Tower Mechanical Parking System) of the Proposed Building] shall be allotted by the Developer to the acquirers of the Developer's Sale Area for such consideration as the Developer may deem fit and the Society or the Existing Members shall not object thereto

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(hereinafter referred to as the "Developer's Parking Spaces"). The Society and the Confirming Members do hereby and each of them doth hereby confirm the allotment of Developer's Parking Spaces to the Developer with full and irrevocable authority to the Developer for further allotment of the same to the acquirers of the Developer's Sale Area or other independent parties

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23. It is hereby clarified that the car parking spaces in the Proposed Building may be in the form of an automated mechanical pit puzzle or any other form of automated or mechanical parking wherein, there may be or may not be any specific identified spot/place which may be earmarked for a particular



flat/unit/premises in the Proposed Building and which parking system shall be designed to minimize the area and/or volume required for parking cars (hereinafter referred to as the "Mechanical Parking") it is hereby further clarified that such Mechanical Parking generally involves operation of an automated machine for parking and removing cars from the Mechanical Parking system and the same could be time-consuming and the Society acknowledges that the Society has no objection to the same. It is also clarified that such Mechanical Parking may also require a valet system by appointment of qualified drivers, for ease of parking and removing of vehicles from the parking slots in the Mechanical Parking system. The Society shall (after completion of the construction of the Proposed Building) bear (by collecting from its members) such costs and expenses towards the maintenance of such Mechanical Parking System and to keep such valet parking facility at their costs for parking or removal of vehicles from the Mechanical Parking System.



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B. DEVELOPER'S SALE AREA:

[Handwritten notes: Kasmulich, Shagubt, Athar, Sak, Rizwan, Aji, M. W. B.]

8.1. The Society and the Confirming Members do and each of them doth hereby confirm, warrant and acknowledge that the Developer shall in its own rights be entitled to deal with the premises and constructed areas comprised in Developer's Sale Area, in such manner as the Developer may deem fit and

For Sheetal Chandrika Co-op. Hsg. Society Ltd.
[Signature]
 Secretary

[Signature]
 Chairman/S.C. Member

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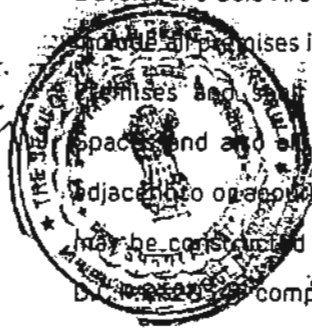
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proper in the Developer's sole and absolute discretion and without requiring the consent of the Society including *inter alia* to transfer the same (including by way of sale, lease, tenancy, mortgage, gift, exchange or otherwise howsoever) to any third party or otherwise create third party rights therein and transfer the same in such manner as the Developer may deem fit and proper and appropriate the entire consideration that may be received by the Developer in consideration of such sale/transfer. The term Developer's Sale Area, wherever the same appears in this Agreement shall include all premises in the Proposed Building other than the Member's New premises and shall include without limitation the Developer's Parking space and all areas as may have been approved as common areas adjacent to or appurtenant to or adjoining the flats/shops/premises (which may be constructed by consumption of F.S.I. as per the provisions of the D. No. 10520) comprised in the Developers Sale Area and all extended balconies, and terraces other than the terrace over the topmost habitable floor of the Proposed Building and any part or portion of terrace over the topmost habitable floor due to non-consumption or non-utilization of F.S.I.

8.2. The Developer shall be entitled to transfer in any manner as the Developer may deem fit and proper [including *inter alia* by way of a lease, sale, gift, mortgage or in by any other mode of transfer] or otherwise create third party rights in respect of the Developer's Sale Area, in favour of the prospective acquirer(s) thereof and it is clarified that the Developer shall hereafter not require any further confirmation of the Society and/or the Existing Members in the course of sale and/or transfer [including by way of sale, lease, tenancy, mortgage, gift, exchange or otherwise howsoever] of the Developer's Sale Area. This Clause operates and shall at all times be construed as the irrevocable consent and confirmation of the Society and the Existing Members to the Developer for sale of the Developer's Sale Area, as aforesaid.

8.3. The Developer shall require each acquirer of the Developer's Sale Area to become the member of the Society by paying the requisite admission fee and share application money to the Society as per the bye-laws of the Society and the Provisions of the Maharashtra Co-operative Society Act,

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 Munira
 Shagufta
 P. K.
 Sachin
 Patil
 M. A.
 Shagufta



For DADAMIYA INFRASTRUCTURE LLP

For Shaetal Chandra...
 Secretary
 P. K. Patil
 Designated Partner

[Signature]
 Designated Partner

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P. Zaid
14/4/2023
R. K.

27/10/2023

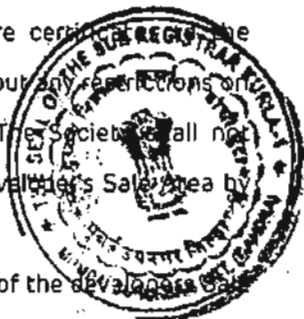
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MUNIRA
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[Signature]
K. S.
Shagitta
A. K.
S. S.
B. S.
[Signature]
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1960; and the Rules framed thereunder. Till the Developer does not so instruct the Society to admit the acquirers of the Developer's Sale Area as its members, the Society shall not induct / admit such acquirers of the Developer's Sale Area as its members in the event of there being any unsold premises forming part of the Developer's Sale Area at the time of offer of possession of the Members' New Premises by the Developer, then at the request of the Developer, the Society shall be bound and obliged to admit the Developer as its member and shall issue share certificate to the Developer in respect of all the unsold premises, without any restrictions on further sale/transfer thereof to any third parties. The Society shall not charge any transfer fees for sale/transfer by the Developer's Sale Area by the Developer to any third parties.



8.4. The Society hereby confirms that that the acquirers of the Developer's Sale Area (and the Developer in respect of the unsold premises comprised in the Developer's Sale Area) shall be entitled to mortgage, charge or otherwise create any security as the acquirers may deem fit and as the Developer may permit in respect of the respective premises agreed to be acquired/acquire by such acquirers; and this Clause [8.4] shall at all times be deemed to be the Society's and the Existing Members' irrevocable no-objection and consent for the same. In any event, if any further no-objections, permissions, confirmations are required by the lenders for the said purpose than the Society shall promptly and without any demur or delay issue all requisite no-objections permissions, consents or confirmations that such acquirers may require for availing of any loans or financial assistance from the lenders.

8.5. It is agreed that the Developer shall be entitled to create a charge by way of a mortgage or security in respect of the Developer's Sale Area to be constructed by the Developer or the development rights granted hereunder in favour of the Developer, with any bank, financial institutions or any other public or private body or authority or person and to raise any loan for finance and to execute any Mortgage Deed or Memoranda of Mortgages for creating any type of mortgage on the Developer's Sale Area and/or the development rights granted hereunder in favour of the Developer; and to lodge the same for registration with the Sub-Registrar of Assurances and to

For Sheetal Chandrika Co-op. Hsg. Society Ltd.

[Signature]
Secretary
Rizworkazi
Chairman/M.C. Member

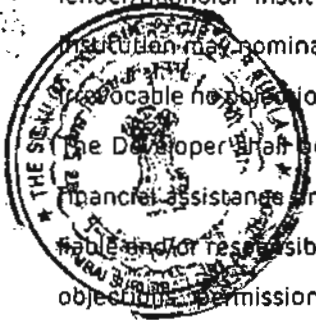
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Shagitta

Designated Partner

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admit execution thereof as the Developer may desire at its sole and absolute discretion. **PROVIDED HOWEVER**, the Developer shall utilize the funds so raised strictly for the project of development of the said Land by construction of the Proposed Building and for payment of amounts hereunder agreed to be paid by the Developer to the Existing Members. It is clarified that in the event if the lender/financial institution requires the Developer to execute an assignment of the Developer's rights herein for securing such loan for financial assistance availed of by the Developer, then the Developer shall be entitled to execute the requisite Deed of Assignment of the rights and entitlements the Developer hereunder in favour of the lender/financial institution or any third party as the lender/financial institution may nominate. This Clause [8.6] shall at all times operate as the irrevocable resolution of the Society and Existing Members in that behalf. The Developer shall be solely responsible for repayment of such loans or financial assistance and the Society or the Existing Members shall not be liable and/or responsible for the repayment thereof. In any event, if any no-objection, permissions, consents or confirmations are required by the lenders for the said purpose, then the Society and the existing Members shall promptly and without any demur or delay issue all the requisite no-objections, permissions, consents or confirmations that the Developer may require for availing of any loans or financial assistance from the lenders.



[Handwritten signatures and notes in left margin:]
 F. ...
 Munira
 Answer
 MUNIRA
 27/1/2023

9. COMPLETION PERIOD:

- 9.1. The Developer agrees to complete construction of the Proposed Building and offer to hand over possession of the Member's New Premises to the respective Existing Members, within a period of approximately 24 (Twenty Four) months plus 6 (six) months grace period viz. within an aggregate period of 30 (Thirty) months from the date of receipt of the Commencement Certificate (and after handover Date)(in respect of the Proposed Building, subject to Force Majeure (herein after referred to as the "Completion Period").
- 9.2. It is clarified that the Developer shall be liable to make payment of the Monthly Compensation to the Existing Members till the completion of construction of the Proposed Building and till date of the Developer offering

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 Shagufta
 A. Kim
 Leela
 Rizwan
 Azizi
 M. ...

For DADAMIYA INFRASTRUCTURE LLP

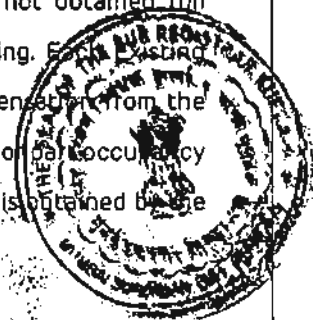
For Sheetal Chandr ... Socy. Ltd.
 Secretary
 Rizwan Karzi, Shagufta
 Chairman I.A.C. Member

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 Designated Partner.

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possession of the respective Members New Premises to the respective Existing Members (viz after receipt of Occupancy Certificate or Part Occupancy Certificate in respect thereof). The Developer proposes to obtain part occupancy certificate/s in respect of the Proposed Building and in the circumstances; the Existing Members may be offered possession of their respective Members' New Premises in one or more stages. The Existing Members shall not refuse to accept possession of their respective Members' New Premises on the ground that the Developer has not obtained full occupancy certificate in respect of the Proposed Building. Each Existing Member shall be entitled to receive the Monthly Compensation from the Developer only till such time as the occupancy certificate or part occupancy certificate in respect of his/her Members' New Premises is obtained by the Developer.



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 Prasad
 [Signature]

10. POWER OF ATTORNEY:

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 Anwar
 M. [Signature]

10.1. The Society has simultaneously with the execution of this Development Agreement executed in favour of the Developer and handed over to the Developer a Power of Attorney authorizing the Developer to do all acts, deeds, matters and things in respect of the said Property for the purpose of redevelopment thereof as envisaged herein (hereinafter referred to as the "Power of Attorney") including *inter alia* for the following purposes:



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- 10.1.1. to deal with all the Governmental authorities including for sanction of plans and for full, free and uninterrupted development of the said Property;
- 10.1.2. to demolish the Existing Building standing on the said Land;
- 10.1.3. to carry out uninterrupted redevelopment of the said Property in terms of this Agreement;
- 10.1.4. to exclusively market and sell on ownership basis or otherwise create third party rights in respect of the premises comprising only of the Developer's Sale Area to be constructed on the said Land on its own account and for its own benefit;
- 10.1.5. to register the project of redevelopment of the said Property under the provisions of Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA") and to sign and deliver all For DADAMIYA INFRASTRUCTURE LLP

Handwritten notes:
 Karimullah
 Shagiba
 A. Karim
 Rizwan
 Anis

For Sheetal Chandrika Co-op. Hsg. Society Ltd.

Signature: Rizwan Kazi
 Secretary
 Chairman/M.C. Member

Handwritten note:
 Designated Partner

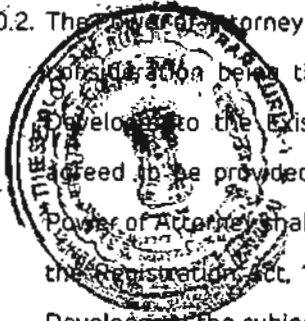
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requisite forms, applications, letters, declarations, undertakings, indemnities and other documents as may be required to be submitted to the Maharashtra Real Estate Regulatory Authority including executing the declaration of the Society as a promoter (if so required and applicable as per the provisions of RERA) in respect of the redevelopment of the said Property.

10.1.6. to execute Agreements for sale or transfer/sale deeds in respect of the Developer's Sale Area and/or any other documents to fully and effectually create third party rights in respect of the said Developers Sale Area.

10.2. The Power of Attorney is deemed to have been given for consideration, the consideration being the amounts hereunder agreed to be paid by the Developer to the Existing Members and the Members' New Premises agreed to be provided by the Developer to the Existing Members. The Power of Attorney shall be registered in accordance with the provisions of the Registration Act, 1908 and thus creates an interest in favor of the Developer in the subject matter thereof.



11. REPRESENTATIONS, WARRANTIES AND COVENANTS:

11.1. **Organization:** Each of the Parties represents and warrants that it is duly organized and validly existing under the laws of India.

11.2. **Competence and Authority:** Each of the Parties hereto represents and warrants that it is competent, is permitted by its respective corporate charter or constitutive documents, and/or incorporation documents and/or applicable law to which such Party is respectively subject to, enter into this Agreement and bind itself hereunder, and is not restrained, prevented or inhibited by any contract or arrangement to which it is a party from entering into this Agreement or undertaking the obligations herein contained. Further, each of the Parties represents and warrants that it has the full power to execute, perform and deliver this Agreement and to consummate the transactions contemplated hereby. This Agreement and all such other agreements and written obligations entered into and undertaken in connection with the transactions contemplated hereby to which it is a Party, constitute or will constitute following the execution

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For Shalini Group of Companies, Reg. Society Ltd.
 M. P. K. K. Shagun
 Secretary

For DADAMIYA INFRASTRUCTURE LLP
 Designated Partner.

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and delivery thereof valid and legally binding obligations of such Party, enforceable against it in accordance with its respective terms.

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11.3. Authorization: Each Party to this Agreement represents and warrants that its authorized signatory is duly authorized to execute this Agreement by the Party for and on whose behalf he/she/they is/are signing this Agreement in a manner binding upon the said Party and that all corporate approvals and procedures necessary for vesting such authority in the authorized signatory of a Party hereto have been duly obtained and complied with.

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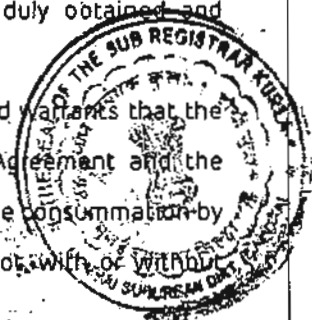
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11.4. No Conflict: Each of the Parties hereto represents and warrants that the execution, delivery and performance by it of this Agreement and the documents and agreements provided for herein and the consummation by it's of the transactions contemplated hereby, shall not, with or without giving of notice or passage of time or both:



- 11.4.1. Violate the provisions of any applicable law to which it is subject;
- 11.4.2. violate the provisions of its charter documents or bye-laws or other constitutional documents (each as the same may be amended from time to time) or any resolution of its partners or members or managing committee;
- 11.4.3. violate any judgment, decree, order or award of any court, Governmental Authority or arbitrator made in relation to it; or
- 11.4.4. to the best of its knowledge, conflict or result in the material breach or termination of any material term or provision of, or constitute a default under, or cause any acceleration under, any material license, permit, concession, contract, deed or other instrument or agreement by which it is or may be bound by.



TUNIRA

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11.5. Generally: The Society and the Confirming Members (in so far as it pertains to each of them respectively) warrants, represents, declares to and with the Developer that to the best of the knowledge of the Society, each of the following (statements is true and accurate as of the date hereof:

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11.5.1. Each of the statements as contained in the recitals hereto with regard to the Society's entitlement to the said Property and with regard to the Existing Members being the only members of the

For Sheetal Chandrika Co-op. Hsg. Society Ltd.

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 Dated Partno:

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[Handwritten signature]
 Secretary

[Handwritten signature]
 Chairman/H.C. Member

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Society (as per the list annexed hereto as Annexure 'C' hereto) are true and correct;

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11.5.2. The Society is seized and possessed of or otherwise well and sufficiently entitled to the said Land as recited herein, as the sole and absolute owner thereof;

11.5.3. The Existing Members of the Society (as per the list annexed hereto as Annexure 'C' hereto) are the only persons entitled to the premises in the Existing Building and the shares of the Society and the details of the Existing Members as set out in Annexure 'C' hereto are true and correct in all respects;

11.5.4. The said Property had been acquired by the Society in the manner specified in the documents as more specifically elaborated in the recitals above;

11.5.5. The Society is solely, exclusively and absolutely seized and possessed of the said Property and there are no outstanding encumbrances, litigations or third-party rights in respect thereof;

11.5.6. The said Property or any part thereof does not fall within the Coastal Regulatory Zone;

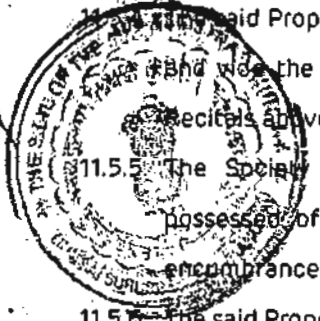
11.5.7. The said Land is demarcated, surveyed and there is no dispute in respect of the boundaries of the said Land;

11.5.8. Save and except as specifically set out in Clause (11.8) the existing Members have not created any charge or mortgage or other encumbrance of any nature whatsoever and upon their respective shares or their respective premises in the said Existing Building;

11.5.9. The said Land is not affected by any Development Plan (DP) reservation;

11.5.10. There is no injunction or any prohibitory order of any court or arbitration tribunal or any Governmental authority, restraining and/or restricting the Society or the Existing Members to enter into this Agreement and have the said Property redeveloped through the Developer as provided in this Agreement;

11.5.11. The said Property is not the subject matter of any litigation or proceedings (including any arbitration proceedings) in any Court or



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 MUNIRA

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For DADANIYA INFRASTRUCTURE LLP
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 Designated Partner.

2023	Agreement/arrangement with any person or party with respect to
2023	the said property, which will in any manner, affect the rights of the
	Developer under this Agreement in respect of the said property as
	contemplated herein;

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Amir

Amir

Amir

Amir

MUNIRA

Shagufa

Shagufa

Korim Ullah

Shagufa

Rashid

Amir

Amir

11.5.20. The Society and/or the Existing Members have not in any way encumbered or agreed to encumber by way of mortgage, charge, lien, trust, sale, pledge, lease, leave and license, easements or in any other manner, their right, title and interest in the said Property or any part thereof and that the said Property is free from all encumbrances and that the Society has a clear and marketable title



11.5.21. The Society has paid up to the date hereof all property taxes, rates and cesses including non-agricultural assessments, water charges, electricity charges, in respect of the said Property;

11.6. ~~Covenants~~ The Society and the Existing Members do and each of them doth hereby covenant and undertake with the Developer and its successor in title that each:

11.6.1. The Society and the Existing Members shall not do any act or omission or allow any person or party to do any act or omission or thing, whereby the rights of the Developer granted hereby may in any manner be prejudicially affected;

11.6.2. The Society and the Existing Members shall not cause any obstruction or hindrance in the development of the said Property or interfere in the marketing of the Developer's Sale Area in the Proposed Building to be constructed on the said Land by the Developer;

11.6.3. The Society and the Existing Members shall not do any acts of commission or omissions which would prejudicially affect/ jeopardize the Developer's rights and entitlements to redevelop the said Property and to be entitled to the Developer's Sale Area or otherwise, as contained herein;

For DADAMIYA INFRASTRUCTURE (LP)

[Signature]
 Designated Partner.

For Sheela Chandrika Co-op. Hsg. Society Ltd.

[Signature] Secretary
[Signature] Chairman/M.C. Member



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Zaid
Shahid

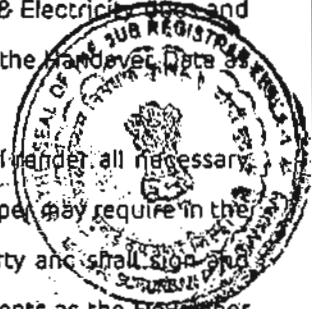
11.6.4. The Society and the Existing Member shall ensure that the Society is in compliance with all the provisions of the Maharashtra Co-operative Society Act, 1960 and the Rules framed thereunder and the Bye-Laws of the Society, as well as the provisions of all applicable laws;

Prady
Shahid

11.6.5. The Society and the Existing Members shall pay and discharge all their dues towards Property/Assessment Tax Levied by M.C.G.M., Society Maintenance Dues, Common Water & Electricity and other dues by whatever named called up to the handover date as set out in Clause [5.2] hereinabove.

Prady
Shahid

11.6.6. The Society and the Existing Members shall render all necessary co-operation to the Developer as the Developer may require in the course of redevelopment of the said Property and shall sign and deliver promptly to the Developer all documents as the Developer may reasonably require from the Society for the purpose of carrying on the redevelopment of the said Property as envisaged herein.



Prady
Shahid
Anwar
M. Shahid

11.6.7. The Existing Members shall hereafter be entitled to transfer/sale/gift or create third party rights into and upon their respective shares issued by the Society or premises in the Existing Building and/or the premises comprised in the Members' New Premises to be handed over to the Existing Members in lieu of their premises in the Existing Building as per the terms hereof), only after such Existing Member/s has/have obtained the requisite no objection from the Society and the Developer in respect of such transfer/sale/gift. In such an event, the Existing Member shall be liable to make payment of any transfer charges to the Developer. However, the Existing Member (desirous of transferring his/her entitlements as aforesaid) shall ensure that the prospective transferee/s confirm, accept and acknowledge the provisions of this Agreement and agree to abide by the terms of this Agreement by executing a writing to that effect in a form satisfactory to the Developer.



TRUNIRA
Shahid

Shahid
Kasimulley
Shahid
A Khan

Shahid
Rizwan
Arif
Shahid

Shahid
 Designated Partner

For Sheetal Chandrika Co-op. Hsg. Society Ltd.

Shahid
 Secretary
Rizwan Kazji
 Chairman/M.C. Member

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S. K. S. S.

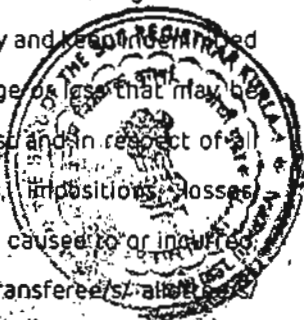
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redevelopment of the said Property in the manner hereby contemplated within a period of 30 (Thirty) days from the date hereof.

12. INDEMNITIES:

[Handwritten signatures]
R. S. S.
M. S. S.

12.1. The Society and the Confirming Members are aware that only on the basis of and relying on the aforesaid representations, assurances, declarations, covenants and warranties made by the Society, the Developer has agreed to redevelop the said Property in the manner as contemplated hereby, and is executing this Agreement and the Society and the Confirming Members do and each of them doth hereby agree to indemnify and keep indemnified the Developer from and against all and any damage or loss that may be caused to the Developer including *inter alia* against and in respect of actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses that may be caused to or incurred, sustained or suffered by the Developer or their transferee/s, assignee/s, nominee/s by virtue of any of the aforesaid representations, assurances, declarations, covenants and warranties made by the Society and/or the Confirming Members being untrue and/or otherwise as a result of the Developer entering into this transaction and/or otherwise.



12.2. The Developer hereby agrees to indemnify and keep indemnified the Society from and against all and any actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses that may be caused to or incurred, sustained or suffered by the Society by virtue of the Developer committing a breach of the terms and conditions of this Agreement.

MUNIRA
[Handwritten signature]

13. ADVERTISING RIGHTS:

[Handwritten signatures]
Kasimullah
Shayyfa
M. K. M.
Fah
Rizwan
A. S.

13.1. The Developer shall be entitled to put up such hoardings, banners and/or fencing on the said Land at any time after obtaining the requisite Intimation of Approval or Intimation of Disapproval from the Planning Authority as provided in Clause (5.3) hereof, for announcing the redevelopment of the said Property being undertaken by the Developer and for the purposes of marketing the Developers Sale Area by the Developer.

[Handwritten signature]
S. K. S. S.

For Sheetal Chandrika Co-op. Hsg. Society Ltd.
[Handwritten signature] Secretary
[Handwritten signature] Chairman/LLC Member

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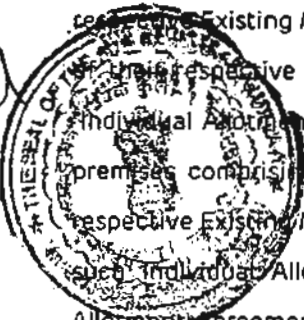
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13.2. Pursuant to the completion of construction of the Proposed Building the Developer shall on permanent basis, be entitled to affix its logo and neon signs/ banners/ placards/ signboards with the Developer's tag line on the said Land and/or the Proposed Building at any prominent place/s thereon, for the purpose of advertising the Developer's own brand name and for the purpose of indicating to the general public that the Proposed Building has/have been constructed/ developed by the Developer.

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4. OBLIGATIONS OF THE DEVELOPER:

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14.1. The Developer shall, prior to offering possession of the Members' New Premises to the Existing Members, offer to execute in favour of the respective Existing Members the requisite individual agreement in respect of their respective Members' New Premises (hereinafter referred to as "Individual Allotment Agreement"), which shall specify the details of the premises comprising the Members' New Premises to be allotted to the respective Existing Member. The Society shall also join in the execution of such Individual Allotment Agreement. The purpose of the Individual Allotment Agreement shall be limited to formally earmark the respective Members' New Premises to be handed over to the respective Existing Members. It is clarified that the entitlement of the Existing Members to their respective Members' New Premises has accrued under this Agreement and it is not the intention of the Parties that any transfer or allotment is to take place by virtue of the Individual Allotment Agreement.

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14.2. It is further clarified that the Individual Allotment Agreements, to be executed in pursuance of this Development Agreement shall not amount to an independent transaction and the same shall thus be a document incidental to this Development Agreement, which is the principal document within the meaning of Section 4 of the Maharashtra Stamp Act, 1958; and accordingly, the respective Existing Members shall be liable to pay stamp duty on the Individual Allotment Agreements under the provisions of Section 4 of the Maharashtra Stamp Act, 1958, as a document incidental to this Development Agreement. It is clarified that the respective Existing Members shall be liable to bear and pay the stamp duty and registration charges in respect of the Individual Allotment

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 P.K.M
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For DADAMIYA INFRASTRUCTURE LLP

For Sheetal Chandrika Co-op. Hsg. Society Ltd.

Shagufta
 Secretary

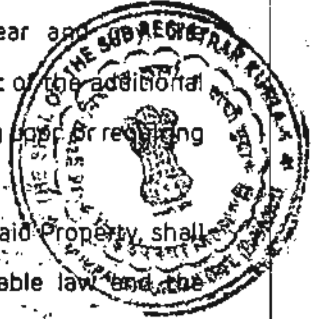
Designated Partner

Chairman/M.C. Member

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Agreements to be executed in favour of the respective Existing Members.

The execution of the Individual Allotment Agreement is being deferred only in view of the fact that the plans for construction of the proposed building are not yet approved. In the event if any Existing Member/s acquires/purchases any additional areas as a part of the Member's New Premises, over and above the free of cost area agreed to be provided by the Developer under Clause [3.5] above, then in such an event, such concerned Existing Member/s shall be liable to bear and pay the registration and stamp duty charges incurred in respect of the additional area acquired by such Existing Member/s, without calling upon or requiring the Developer to bear and pay the same.



(Handwritten signatures and initials)

14.3. The Developer, in the course of redevelopment of the said Property shall do all lawful acts and things required by the applicable law and the Governmental authorities and perform the works in conformity in all respects with the provisions of all applicable law including the D.C.P.R.-2034.

14.4. The Developer shall be responsible to bear and pay all cost of construction of the Proposed Building including premiums, if any, payable to the Planning Authority for the purpose of construction of the Proposed Building.



14.5. The Developer shall make all endeavors to ensure that in the course of the redevelopment, all unnecessary annoyance, inconveniences, sufferings, hardships or disturbance to the Existing Members or the occupants of the neighbouring properties are avoided.

MUNIRA

14.6. The Developer shall construct the Proposed Building on the said Land and the other structures in accordance with the plans and specifications as approved by the concerned authority.

Kasimullah Shagubta A Khan

14.7. The Developer hereby agrees and undertakes to remove all surplus materials and construction debris off the said Property before handing over the possession of the Members' New Premises to the Existing Members.

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14.8. The Developer shall be solely responsible for construction and delivery of possession of the premises comprised in the Developer's Sale Area to the
For DADAMIYA INFRASTRUCTURE LLP

For Sheela Chandrika Co-op. Hsg. Society Ltd. *(Handwritten signature)* Designated Partner
(Handwritten signature) Secretary

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allottees/purchasers of such premises; and the Society or the Existing Members shall not be responsible and/or liable for the same. The Developer shall indemnify the Society and the Existing Members on account of any claims being made by any purchaser/s/allottee/s of the premises comprised in the Developer's Sale Area on account of delay in construction of such premises or non-delivery thereof.

14.9. The Society and the Existing Members are made aware that potable water supply is provided by the B.M.C. and other concerned government authorities, and shall be made available to the Proposed Building as per the supply received from such authorities. It is clarified that the Developer represented to Society and the Existing Members that consistent water supply to the Members' New Premises is assured, as the same is subject to availability and supply from the concerned authorities. The only obligation of the Developer shall be to obtain the requisite connection from the water mains to the said Land in accordance with the applicable rules and regulations of the B.M.C. and/or other concerned authority.

15. COMPLIANCE WITH RERA:

15.1. Developer shall prior to committing sale of the Developer's Sale Area and the Developers Parking Spaces in the Proposed Building make the requisite application to the Maharashtra Real Estate Regulatory Authority for registration of the project of construction of the Proposed Building under the provisions of RERA.

15.2. The Society shall render all necessary co-operation as may be required by the Developer for the purpose of registration of the project of construction of the Proposed Building under the provisions of RERA including *Inter alia* the requisite declarations as a promoter as may be required under the provisions of RERA.

15.3. It is clarified that in the event of any purchaser/s or acquirer/s of the premises comprised in the Developer's Sale Area makes any claims against the Society (In its capacity as promoter or co-promoter under provisions of RERA with regard to delay in construction and/or non-delivery of the constructed premises (forming part of the Developer's Sale Area) as per their respective agreement for sale or allotment letters/agreements, then

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For Sheetal Chandrika Co-op. Hsg. Society Ltd
[Signature]
 Secretary

[Signature]
 Chairman/I.L.C. Member

For DADAMIYA INFRASTRUCTURE LTD

[Signature]
 Designated Partner

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such claims shall, be settled by the Developer only, and the Society shall not be responsible and/or liable for the same.

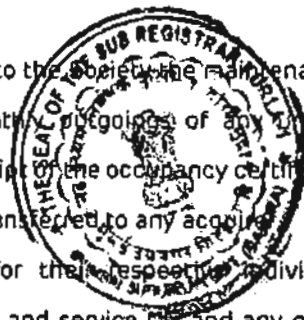
16. PAYMENTS AND OTHER OUTGOINGS:

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16.1. All property taxes and other dues in respect of the said Property up to the Handover Date and post receipt of the occupancy certificate from the Planning Authority in respect of the Proposed Building shall be borne and paid by the Society (by collecting the same from its Existing Members in accordance with the bye-laws of the Society); and on and from the Handover Date till issuance of the occupancy certificate in respect of the Members' New Premises, the same shall be borne and paid by the Developer.

[Handwritten signatures and initials]

16.2. The Developer shall be responsible to pay to the Society the maintenance charges, municipal taxes and other monthly outgoings of any unsold Developer's Sale Area from the date of receipt of the occupancy certificate in respect thereof till such premises are transferred to any acquiring party.



16.3. Each Party shall be responsible/liable for their respective individual commercial dealings or income tax, goods and service tax and any other liabilities of direct and/or indirect taxes.



17. JOINT MEASUREMENT AND VARIATION:

[Handwritten signature]

17.1. Before the Existing Members are put in possession of their respective Members' New Premises, the Society and its architect jointly with the architects of the Developer shall be entitled to take final measurement of all the premises comprising the Members' New Premises, for ascertaining the assured carpet area before taking possession.

[Handwritten signatures: Kabimulky Shagubha, A. Kumar, Sush, Rishwan, Anji, G. Guan]

17.2. It is agreed that since the plans for the redevelopment of the said property are not yet finalized or submitted to the concerned authorities for approval. It is possible that the areas of the Members' New Premises may undergo certain changes. The Parties agree and acknowledge that a change/ variation in such areas up to 2% [Two Percent] [plus or minus] is acceptable to each Party. In the circumstances, in case the area of any unit comprising the Members' New Premises admeasures less than that assured in this Agreement, the Developer shall compensate such Existing Members which compensation shall be calculated at the rate of Rs.

For DADAMIYA INFRASTRUCTURE LLP

For Sheela Chandrika Co-op. Hsg. Society Ltd.

[Handwritten signature]
 Secretary
[Handwritten signature]
 Chairman/M.C. Member

[Handwritten signature]
 Designated Partner
[Handwritten signature]
 Shagubha

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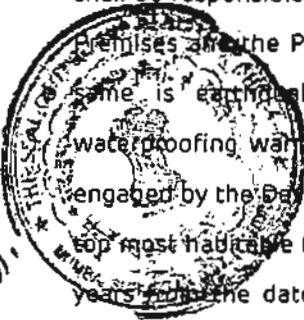
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18,000/- (Rupees Eighteen Thousand Only) per square foot for the shortfall in carpet area. Similarly, in case the area of any unit comprising the Members' New Premises admeasures mare than that assured in this Agreement, the concerned Existing Member shall compensate the Developer which compensation shall be calculated at the rate of Rs. 18,000/- (Rupees Eighteen Thousand Only) per square foot for the increase in carpet area.

18. QUALITY/DEFECT LIABILITY:

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18.1. The Developer shall construct the Proposed Building in accordance with the plans and specifications as are approved by the Planning Authority including the IS Code guidelines, to the extent applicable. The Developer shall be responsible for the quality of construction of the Members' New Premises and the Proposed Building shall be constructed such that the same is earthquake restraint. The Developer shall also obtain a waterproofing warranty [in favour of the Society] from the contractors engaged by the Developer for waterproofing work on the terrace over the top most habitable floor of the Proposed Building for a period of 10 (ten) years from the date of completion of the waterproofing work shall be entitled to enforce such warranty against such contractor.

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18.2. In the event, if any defect in the Proposed Building or material used in the construction of the Members' New Premises, It is brought to the notice of the Developer within a period of 5 (five) years from the date of the Developer offering to hand over the possession of the Members' New Premises to the Existing Members, then and in such an event, the defects, wherever possible, be rectified by the Developer to the satisfaction of the respective Existing Members, free of cost and where such rectification/ repairs will not be possible, in such cased aggrieved Existing Members shall be entitled to reasonable compensation for such defects PROVIDED THAT the Developer shall not be held responsible, if in the opinion of the Architects engaged for construction on the said Land, such a defect is caused due to an act or neglect of any Person other than the Developer

18.3. Further, the Developer shall also not be responsible for any unauthorized structural modification carried out by the Existing Member/s or other

For DADAMIYA INFRASTRUCTURE LLP

For Sheetal Chandrika Co-op. Hsg. Society Ltd.

Handwritten signatures:
 Secretary
 Chairman/M.C. Member

Handwritten signature:
 Designated Partners

Zainab
occupants of the Proposed Building in their respective premises in the Proposed Building.

19. ASSIGNMENT:

Raj
Raj
19.1. The Developer shall not be entitled to assign its rights and obligations hereunder to any third parties PROVIDED THAT this clause shall not restrict any change of constitution of the Developer LLP either by retirement of partner/s of the Developer LLP and/or addition of any third party/ies as new incoming partner/s of the Developer LLP, subject to the condition that the entitlement of the existing partners of the Developer LLP shall not reduce below 51%.

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19.2. Nothing contained in this Clause [19] shall limit the ability of the Developer to engage any contractors or sub-contractors for execution of the redevelopment of the said Property under its own Supervision.

20. NO PARTNERSHIP:

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20.1. Nothing contained in this this Agreement shall be deemed to constitute partnership or a joint venture or association of persons between the Parties hereto.

20.2. It is hereby declared and clarified that each of the Parties has undertaken obligations and has rights specified hereinabove on their own account and on principal-to-principal basis.

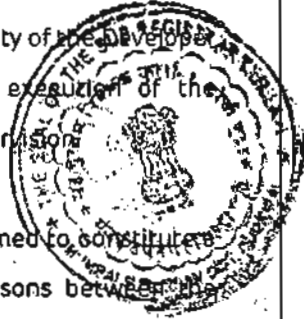
21. FORCE MAJEURE:

MUNIRA
Shagitta
21.1. Notwithstanding anything herein contained, none of the Parties hereto shall be responsible for any breach or non-performance or delay or damages with regard to any delay in performance or non-performance of any of the terms and conditions of this Agreement if such breach, delay or non-performance is occasioned by a Force Majeure event.

Raj
Shagitta
21.2. For the purposes of this Agreement the term "Force Majeure" shall include any reasons or circumstances beyond the control of the respective Parties including without limitation to the following:

21.2.1. Any conditions beyond the reasonable control of the Party including acts of God like earthquake, perils of the sea or air, fire flood, epidemic or pandemic or any drought, explosion, sabotage etc.

Shagitta
Shagitta
Secretary
Chairman/LLP Member



For Sheetal Chandrika Co-op. Hsg. Society Ltd.

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21.2.2. Any events like riots, bandhs, lockdowns, strikes and/or labour unrest, non-availability of construction material, etc., in consequence whereof and the redevelopment of the said Property could be delayed or adversely affected;

21.2.3. Delays by the concerned authorities in grant of any permissions as envisaged herein for the purpose of redevelopment of the said Property, despite the applications for such permissions having been made by the Developer within a reasonable time;

21.2.4. By reason of war, civil commotion, acts of criminals or of public enemy, insurrection, blockade, embargo terrorism, lockdowns due declaration of epidemic/pandemic etc., in consequence whereof redevelopment of the said Property could be delayed or adversely affected; and

21.2.5. As a result of any embargo, Notice, Order, Rule or Notification of the Government and/or any other public body or authority or of the Court or any Act or Ordinance, in consequence whereof the redevelopment of the said Property could be delayed or adversely affected.

21.3. In the event of a Force Majeure events causes a failure or delay in compliance with the performance of any obligation by the Parties under this Agreement, then the same shall be intimated to the Society within a period of 30 (thirty) days from the date of occurrence of the Force Majeure events and in such an event, the period allowed for the compliance of performance by either Party of such obligation of Force Majeure shall be extended by the period of existence of any such event of Force Majeure, or as may be agreed by both parties. The Developer shall be liable to pay Monthly Compensation even during the period of existence of any such event of Force Majeure.

22. SEVERABILITY AND SURVIVAL:

Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provisions of this agreement should be prohibited or rendered invalid under applicable law, such prohibition or invalidity without invalidating the

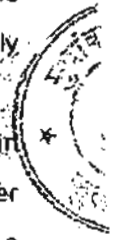
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For Sheetal Chandrika Co-op. Hsg. Society Ltd.

Secretary: *[Signature]*
Chairman/M.C. Member: *[Signature]*

For DADAMIYA INFRASTRUCTURE LLP

[Signature]
Designated Party



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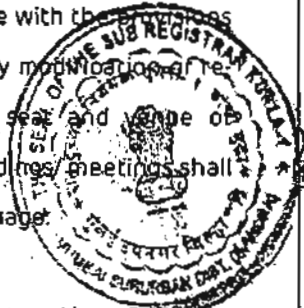
remainder of such provisions or the remaining provisions of this Agreement. In such event, the Parties shall negotiate in good faith, a valid, legal and enforceable substitute provision, which most nearly gives effect to and reflects the Parties' intent in entering into this Agreement.

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23. DISPUTE RESOLUTION:

[Handwritten signature]

All disputes, differences, claims and questions whatsoever which may arise between the parties hereto or any of them in any manner touching or relating to or arising out of these presents shall be referred to arbitration of a sole arbitrator to be mutually appointed by the Society and the Developer. Such arbitration proceedings shall be conducted in accordance with the provisions of Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The seat and venue of arbitration shall be at Mumbai and the arbitration proceedings shall be held in Mumbai and be conducted in the English language.



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24. GOVERNING LAW AND JURISDICTION:



This Agreement shall be governed by, interpreted and construed in accordance with the laws of India as applicable to the State of Maharashtra. All disputes between the Parties with regard to the subject matter of this Agreement shall be, subject to the provisions of Clause [23] (Dispute Resolution) hereof, subject to the exclusive jurisdiction of competent courts of Mumbai.

25. STAMP DUTY AND REGISTRATION CHARGES:

[Handwritten signature]

The stamp duty and registration charges, if any, payable on this Development Agreement and the Power of Attorney as referred to in clause (10) hereof shall be borne and paid by the Developer. The stamp duty and registration charges, if any, payable on the Individual Allotment Agreement shall be borne and paid by the respective existing members in respect of their respective Individual Allotment Agreements.

[Handwritten signature]

26. NOTICES:

[Handwritten signature]

26.1. Any notice and/or intimation to be given under this Agreement shall be addressed to the Parties at their respective address stated hereinabove. Such notices and/or intimation shall be in writing and shall be delivered either by hand delivery or by registered post with acknowledgement due or by prepaid courier services.

[Handwritten signature]

Designated Partner

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Pages 41 83

For Sheetal Chandrika Co-op. Hsg. Society Ltd.

[Handwritten signature]
Secretary

[Handwritten signature]
Chairman/W.C. Member

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26.2. All notices shall be deemed to have been validly given on

- (i) the date of receipt by the addressee, if delivered by hand delivery,
- (ii) the expiry of 7 (seven) days after posting if sent by registered post with acknowledgement due or
- (iii) the date of receipt by the addressee, if sent by courier.

26.3. Any Party may, from time to time, change its address or representative for receipt of notices provided for in this Agreement by giving to the other not less than 15 (Fifteen) days prior written notice of such change in address.

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27. COSTS, CHARGES AND EXPENSES:

Each Party shall bear its respective Advocates'/Solicitors' fees and expenses incurred in the course of preparation and execution of this Agreement and the Power of Attorney.

28. WAIVER OF RIGHTS:

Any waiver under this Agreement must be in writing, and failure at any time by a Party to require the other Party's performance of any obligation under this Agreement shall not affect the right of the first-named Party subsequently to require performance of that obligation. No waiver by a Party of any breach of any provision of this Agreement or of a failure or failures by the other Party to perform any provision of this Agreement shall be construed or shall operate as a waiver of any continuing or succeeding breach of such provision or a waiver or modification of such provision or as a waiver in respect of any other or further failure whether of a like or different character.

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 Answer
 Munira
 5/10/2021

INCOME TAX PAN:

- 29.1. The Society Registration No. is **BOM/HSG/5962** of 1979 Dt. **21/12/1979**
- 29.2. The Developer is assessed to Income Tax and its Permanent Account Number is **AAPFD4553J**
- 29.3. The Confirming Members are all assessed to Income Tax and their respective Permanent Account Numbers are as enlisted in Annexure 'L' hereto.

Handwritten notes:
 Karmukar
 Shagufta
 Athar
 Sach
 Begum
 Anis

30. ENTIRE AGREEMENT AND MODIFICATIONS:

30.1. The Parties hereto acknowledge, declare and confirm that this Agreement has been entered into after due negotiations, discussions

Handwritten notes:
 G. S. Mani

For DADAMIYA INFRASTRUCTURE LLP

For Sheela Chandrika Co-op. Hsg. Society Ltd.

Signatures:
 Secretary
 Chairperson
 Shagufta
 Designated Partner

[Handwritten signatures and notes]

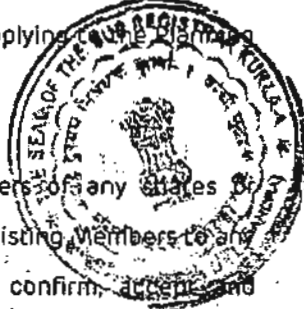
and obtaining individual legal advice ~~and that this Agreement~~ represents the entire agreement between them regarding the subject matter hereof and supersedes all previous arrangements/undertakings, correspondences, forms, applications, offers, letter of intent, if any, executed by or between the Parties hereto or any of their predecessors.

30.2. Any alterations, additions, modifications or deletion hereto shall not be valid and binding unless the same are reduced to writing and signed by both the Parties. This Agreement can be modified only by a writing duly executed by the Parties hereto. The Tentative Plans for the Proposed Building have been made but the Plans are yet to be finalized. The Developer undertakes to send the Final Plans for approval of Society with respect to Member New Premises before applying Authority for approval.

[Handwritten signatures: PRAV, Dhru, Pns, Anwar]

31. TRANSFERS:

31.1. The Society shall hereafter not permit transfers of any premises in the Existing Building by any of the Existing Members to any third parties, till the prospective transferee/s confirm, accept and acknowledge the provisions of this Agreement and agree to abide by the terms of this Agreement by executing a writing to that effect in a form satisfactory to the Developer.



[Handwritten signature: Munira]

31.2. The Society shall permit such transfers only after obtaining the prior written consent of the Developer; and which consent shall not be unreasonably withheld by the Developer provided that the prospective transferee/s has/have confirmed, accepted and acknowledged the provisions of this Agreement and has/have agreed to abide by the terms of this Agreement by executing a writing to that effect in a form satisfactory to the Developer.

[Handwritten signatures: MUNIRA, Kesimullah Shaguffa Khan]

32. NAME OF PROPOSED BUILDING:

32.1. Presently the name of the Existing Building is 'Sheetal Chandrika' and it is mutually agreed between the Developer and the Society that upon the completion of the construction of the Proposed Building, the same shall be known as "_____ Apartment" For DADAMIYA INFRASTRUCTURE LLP

[Handwritten signatures: Rizwan, Aqsa, Shaguffa]

[Handwritten signature: Designated Partner]
 For Sheetal Chandrika Co-Op. Hsg. Society Ltd.
[Handwritten signature: Rizwan Khan]
 Chairman/S.O. Member

कलम - 9
 2023 45 904
 2023

32.2. The Developer shall be entitled to put up hoardings /boards/logo of its brand name viz. "PROJECT BY DADAMIYA INFRASTRUCTURE LLP" in the form of neon signs, MS letters, vinyl and sun boards on the Real Estate Project and on the façade, terrace, compound wall or other parts of the Real Estate Project. The Developer shall also be entitled to place, select and decide the hoarding/board sites.

HEADINGS:

The headings, subheadings, titles, subtitles used for the clauses under this Agreement are only for the sake of convenience and easy identification of the provisions and headings, subheadings, titles, subtitles to clauses and paragraphs are for information only and shall not form part of the operative provisions of the Agreement or the schedules and Annexure hereto shall be ignored in construing and interpreting the same.

: SCHEDULE :

ALL THAT piece of parcel of land admeasuring 982.00 square meters or thereabouts bearing C.T.S. Nos. 834 & 835 (Pt.) of Village- Kurla (2), Mumbai Suburban District and situate, lying and being at 13.40 M. wide New Hall Road, Kurla (West), Mumbai - 400070, as shown as marked in red colour boundary lines on the plan annexed hereto and marked as Annexure 'A' and bounded as follows:

- On or towards the North : C.T.S. No. 830G of Village- Kurla (2)
- On or towards the East : C.T.S. No. 836 of Village- Kurla (2)
- On or towards the West : C.T.S. No. 833 of Village- Kurla (2)
- On or towards the South : C.T.S. Nos. 838 & 837 of Village- Kurla (2)

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED)
 by the within named Society)
 Sheetal Chandrika Co-op. Hsg. Soc. Ltd.)
 pursuant to a resolution passed)
 at the meeting of the Society held)
 on 30/07/2023 by the hands of)
 1) Mr. Rizwan Abdul Gani Kazi, Hon'ble Chairman)

Rizwan Kazi




Zaid Shahida
Rizwan
Tid) 07
Rizwan
Ans
Answer
M. J. B.
MUNIRA
field dot.
Korimullah
Shagufta
A. Khan
Rizwan
Ans
Rizwan
Ans





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 २०२३

2) Mr. Rizwan Abdul Jabbar Khan, Hon'ble Secretary

Rizwan



3) Mrs. Shagufta Hanif Sayed, Hon'ble Treasurer

Shagufta



SIGNED, SEALED AND DELIVERED
 by the within named Developer
M/s. Dadamiya Infrastructure LLP,
 through the hands of its Designated Partner
Mr. Moinuddin Shahid Shaikh

For DADAMIYA INFRASTRUCTURE LLP
Moinuddin
 Designated Partner



SIGNED, SEALED AND DELIVERED
 by the within named Confirming Members
 of Sheetal Chandrika Co-op. Hsg. Soc. Ltd.

1) Mr. Hyder Allah Bakhsh Shaikh
 (Flat No. 01)

Hyder Allah Bakhsh Shaikh



Mrs. Zainab Hyder Shaikh

Zainab



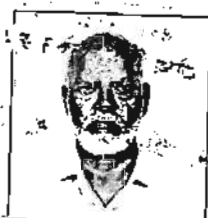
2) Mr. Anna Aba Redekar
 (Flat No. 02)

Anna Aba Redekar



3) Mr. Kausar Sujat Khan
 (Flat No. 03)

Kausar



MUNIRA

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२०२३ १० १०५

२०२३

4) Mrs. Rubina Mukhtar Khan
(Flat No. 04)

Rubina



5) Mr. Rajan Ravji Rane
(Flat No. 05)

Rane



6) Mr. Rizwan Abdul Gani Kazi
(Flat No. 06)

Rizwan Kazi



&
Mr. Arif Abdul Gani Kazi

Arif



7) Mr. Sayed Haider Imam Rizvi
(Flat No. 07)

Sayed Haider



Mrs. Munira Iqbal Galsulkar
(Flat No. 08)

MUNIRA M.S. GALSULKAR



Mr. Anwar Karam Hussain Khan
(Flat No. 09)

Anwar



Mr. Faizan Karam Hussain Khan

Mr. Rizwan Karam Hussain Khan

10) Mrs. Shagufta Hanif Sayed
(Flat No. 10)

Shagufta



करल - १		
२०२०	१३	१०५
२०२३		

11) Mr. Ismail Suleman Surve
(Flat No. 11)



12) Mr. Mohammed Anwar Ismail Adhikari
(Flat No. 12)



13) Mr. Bhauddin Mohammed Jaffar Jainuddin
(Flat No. 14)



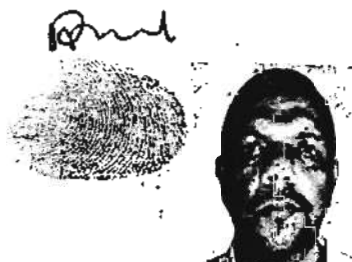
14) Mr. Rizwan Abdul Jabbar Khan
(Flat No. 15)



Mr. Imran Ahmed Abdul Jabbar Khan



15) Mr. Rizwan Abdul Jabbar Khan
(Flat No. 16)



16) Mr. Mohammed Ashraf Sultan Khan
(Flat No. 17)



17) Mr. Ayub Abbas Balbale
(Flat No. 18)



Mrs. Sadika Ayub Balbale



करल - १
 2018) Mr. Rizwan Abdul Rauf Raut
 2023 (Flat No. 19)

) *Rauf*



19) Mr. Karimullah Mohammed Idris Chaudhary)
 (Flat No. 20)

) *Karimullah*



20) Mr. Mohammed Rafiq Mohammed Ashraf Khan)
 (Flat No. 21) represented by Constituted Attorney)

) *Rafiq*



Mrs. Farheen Mohammed Rafiq Khan)

) *Farheen*



Mr. Mohd. Aslam Mohd. Abbas Shah)

) *M. Aslam*



Mrs. Salma Mohd. Aslam)

) *Salma*



In the presence of two independent witnesses:

1. *[Signature]*

2. *[Signature]*

ANNEXURE - 'B'



महाराष्ट्र शासन

जमाबंदी आयुक्त आणि संचालक मूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

13425

करल - १
2023

संकेत : कुर्ला भाग - २	तालुका/न.पू.का. : नगर मूलापन अधिकारी, कुर्ला	जिल्हा : मुंबई उपनगर
नगर मूलापन क्रमांक	वॉट नंबर	प्लॉट नंबर
८३४	५०३.००	सी
क्षेत्र चौ.मी.	धारमाधिकार	सातनाला वितेत्वा आकारणात किंवा भाड्यात संपन्न आणि त्याच्या फेरतपासणीची नियत वेळ
	सी	न.पू.नं.८३४ र.अ.१०८.८०दि.१-८-७१ पासून

सूचिधाधिकार	-
इशकाचा मुळ धारक H	[श्री महंमद तारिक अब्दुल रहमान]
वर्ष: १९६५	
पट्टेदार	श्री.जेम्स फोवेलो
इतर धार	-
इतर तरे	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारका(या) पट्टेदार(या) किंवा धार	साबाब नं
०८/०९/१९७०	नो. नं. ८ मू.अपन उपविभागीय अधिकारी जेवरी इत कडील नं.ADC/LND-A-६६२८ दि.२६-५-७० अन्वये विनयलेती सारा दाखल केला.			सही- जि.मि.मु.अ. तथा न.पू.अ.अ.२ मुंबई उपनगर मुंबई
०१/०६/१९७१	मुंबई नगर मूलापन अधिनियम क्र.१९६९ च्या मूलापन पासून रु.४८००/- अर्ज दि. ०५-१-७१	H	[श्री जेरेमीस कोडोलो]	सही- ०६/०९/१९७१ न.पू.अ.अ.२ मुंबई उपनगर मुंबई
१९/०७/१९७१	१९/०७/१९७१ संतान कडील यांचे दि. १९/०७/७१ चे नवीन कागद पत्राप्रमाणे क्षेत्र दुसऱ्या न.पू.अ.८३३ मध्ये ४१.०० चौ.मी.क्षेत्र सामील			सही- १९/०७/१९७१ न.पू.अ.अ.२ मुंबई उपनगर मुंबई
१९/०७/१९७१	जेम्स उपविभागीय अधिकारी मुंबई यांचे कडील क.डी.एल. एन/सी/टी/एच/अपील १८/७५ दि.५-१-७१ ने श्री.जेरेमीस कोडोलो यांचे अपील अर्ज दि. १८/०७/७१ यांचे नवीन कागद पत्राप्रमाणे ता. १८/०७/७१ ची नवी कायम केली.			सही- १८/०७/१९७१ न.पू.अ.अ.२ मुंबई उपनगर मुंबई
१८/१२/२०१५	जेम्स उपविभागीय अधिकारी आणि संचालक मूमिअभिलेख (न.पू.अ.अ.२) पुणे यांचेकडील परिचयक अ.ता.पू.५/मि.प/अखरी नोंद/२०१५ दि.१८/१२/२०१५ यांचे कडील अर्जास क.न.पू.कुर्ला भाग - २/के.३५८६/२०१५ दिनांक १८/१२/२०१५अन्वये मिळकत अधिकार नवूद असलेले अर्जा क्षेत्र अखरी पाचवे तीन पूर्णांक रुचा दशास चौ.मी.दाखल केले.			सही- १८/१२/२०१५ न.पू.अ. कुर्ला
०४/१२/२०१९	या जिल्हा उपनिबंधक संचालक संस्था (२) मुंबई उपनगर मुंबई यांचेकडील अर्जास क. जा.अ. मुंबई/जिपनि/२बी-७/डीपिंग डिप्ट कन्व्हेंशन/ ३५३/२०१८ दि. १८/१२/२०१८ चे खनीय अभिलेखांतर पत्र व सह दुय्यम निबंधक कुर्ला-मुंबई उपनगर जिल्हा यांचेकडील नोंदनीकृत वस्तु क्र. ८११८/२०१९ दि.२३/०५/२०१९ नोंदणी दि.२४/०६/२०१९ पुणे अ.अ. व जमाखान्ये नगर मूलापन कुर्ला भाग २ येथील न.पू.अ. ८३४ या मिळकतीचे संपूर्ण क्षेत्रास धारक सदरी दाखल असलेले श्री. जेरेमीस कोडोलो यांचे नवी कमी कर झील कडीका को.ऑप.डी. सोसायटी लिमिटेड यांचे नवी दाखल केले. वस्तु न.पू.अ.८३५ व ५४२.६ चौ.मी. क्षेत्राची ४७९ चौ.मी.क्षेत्रास झील कडीका को.ऑप.डी. सोसायटी लिमिटेड यांचे नवी दाखल केले.	H	झील कडीका को.ऑप.डी. सोसायटी लिमिटेड	जेरेमीस को.६९८ र सही- ०४/१२/२०१९ न.पू.अ. कुर्ला.

१. मिळकत पत्रिका (दिनांक १२/०५/२०२१ १२:०५:२९ PM शेजी) डिजिटल स्वाक्षरीत केली असल्यामुळे तपास करणेसाठी सही किंवा मूलापन नसणे गरजेचे नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ११/१०/२०२३ ८:५१:०७PM
वेबसाईट पडताळणी साठी <https://digitalsign.mahatn.gov.in/DGLR/Login/VerifyPropertyCard> या संकेत स्थळावर जाऊन २२१०१०००२२५८३५४ हा क्रमांक वापरवा.



ANNEXURE - 'B'



महाराष्ट्र शासन

जमानंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य पुणे

करल - १

२०२२ ६५/१५५

२०२३

मालमत्ता पत्रक

13626

माध्यम/वेळ: कुर्ला भाग -२	वास्तुका/न.नू.का. : नगर न्यायन अधिकारी, कुर्ला	जिल्हा : मुंबई उपनगर
नगर न्यायन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर
८३५		५४२.५०
क्षेत्र चौ.मी.	धारमाधिकार	वास्तुनामा विलेखा नकारनामा किंवा नकारनामा संपादन आणि त्याच्या ठेरतपासणीची नियत वेळ
	सी	

सुविधाधिकार	
हक्काचा मुळ धारक H	
वर्ष: १९६५	[श्री.जेम्स कोयले] [६३.५० चौ.मी.]
पट्टेदार	
इतर धार	
इतर अर्थ	

दिनांक	खबडार	चंड क्रमांक	नविन धारक(वा) पट्टेदार(प) किंवा धार	सासाकेन
१८/१२/२०१५	मा.जमानंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.न.नू.५/वि.५/अधारी/१८/१२/२०१५ पुणे दि.१६/१२/२०१५ व इकरडील आदेश क्र.ग.नू.कुर्ला क्रम -२/के.क्र.५६६/२०१५ दिनांक १८/१२/२०१५अन्वये: भिळकता पत्रिकेवर नमुद असलेले अंकी क्षेत्रप्रवहरी पाच रो देवाकीस पुर्णक पाच दगांस चौ.मी दाखल केले.			ठेरतार क्र.५८६ प्रमाणे सही- ०४/१२/२०१५ कुर्ला
०४/१२/२०१९	मा.जिल्हा उपनिबंधक सहकारी संस्था (स) पुर्व उपनगर मुंबई यांचेकडील आदेश क्र. जा.क्र. मुंबई/वि.५/२-बी/४/होसिंग किम्ब कन्व्हेंयन्स/३५५३/२०१८ वि. १८/१२/२००८ चे मानीय अधिस्तारण पत्र व सह नुय्यम निबंधक कुर्ला, मुंबई उपनगर जिल्हा यांचेकडील नैयगीकृत दस्त क्र. ८१५/२०१९ वि.२०/०५/२०१९ नैयगी दि.२४/०६/२०१९ सही क्र.४, व जवामान्वये नगर न्यायन कुर्ला भाग २ येथील न.नू.क. ८३५ या भिळकतीचे संपूर्ण क्षेत्रस धारक सदरी दाखल असलेले श्री. जेविस कोहिली यांचे नैय कमी करू शीलत चंदीकम को.ऑप.डी.सोसायटी लिमिटेड यांचे नांव दाखल केले. तसेच न.नू.क.८३५ चे ५४२.६ चौ.मी. क्षेत्रपैकी ४०९ चौ.मी.क्षेत्रात शीलत चंदीका को.ऑप.डी.सोसायटी लिमिटेड यांचे नांव दाखल केले.		०५/०५/१९	आहिते चंदीकम को.ऑप.डी.सोसायटी लिमिटेड न.नू.अ. कुर्ला
०८/०५/२०२२	मानीय अधिस्तारण वस्तातुकार नैय - सह नु.मि. कुर्ला १ यांचेकडील र.द.क्र. २०००४/२०२२ दिनांक ०४/१५/२०२२ अन्वये भिळकतीचे धारक श्री.जेम्स कोयले यांचे तसेच प्रय.क्र.मुंबई /वि.५/२-बी/४/होसिंग /मानीय अधिस्तावरण/०८/०५/२०२२ जिल्हा संपादनक, सहकारी संस्था (स), पुर्व उपनगर, मुंबई चे तसेच श्री.प्रयास वाटील तखन प्राधिकारी यांनी आदेश क्र. ५२३३ व आदेश दि. २८/०४/२०२२ नुसार मानीय अधिस्तावरण दस्त करून दिल्याने भिळकत / जमीन अधिस्तावरण नैय कमी करून मानीय अधिस्तावरण पेशार यांचे नांव दाखल केले.		सह नु.मि. कुर्ला १ २०००४/२०२२ हो सोसायटी लिमिटेड ०४/१५/२०२२	केपुयाने को.ऑप.डी.सोसायटी लिमिटेड मुंबई कुर्ला

भूमि मालमत्ता पत्रिका (दिनांक ०९/०५/२०२३ १०:०९:२४ AM) रोजी डिजिटल स्वाक्षरीस केले असल्यामुळे त्यावर कोणत्याही सही किंवा चिन्हाची आवश्यकता नाही. भिळकत पत्रिका डाऊनलोड दिनांक १५/०५/२०२३ ८:४०:३१ PM वेळता पत्रिकाची साही <https://digitalsubara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर जाऊन २२१०९००००२४५५२६४ हा क्रमांक वापरावा.

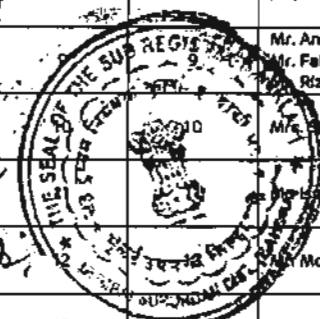


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Annexure - C

List of Existing Members and Share Holdings

2023-24		2022-23		Name of the Members & Co-Members	Share Certificate Number	Distinctive Numbers
1	1	Mr. Hyder Allah Bakhtash Shaikh Mrs. Zainab Hyder Shaikh		1	1 to 5	
2	2	Mr. Anne Abe Redekar		2	6 to 10	
3	3	Mr. Kausar Sujat Khan		3	11 to 15	
4	4	Mrs. Rubina Mukhtar Khan		4	16 to 20	
5	5	Mr. Rajan Ravji Rane		5	21 to 25	
6	6	Mr. Rizwan Abdul Ganj Kazi Mr. Arif Abdul Ganj Kazi		6	26 to 30	
7	7	Mr. Sayed Halder Imam Rizvi		7	31 to 35	
8	8	Mrs. Munkra M Iqbal Gatsulkar		8	36 to 40	
9	9	Mr. Anwar Karam Hussain Khan Mr. Falzan Karam Hussain Khan Rizwan Karam Hussain Khan		9	41 TO 45.	
10	10	Mrs. Shagufta Henif Sayed		10	46 TO 50	
11	11	Mr. Khalil Suleman Surve		11	51 TO 55	
12	12	Mohammed Anwar Ismail Adhikari		12	56 TO 60	
13	13	Mr. Bhauddin Mohammed Jaffer Jainuddin		13	61 TO 65	
14	15	Mr. Rizwan Abdul Jabbar Khan Mr. Imran Ahmed Abdul Jabbar Khan		14	66 to 70	
15	16	Mr. Rizwan Abdul Jabbar Khan		15	71 to 75	
16	17	Mr. Mohammed Ashraf Sultan Khan		16	75 to 80	
17	18	Mr. Ayub Abbas Balbale Mrs. Sadika Ayub Balbale		17	81 to 85	
18	19	Mr. Rizwan Abdul Rauf Raut		18	86 to 90	
19	20	Mr. Karimullah Mohammed Idris Chaudhary		19	91 to 95	
20	21	Mr. Mohammed Rafiq Mohammed Ashraf Khan Mrs. Farheen Mohammed Rafiq Khan		20	96 to 100	
21	22	Mr. Mohd. Aslam Mohd. Abbas Sheh Mrs. Salma Mohd. Aslam		21	101 to 105	



ANNEXURE - 'D'



DADAMIYA
INFRASTRUCTURE LLP

करल - १		
2022	२०	१०५
2023		

12th September, 2021

To,

The Chairman/Secretary,
Sheetal Chandrika Co-Op Hsg. Soc. Ltd.,
New Hall Road, Kurla (W), Mumbai - 400070.

Sub: Letter of Intent for the Proposed Redevelopment of the society known as "Sheetal Chandrika Co-Op Hsg. Soc. Ltd.", situated at New Hall Road, Kurla (W), Mumbai."

Dear Sir/Madam,

We are pleased to submit our Letter of Intent for the Proposed Redevelopment of the society known as "Sheetal Chandrika Co-Op Hsg. Soc. Ltd.", situated at New Hall Road, Kurla(W), Mumbai.

We have outlined our offer for your good self and hope you shall find it acceptable. Any suggestion from your side is welcomed and subject to negotiation.

The intent of this letter is to serve as a description of interest to develop your society and is not considered binding on either party. The terms expressed in this Letter of Intent shall be null and void, if no response is received within Thirty (30) days from the acceptance of this Letter. If you accept this proposal, we will proceed to enter into an M.O.U. / Agreement within fifteen (15) days of acceptance.

Thanking you.

For DADAMIYA INFRASTRUCTURE LLP,



Moinuddin

Designated Partner,
(Mr. Moinuddin Shaikh)



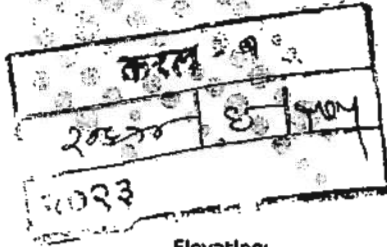
- Encl: 1) Annexure 'A' - List of Amenity for Building
2) Annexure 'B' - List of Amenity in the Flat
3) Annexure 'C' - Terms and Conditions:

📍 F-53, Kohinoor City Mall, Kirod Road, Off. L B. S. Marg, Kurla (W), Mumbai - 400 070

📞 LLPIN : AAN-5758 ☎ 022 4004 83 46 ✉ enquiry@dadamia.com 🌐 www.dadamia.com

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ANNEXURE - 'D'



Annexure 'A'
List of Amenity for Building

Elevation:

Modern elevation will be provided.

Entrance Lobby:

The entrance lobby will be elegantly designed with Granite and POP false ceiling.

Recreation Garden Area.

A small area for Recreation Garden with play area for small children and sitting for adults will be provided.

Watch-Man Cabin:

One watch-man cabin of adequate size shall be provided, subject to approval of MCGM.

Landscaping.

The landscaping will be provided in the entire complex which will include proper paving and levelled compound wall, proper storm water drainage, drive-way etc.

Compound Wall.

Proper compound wall with artistic gates for vehicle and pedestrian entrance will be provided.

Drivage Entrance

The complex will be provided a vehicular access from the adjacent road by means of carriage-way.

Letter Box:

Letter boxes shall be provided on the ground floor.

Elevator:

High speed passenger elevator with automatic door will be provided in each wing.

Fire Safety:

The entire complex shall be equipped with fire-fighting system as per the norms of the Chief

Surveillance System

C.C.T.V. surveillance system will be installed in the common passages, lift and entire complex.

Vermiculture Compost Pit.

Vermiculture Compost Pit for disposal of wet waste will be provided in the complex as per requirement of Solid Waste Department, MCGM.

Bore Well.

Bore-well for flushing and gardening purpose will be provided, if permitted by the concerned authorities.

Water connection.

Permanent water connection will be made available for the entire complex.

Rain Water Harvesting.

The terrace shall be connected to the open well/bore well/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media, in order to recharge the ground water table.

Electric Meter.

The existing meter area will be refurbished and MCB/ RCCB / ELCB will be provided of required ampere and as per the specification of Electrical Inspector, Mumbai.

Water proof

The entire terrace will be made water proof and standard chemicals will be used for the same.

F-53, Kohinoor City Mall, Kiroi Road, Off. L. B. S. Marg, Kurla (W), Mumbai - 400 070

LLPIN : AAN-5758 ☎ 022 4004 83 46 ✉ enquiry@dadamiya.com 🌐 www.dadamiya.com

ANNEXURE - 'D'

करल - १		
२०२३	१५	१०५
२०२३		



Annexure 'B'
List of Amenity in the Flat

Doors:

All the doors shall be of Marine Flush Doors and solid wood frame with cover mouldings. The main door will be provided with good quality night latch, safety chain, tower blot and attractive handle. Internal doors will be provided by cylindrical mortise type locks.

Windows:

All the windows of rooms and toilets will be provided with marbles frames with designed mouldings. Heavy section powered aluminum sliding windows with 4 or 5 mm tinted glass will be provided with imported bearings and fittings.

Plaster of Paris:

Beautifully designed cornice will be provided in living room. Walls of all the rooms will be finished with POP panning and grooves will be provided on top of the skirting.

Electric work:

All the electric wiring work will be done as per the norms of Reliance Energy and 7/20 flexible wires with use of MCB and ELCB for safety of the flat owners. Switches of reputed company will be provided.

Extensive electric layout comprising of the following points will be provided:

Tube lights, Fans, A.C. (living room and bed room), Geysers, Exhaust fans (Toilets), Aqua guard, Mixers, Washing machine, T.V. cable, Refrigerator (kitchen)

Plumbing:

All the plumbing pipes, fixtures and fittings will be as per IS Norms. CP plumbing fixtures (ESS ESS or JAGUAR) will be provided in all toilets with matching sanitary ware of reputed company. Plumbing points will comprise of wall mixtures, showers, taps, washing machines and aqua guard.

Flooring and Tiling:

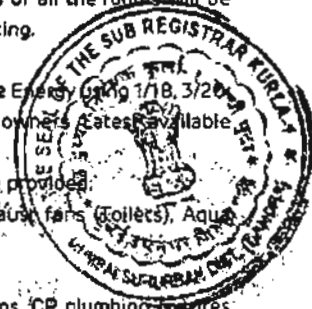
Vitrified flooring of 600 x 600 mm or more will be provided with matching skirting of 3". Toilets will have full dado height of coloured glaze tiles of reputed company of Indian or Imported make with designer borders and motifs.

Kitchen:

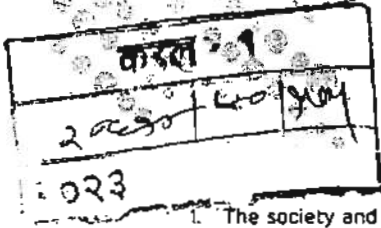
Granite kitchen platform comprising of cooking and serving platforms will be provided with moulded facade patti and vertical sides.

Colouring:

The entire flat will be painted with synthetic enamel paint. The external walls of the buildings will be painted with good quality cement paint.



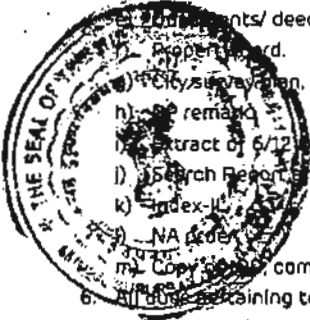
ANNEXURE - 'D'



Annexure 'C'

Terms and Conditions:

1. The society and its members shall approve and confirm the offer for development by signing the Memorandum of Understanding in favour of **DADAMIYA INFRASTRUCTURE LLP**.
2. The society shall be delivering us the duly registered irrevocable development rights along with power of attorney in favour of **DADAMIYA INFRASTRUCTURE LLP**.
3. The society and its members shall not object in any manner for development of the plot.
4. An additional area of upto 20% over and above the existing carpet area will provided to each residential member in lieu of their existing flat.
5. The society shall provide us the following list of documents:
 - a) Society registration certificate.
 - b) Approved building plan.
 - c) Conveyance deed/ lease deed/ sale deed.
 - d) Copy of resolution.
 - e) Documents/ deeds/ agreements, etc., whatsoever in nature, related to the society's plot.
 - f) Property tax receipt.
 - g) City survey plan.
 - h) - - - - - remaining
 - i) Extract of 6/12 of 7/12.
 - j) Search Report and Title Certificate.
 - k) Index-1.
 - l) - - - - - NA order.
 - m) Copy of commencement certificate etc.
6. All dues pertaining to property tax/ common electricity/ NA Tax / Water bill / MHADA lease has to be cleared by the society.
7. The completion period of construction shall be 24 months from the date getting all the necessary approvals from M.C.G.M. and concerned authorities i.e. I.O.D. and date of handing over vacant possession, whichever is later.
8. No bank guarantee will be provided by us.
9. Rent as per market will be provided to each member till OC/ Possession, whichever is earlier.
10. The Society will provide us a Resolution of the General Body with Consent Letter of the members passed by the Society for development of the said Property.
11. This offer is based on development scope, verification of height from airport authority, and FSI/ TDR availability in the said property.



ANNEXURE - 'D'

करल - 9	
2022-23	404

The Sheetal Chandrika Co-op. Housing Society Limited

(Registration No. Bom, / HSG / 5962 of 1979)

399, New Hall Road,
Kurla(West),
Mumbai - 400 070.

Ref. No. SCH/_____

Date / / 20

16th November, 2022

To,
DADAMIYA INSTRUCTURE LLP,
F-53 Kohinoor City Mall,
Kiroli Road, Off L.B.S Marg,
Kurla (W), Mumbai - 400070.

Sub: Revised Offer letter for redevelopment proposal of society building of Sheetal Chandrika CHS.

We members of Sheetal Chandrika CHS are ready for redevelopment with the following Terms and Conditions.

Terms and Conditions:

1. The carpet area of the newly constructed flat should be 23% more than the existing carpet area free of cost including the existing balcony area.
2. The development agreement will be signed by all the members of the society and it should mention the existing area and additional area to be given free of cost.
3. On receipt of I.O.D of all the floor members will vacate the flat for demolition only after execution of registered agreement of Permanent Alternate Accommodation before registrar of Assurance.
4. The developer shall pay the rent as per the existing market rate with 10% escalation i.e. increase offer every 11 months, with one rent brokerage amount + shifting charges.
5. The developer will provide the society office with advanced security system/Lift and watchmen cabin on redevelopment free of cost.
6. The developer shall register redevelopment project with MAHA RERA.
7. The developer without written consent from the owner/society shall not change the developer of the said building.
8. The developer has to pay all the expenses including GST Tax.



Thanking you

For Sheetal Chandrika Co-op. Hsg. Society Ltd.


Secretary


Chairman / M. C. Member

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Pages 57	83

ANNEXURE - 'D'

करल - The Shree
2023

Shree Chandraika Co-op. Housing Society Limited

(Registration No. Bom. (H.S.) 5962 of 12/7)

199, New Hill Road,
Kurla(West),
Mumbai - 400 070.

Ref. No. SCH/

Date / / 20

18th December, 2022

To,
DADAMIYA INSTRUCTURE LLP,
F-53 Kohinoor City Mall,
Kiroi Road, Off L.B.S Marg,
Kurla (W), Mumbai - 400070
Sub: Approval of Revised Offer Letter.
Offer letter dated 10/12/2022.



With reference to your offer letter dated 10/12/2022 of 23% additional carpet area on the existing of our carpet area. We accept your proposal, which is passed in our society meeting held on 12/2022, with majority. We hereby give us the proposed building plan with all the amenities within one week of accepting our letter.

Thanking you

For Shree Chandraika Co-op. Hsg. Society Ltd


Secretary


Chairman / M.C. Maske

ANNEXURE - 'D'

The Sheetal Chandrika Co-op. Housing Society Limited

(Registration No. Bom. / HSG / 5962 of 1979)

करल - १		
२०२२	१३	१५
२०२३		

399, New Hall Road,
Kurla(West),
Mumbai - 400 070.

Ref. No. SCH/_____

Date / / 20

7th January, 2022

To,

DADAMIYA INSTRUCTURE LLP,
F-53 Kohinoor City Mall,
Kirod Road, Off L.B.S Marg,
Kurla (W), Mumbai - 400070.

Sub: Offer letter for redevelopment proposal of society building
Sheetal Chandrika CHS.

We members of Sheetal Chandrika CHS are ready for redevelopment
with the following Terms and Conditions.

Terms and Conditions:

1. The carpet area of the newly constructed flat should be 25% more than the existing carpet area free of cost including the including the existing balcony area.
2. The development agreement will be signed by all the members of the society and it should mention the existing area and additional area to be given free of cost.
3. On receipt of I.O.D the members will vacate the flat for demolition only after execution of registered agreement of Permanent Alternate Accommodation before registrar of Assurance.
4. The developer shall pay the rent as per the existing market rate with 10% escalation i.e. Increase offer every 11 months, with one rent brokerage amount + shifting charges.
5. The developer will provide the society office with advanced security system/Lift and watchmen cabin on redevelopment free of cost.
6. The developer shall register redevelopment project with MAHA RERA.
7. The developer without written consent from the owner/society shall not change the developer of the said building.
8. The developer has to pay all the expenses including GST Tax.

Thanking you

For Sheetal Chandrika Co-op. Hsg. Society Ltd

Secretary

Chairman/M.C. Mr.

Rigulor Kuzi



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ANNEXURE - 'D'

The Sheetal Chandrika Co-op. Housing Society Limited

2023		
2023	2023	2023
2023		
Ref. No. SCR/		

(Registration No. Bom, / HSG / 5962 of 1979)

399, New Hail Road,
Kurla(West),
Mumbai - 400 070.

Date / / 20

1st March, 2023

To,

DADAMIYA INSTRUCTURE LLP,
F-53 Kohinoor City Mall,
Kiroi Road, Off L.B.S Marg,
New W, Mumbai - 400070.

We had the society member meeting held on 12/02/2023, regarding the revised proposed plan of flat of building under re-development.

We in the meeting discussed the plan, and it was unanimously agreed by majority, the allocation of flats in the said proposed plan, with only the matter of parking issue.

It is further asked by the members to go ahead for re-development plan with builder.

Thanking you

For Sheetal Chandrika Co-op. Hsg. Society Ltd

Secretary

Pigwar Kagi.
Chairman/M.C. Member

ANNEXURE - 'D'

The Sheetal Chandrika Co-op. Housing Society Limited

(Registration No. Bom. / HSG / 5962 of 1979)

करल - १		
२०२३	१५	१५
२०२३		

399, New Hall Road,
Kurla(West),
Mumbai - 400 070.

Ref. No. SCH/_____

Date : / / 20

16th March, 2023

To,

DADAMIYA INSTRUCTURE LLP,
F-53 Kohinoor City Mall,
Kiorl Road, Off L.B.S Marg,
Kurla (W), Mumbai – 400070.

Dear Sir,

We had a joint meeting regarding re-development of building on Sunday dated 12th March, 2023, and following points were discussed and you have agreed the same.

1. Rent: Rs 27, 000/- per month, per flat with one brokerage and one time shifting charges equivalent to rent.
2. Elevation of building you have to fix. The grills from chajja to chajja of all the rooms.
3. Parking of vehicles, it was agreed on 3 + 10 to society i.e. Sheetal Chandrika CHS.
4. Building completion and possession date of 24 months after vacant possession given by our members.
5. Leakage guarantee of 10 years for new building.
6. Before O.C if you have got the permission of 6th Floor, you should take the NOC from the society.

Thanking you

For Sheetal Chandrika Co-op. Hsg. Society Ltd

Secretary

Rajwar Hagi
Chairman / M.C. Member



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Page 61 83

ANNEXURE - 'D'



8th April, 2022

2022/04/08
2022

The Chairman/Secretary,
The Sheetal Chandrika Co-Op Hsg. Soc. Ltd.,
New Hall Road, Kurla (W), Mumbai - 400070.
Sub: Revised offer for the Proposed Redevelopment of the society known as "Sheetal Chandrika Co-Op Hsg. Soc. Ltd.", situated at New Hall Road, Kurla (W), Mumbai."

Ref.: Your letter dated 07/01/2022.

Dear Sir/Madam,

We are in receipt of your letter dated 07/01/2022, wherein you have laid down certain terms and conditions. We are agreeable to certain terms and conditions with minor variations, which we have pointed out below:

Terms and Conditions letter dated 07/01/2022	Remarks
1. The Carpet area of the newly constructed flat should be 25% more than the existing carpet area free of cost including the including the existing balcony area.	Due to height restriction by civil aviation department and low-lying flood prone area, It is not feasible to provide 25% additional area, however, we can manage to provide additional 22% area over and above the existing carpet area free of cost including the including the existing balcony area.
2. The redevelopment agreement will be signed by all the members of the society and it should mention the existing area and additional area to be given free of cost.	Accepted.
3. On receipt of 1.00% the members will vacate the flat for demolition after execution of registered agreement of Permanent Alternate Accommodation before registration of insurance.	Accepted.
4. The developer shall pay the rent as per the existing market rate with 10% escalation i.e. increase offer every 11 months, with one rent brokerage amount + shifting charges.	The rent will be provided in PDC for 12 months as per the prevailing market rate and thereafter, 10% escalation for 12 months for each consecutive years. One rent towards brokerage amount + shifting charges will be provided.
5. The developer will provide the society office with advanced security system/Lift and watchmen cabin on redevelopment free of cost.	Accepted.
6. The developer shall register redevelopment project with MAHARERA	Accepted.
7. The developer without written consent from the owner/society shall not change the developer of the said building.	Accepted.
8. The developer has to pay all the expenses including GST Tax.	Accepted.

We hope that the above is agreeable by you and that you shall appoint us as the developer at the earliest and oblige.

Thanking you.
For DADAMIYA INFRASTRUCTURE LLP,

Moinuddin
Designated Partner,
(Mr. Moinuddin Shaikh)

The Sheetal Chandrika Co-op. Housing Society Limited

(Registration No. Bom. / HSG / 5962 of 1973)

करल - १	
2023	2023
398 New Hall Road,	
Kurla (West),	
Mumbai - 400 070.	

Sl. No. SCH/

Date / / 20

CERTIFIED EXTRACT OF MINUTES OF THE SPECIAL GENERAL BODY MEETING OF THE MEMBERS OF SHEETAL CHANDRIKA C.H.S. LTD HELD ON 30th JULY, 2023 AT 06:00 P.M. AT SOCIETY.

RESOLUTION NO. 1

Resolved in the Special General Body Meeting held on 30th July, 2023 that M/s. Dadamya Infrastructure LLP, having office at F-53, Keshavnagar City Mall, Kurla Road, Off L.B.S. Marg, Kurla (W), Mumbai - 400 070, the corporate Developers be and are hereby appointed as the Developers for the re-development of the land & property of "Sheetal Chandrika C.H.S. Ltd." on the terms and conditions as stipulated in the offer letter dated 12/04/2021 read alongwith security counter offer letter dated 18/12/2022 & 16/02/2023 together with the suggestions, modifications and alterations, which have been accepted and approved by this Special General Body Meeting.

Further authorize and direct the Managing Committee to issue Appointment Letter to M/s. Dadamya Infrastructure LLP, having office at F-53, Keshavnagar City Mall, Kurla Road, Off L.B.S. Marg, Kurla (W), Mumbai - 400 070, and obtain their consent and confirmation for the re-development of land and property of "Sheetal Chandrika C.H.S. Ltd."

Resolved further that the Draft Development Agreement and Power of Attorney and all documents in respect of the re-development of the Land and property of "Sheetal Chandrika C.H.S. Ltd." be entered into with the Developer. M/s. Dadamya Infrastructure LLP is approved subject to tender.

Resolved further that the Managing Committee of "Sheetal Chandrika C.H.S. Ltd." be authorized to take all the necessary steps to register the development agreement and all other documents in respect of the re-development of the land and property of "Sheetal Chandrika C.H.S. Ltd." to be entered into with the Developer, M/s. Dadamya Infrastructure LLP as early as possible.

Resolved further that the 1) Mr. Rizwan Abdul Gani Kazi (Chairman), 2) Mr. Rizwan Abdul Jabbar Khan (Secretary) and 3) Mrs. Shagufta Hanif Sayed (Treasurer) be and is hereby singly / jointly / severally authorized to take certain decisions to make certain representations, and execute Development Agreement, Power of Attorney etc. necessary for the re-development of land and property of "Sheetal Chandrika C.H.S. Ltd."

Resolved further that the Developer is hereby authorized to go for joint development alongwith adjoining society and thereby amalgamating the project & land.

Certified that the above is a correct copy of the resolution passed on 30th July, 2023 by the Members of the Managing Committee of "Sheetal Chandrika C.H.S. Ltd." and that it has been entered in the usual course of business in the minutes book of the Society and signed therein by any of the Members and is in accordance with the Society deed and Bye laws.

//CERTIFIED TO BE TRUE //

For Sheetal Chandrika Co-op. Hsg. Society Ltd. *Rizwan Kazi* **Mr. Rizwan Abdul Gani Kazi** Chairman/M.C. Member
 For Sheetal Chandrika Co-op. Hsg. Society Ltd. *Shagufta* **Mrs. Shagufta Hanif Sayed** Hon'ble Secretary
 For Sheetal Chandrika Co-op. Hsg. Society Ltd. *Rizwan Khan* **Mr. Rizwan Abdul Jabbar Khan** Hon'ble Treasurer
 For Sheetal Chandrika Co-op. Hsg. Society Ltd. *Rizwan Khan* **Mr. Rizwan Abdul Jabbar Khan** Chairman/M.C. Member



Annexure - E

Monthly Hardship Compensation to Existing Members

Sl. No.	Unit No.	Name of the Members & Co-Members	Existing Usable Carpet Area Sq.M.	Existing Usable Carpet Area Sq.Ft.	Monthly Hardship Compensation
1	9	Mr. Hyder Allah Balhash Sheikh Mrs. Zainab Hyder Sheikh	40.41	435.00	₹ 27,000
2	2	Mr. Anna Abe Redekar	41.81	450.00	₹ 27,000
3	3	Mr. Kauser Sujat Khan	41.81	450.00	₹ 27,000
4	4	Mrs. Rubine Mukhtar Khan	40.41	435.00	₹ 27,000
5	5	Mr. Rajan Ravji Rane	41.81	450.00	₹ 27,000
6	6	Mr. Rizwan Abdul Geni Kazi Mr. Arif Abdul Geni Kazi	41.81	450.00	₹ 27,000
7	7	Mr. Sayed Halder Imam Rizvi	40.41	435.00	₹ 27,000
8	8	Mrs. Munira M Iqbal Galsulker	41.81	450.00	₹ 27,000
9	9	Mr. Anwar Karam Hussain Khan Mr. Falzan Karam Hussain Khan Mr. Rizwan Karam Hussain Khan	41.81	450.00	₹ 27,000
10		Mrs. Shagufta Hanif Sayed	40.41	435.00	₹ 27,000
11	11	Mr. Ismail Suleman Surve	41.81	450.00	₹ 27,000
12	12	Mr. Mohammed Anwar Ismail Adhikari	41.81	450.00	₹ 27,000
13	14	Mr. Jafaruddin Mohammed Jaffar Jalnuddin	40.41	435.00	₹ 27,000
14		Mr. Rizwan Abdul Jabbar Khan Mr. Intran Ahmed Abdul Jabbar Khan	72.28	778.00	₹ 40,500
15	15	Mr. Rizwan Abdul Jabbar Khan	51.75	557.00	₹ 40,500
16	17	Mr. Mohammed Ashraf Sulhan Khan	41.81	450.00	₹ 27,000
17	18	Mr. Ayub Abbas Balbale Mrs. Sadika Ayub Balbale	41.81	450.00	₹ 27,000
18	19	Mr. Rizwan Abdul Rauf Raut	40.41	435.00	₹ 27,000
19	20	Mr. Karimullah Mohammed Idris Chaudhery	41.81	450.00	₹ 27,000
20	21	Mr. Mohammed Rafiq Mohammed Ashraf Khan Mrs. Farheen Mohammed Rafiq Khan	41.81	450.00	₹ 27,000
21	22	Mr. Mohd. Aslam Mohd. Abbas Shah Mrs. Salma Mohd. Aslam	40.41	435.00	₹ 27,000
TOTAL			908.62	9780.00	₹ 5,94,000

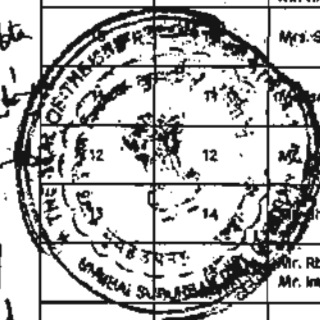
Handwritten notes and signatures in the top left corner, including names like 'Zainab' and 'Arif'.

Handwritten notes and signatures on the left side, including 'Rizwan Kazi', 'Arif', and 'TIUNIRA'.

Handwritten notes and signatures on the left side, including 'Shagufta', 'Ismail', 'Anwar', and 'Rizwan'.

Handwritten notes and signatures on the left side, including 'Rizwan' and 'Karimullah'.

Handwritten notes and signatures on the left side, including 'Salma' and 'Mohd'.



Annexure - F

करल - १

One-Time Hardship Compensation to Existing Members

Sr. No.	Unit No.	Name of the Members & Co-Members	Brokerage	Shifting Charges
1	1	Mr. Hyder Allah Bakhsh Shaikh Mrs Zainab Hyder Shaikh	₹ 27,000	₹ 27,000
2	2	Mr. Anna Abe Radekar	₹ 27,000	₹ 27,000
3	3	Mr. Kausar Sujat Khan	₹ 27,000	₹ 27,000
4	4	Mrs. Rubina Mukhtar Khan	₹ 27,000	₹ 27,000
5	5	Mr. Rajan Ravji Rane	₹ 27,000	₹ 27,000
6	6	Mr. Rizwan Abdul Gani Kazi Mr. Arif Abdul Gani Kazi	₹ 27,000	₹ 27,000
7	7	Mr. Sayed Haider Imam Rizvi	₹ 27,000	₹ 27,000
8	8	Mrs. Munira M Iqbal Galsulker	₹ 27,000	₹ 27,000
9	9	Mr. Anwar Karam Hussain Khan Mr. Faizan Karam Hussain Khan Mr. Rizwan Karam Hussain Khan	₹ 27,000	₹ 27,000
10	10	Mrs. Shagufta Hanif Sayed	₹ 27,000	₹ 27,000
11	11	Mr. Ismail Suleman Surve	₹ 27,000	₹ 27,000
12	12	Mr. Mohammed Anwar Ismail Adhikari	₹ 27,000	₹ 27,000
13	14	Mr. Bhauddin Mohammed Jaffar Jalnuddin	₹ 27,000	₹ 27,000
14	15	Mr. Rizwan Abdul Jabbar Khan Mr. Imran Ahmed Abdul Jabbar Khan	₹ 40,500	₹ 40,500
15	16	Mr. Rizwan Abdul Jabbar Khan	₹ 40,500	₹ 40,500
16	17	Mr. Mohammed Ashraf Sultan Khan	₹ 27,000	₹ 27,000
17	18	Mr. Ayub Abbas Balbale Mrs. Sadika Ayub Balbale	₹ 27,000	₹ 27,000
18	19	Mr. Rizwan Abdul Rauf Raut	₹ 27,000	₹ 27,000
19	20	Mr. Karimullah Mohammed Idris Chaudhary	₹ 27,000	₹ 27,000
20	21	Mr. Mohammed Rafiq Mohammed Ashraf Khan Mrs. Farheen Mohammed Rafiq Khan	₹ 27,000	₹ 27,000
21	22	Mr. Mohd. Aslam Mohd. Abbas Shah Mrs. Salma Mohd. Aslam	₹ 27,000	₹ 27,000
TOTAL			₹ 5,94,000	₹ 5,94,000



करल - १		
२०२३	CO	१०५
२०२३		



Annexure - G

करल - 9

Hardship compensation to Members on Monthly Basis

२०२२ ७ १०५

Sr. No.	Unit No.	Name of the Members & Co-Members	Existing Usable Carpet Area Sq.M.	Existing Usable Carpet Area Sq.Ft.	Proposed Usable Carpet Area Sq.M.	Proposed Usable Carpet Area Sq.Ft.
1	1	Mr. Hyder Allah Balkhash Sheikh Mrs. Zainab Hyder Sheikh	40.41	435.00	49.74	535.40
2	2	Mr. Anna Abu Redekar	41.81	450.00	51.54	554.78
3	3	Mr. Kausar Sujat Khan	41.81	450.00	51.54	554.78
4	4	Mrs. Rubina Mukhtor Khan	40.41	435.00	49.74	535.40
5	5	Mr. Rajan Ravji Rane	41.81	450.00	51.54	554.78
6	6	Mr. Rizwan Abdul Gani Kazi Mr. Arif Abdul Gani Kazi	41.81	450.00	51.54	554.78
7	7	Mr. Sayed Haidar Imam Rizvi	40.41	435.00	49.74	535.40
8	8	Mrs. Munira M Iqbal Galsukor	41.81	450.00	51.54	554.78
9	9	Mr. Anwar Karam Hussain Khan Mr. Faizan Karam Hussain Khan Mr. Rizwan Karam Hussain Khan	41.81	450.00	51.54	554.78
10	10	Mrs. Shagufta Hanif Sayed	40.41	435.00	49.74	535.40
11	11	Mr. Ismail Suleman Surve	41.81	450.00	51.54	554.78
12	12	Mr. Mohammed Anwar Ismail Adhikari	41.81	450.00	51.54	554.78
13	14	Mr. Bhauddin Mohammed Jaffar Jabuddin	40.41	435.00	49.74	535.40
14	15	Mr. Rizwan Abdul Jabbar Khan Mr. Imran Ahmed Abdul Jabbar Khan	72.28	778.00	89.06	958.64
15	16	Mr. Rizwan Abdul Jabbar Khan	51.75	557.00	63.76	686.32
16	17	Mr. Mohammed Ashraf Sultan Khan	41.81	450.00	51.54	553.70
17	18	Mr. Ayub Abbas Balbale Mrs. Sedika Ayub Balbale	41.81	450.00	51.54	553.70
18	19	Mr. Rizwan Abdul Rauf Raut	40.41	435.00	49.74	535.40
19	20	Mr. Kartmullah Mohammed Kirs Chaudhary	41.81	450.00	51.54	554.78
20	21	Mr. Mohammed Rafiq Mohammed Ashraf Khan Mrs. Parheen Mohammed Rafiq Khan	41.81	450.00	51.54	554.78
21	22	Mr. Mohd. Aslam Mond, Abbas Shah Mrs. Sakma Mohd. Aslam	40.41	435.00	49.74	535.40
Total			908.62	9788.00	1200.00	12800.00

Handwritten signatures and initials on the right side of the table, including names like Zainab, Anwar, Shagufta, and others.



करल - १		
२१६११	७२	१०५
२०२३		



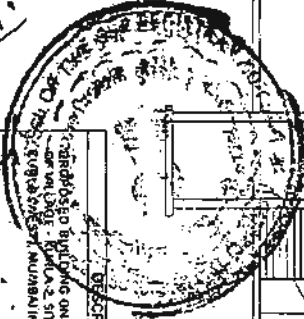
ANNEXURE - 'H'

Plan	200.00	23	901
Block			

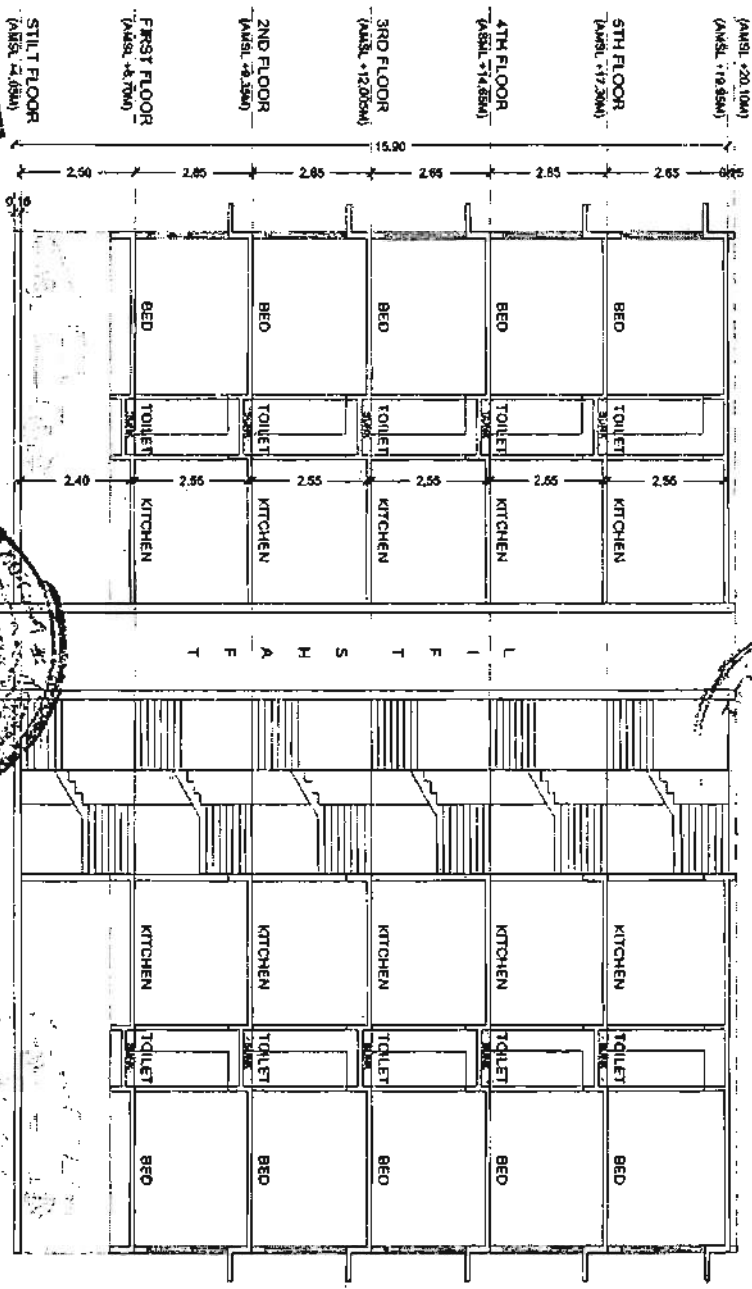
करल - 9

Shagufa Anwar
MUNIRA
Rizwan
Asra
M. Khadija

3/16
Qm
S.S. Khan
Akhbar
Rach
Kamran



SECTION A-A



DESCRIPTION OF PROPOSAL

Proposed building on plot bearing CTS NOS. 834, 835 & 836A or on CTS No. 836A & 836B situated at 13.50 M. wide Muzaffar Ali Road, Mumtaz Ali, WAPDA.

NORTH

DADAMIYA
INFRASTRUCTURE LTD.
153 KORHONOR CITY MALL (NORTH ROAD)
DADAMIYA INFRASTRUCTURE LTD.
TEL. NO. 4902 8281, 234411, 234412, 234413, 234414

Secretary
Chairman/M.C. Member

For DADAMIYA INFRASTRUCTURE LTD.

Kamran
Designated Partner.

NOTE: THE PLANS ARE TENTATIVE AND ARE SUBJECT TO APPROVAL.

Annexure '1'
List of Amenity for Building

करल - १		
२०२३	२	१०५
२०२३		

Elevation:

Modern elevation will be provided.

Entrance Lobby:

The entrance lobby will be elegantly designed with Granite and POP false ceiling.

Watch-Man Cabin:

One watch-man cabin of adequate size shall be provided, subject to approval of MCGM.

Landscaping.

The landscaping will be provided in the entire complex which will include proper paving and levelled compound wall, proper storm water drainage, drive-way etc.

Compound Wall.

Proper compound wall with artistic gates for vehicle and pedestrian entrance will be provided.

Carriage Entrance

The complex will be provided a vehicular access from the adjacent road by means of Carriage way.

Letter Box:

Letter boxes shall be provided on the ground floor.

Elevator:

High Speed passenger elevator with automatic door will be provided.

Fire Safety:

The entire complex shall be equipped with fire-fighting system as per the norms of the Chief Fire Officer.

Surveillance System

C.C.T.V. surveillance system will be installed in the common passages, lift and entire complex.

Vermiculture Compost Pit.

Vermiculture Compost Pit for disposal of wet waste will be provided in the complex as per requirement of Solid Waste Department, MCGM.

Bore Well.

Bore-well for flushing and gardening purpose will be provided, if permitted by the concerned authorities.

Water connection.

Permanent water connection will be made available for the entire complex.

Rain Water Harvesting.

The terrace shall be connected to the open well/bore well/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media, in order to recharge the ground water table.

Electric Meter.

The existing meter area will be refurbished and MCB/ RCCB / ELCB will be provided of required ampere and as per the specification of Electrical Inspector, Mumbai.

Water proof

The entire terrace will be made water proof and standard chemicals will be used for the same.



Annexure 'J'

List of Amenity in the Flat

फरवरी - १
२०२३
२०२३

All the doors shall be of Marine Flush Doors and solid wood frame with cover moldings. The main door will be provided with good quality night latch, safety chain, tower blot and attractive handle. Internal doors will be provided by cylindrical mortise type locks.

Windows:

All the windows of rooms and toilets will be provided with marbles frames with designed moldings. Heavy section powered aluminum sliding windows with 4 or 5 mm tinted glass will be provided with imported bearings and fittings. Living Room shall have french windows.

Grill:

Invisible safety net in stainless steel of heavy gauge shall be provided from chajja to chajja in each windows.

Plaster of Paris:

Beautifully designed cornice will be provided in living room. Walls of all the rooms will be finished with POP panning and grooves will be provided on top of the skirting.

Electric Work:

All the electric wiring work will be done as per the norms of Reliance Energy using 1/18, 3/20, and 3 flexible wires with use of MCB and ELCB for safety of the flat owners. Latest available switches of reputed company will be provided.

Extensive electric layout comprising of the following points will be provided:

Tube light, Fan, A.C. (living room and bed room), Geysers, Exhaust fans (Toilets), Aqua Guard, Mixer, Washing Machine, T.V. cable, Refrigerator (kitchen)

Plumbing:

All the plumbing pipes, fixtures and fittings will be as per IS Norms. CP plumbing fixtures (ESS ESS or JAGUAR) will be provided in all toilets with matching sanitary ware of reputed company. Plumbing points will comprise of wall mixtures, showers, taps, washing machines and aqua guard.

Flooring and Tiling:

Vitrified flooring of 600 x 600 mm or more will be provided with matching skirting of 3". Toilets will have full dado height (upto beam bottom) of coloured glaze tiles of reputed company of Indian or imported make with designer borders and motifs.

Kitchen:

Granite kitchen platform comprising of cooking and serving platforms will be provided with moulded facia patti and vertical sides. kitchen will have dado (above cooking platform till beam bottom) of coloured glaze tiles of reputed company of Indian or Imported make with designer borders and motifs. Dark shade anti-skid flooring in kitchen shall be provided.

Colouring:

The entire flat will be painted with synthetic enamel paint. The external walls of the buildings will be painted with good quality cement paint.

Loft:

Loft over toilets in residential premises shall be provided as per BMC rules.

Annexure - K

करल - १

Loans / Financial Assistance Obtained by Existing Members from Bank(s)/Financial Institution(s)

Members	२०२३	१०४
Loan Taken	२०२३	
Signature		

Sr. No.	Unit No.	Name of the Members & Co-Members	Loan Taken	Signature
1	1	Mr. Hyder Ajjah Bekhash Sheikh Mrs. Zainab Hyder Sheikh	No	Hyder Zainab
2	2	Mr. Anna Abo Redekar	No	Anna Redekar
3	3	Mr. Kausar Sujat Khan	No	Kausar
4	4	Mrs. Rubina Mukhtar Khan	No	Rubina
5	5	Mr. Rajan Ravji Rane	No	Rajan
6	6	Mr. Rizwan Abdul Gani Kazi Mr. Arif Abdul Gani Kazi	No	Rizwan Arif
7	7	Mr. Seyed Haider Inam Rizvi	No	Haider
8	8	Mrs. Munira M Iqbal Gaisulkar	No	MUNIRA
9	9	Mr. Anwar Karam Hussain Khan Mr. Falzan Karam Hussain Khan Mr. Rizwan Karam Hussain Khan	No	Anwar
10	10	Mrs. Shegufa Hanif Sayed	No	Shegufa
11	11	Mr. Ismail Suleman Surve	No	Ismail
12	12	Mr. Mohammed Anwar Ismail Adhikari	No	Anwar
13	14	Mr. Bhauddin Mohammed Jaffer Jaiuddin	No	Bhauddin
14	15	Mr. Rizwan Abdul Jabbar Khan Mr. Imran Ahmed Abdul Jabbar Khan	No	Rizwan
15	16	Mr. Rizwan Abdul Jabbar Khan	No	Rizwan
16	17	Mr. Mohammed Ashraf Sultan Khan	No	Ashraf
17	18	Mr. Ayub Abbas Balbale Mrs. Sadika Ayub Balbale	No	Ayub
18	19	Mr. Rizwan Abdul Rauf Raut	No	Rauf
19	20	Mr. Karimulrah Mohammed Idris Chaudhary	No	Karim
20	21	Mr. Mohammed Rafiq Mohammed Ashraf Khan Mrs. Farheen Mohammed Rafiq Khan	Yes	Rafiq
21	22	Mr. Mohd. Aslam Mohd. Abbas Shah Mrs. Salma Mohd. Aslam	No	M. Aslam



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Annexure - L

PAN & AADHAR

करता - 9					
Sr. No.	Unit No.	Name of the Members & Co-Members	PAN	AADHAR	
1	1	Mr. Hyder Allah Bakhsh Shaikh Mr. Zainab Hyder Shaikh	FGDPS8654E EOAPS8908K	4922 6240 1847 5443 7400 0901	SHYD Zainab 2023
2	2	Mr. Anna Ahs Radekar	AADPR9810L	8589 8506 5284	Anna
3	3	Mr. Kausar Sujat Khan	CLZPK0722R	7065 4411 7199	Kausar
4	4	Mrs. Rubina Mukhtar Khan	CKFKP3339H	8884 4264 9242	Rubina
5	5	Mr. Rajan Ravji Rane	AJRPR0251N	5116 4170 1862	Rajan
6	6	Mr. Rizwan Abdul Gani Kazi Mr. Arif Abdul Gani Kazi	CZLPK4531N ADOPK3167F	9505 9270 2821 5348 2856 4492	Rizwan Arif
7	7	Mr. Sayed Halder Imam Rizvi	AAAPR7050H	9323 0691 7564	Halder
8	8	Mrs. Munira M Iqbal Galsulker	APIP83826M	2540 3217 0730	Munira
9		Mr. Anwar Karam Hussain Khan Falzan Karam Hussain Khan Mr. Rizwan Karam Hussain Khan	AUUPK9936H CNYPK2523C AMFPA6402M	9168 6210 2125 2624 1678 0150 7054 9743 8101	Anwar
10		Mrs. Saagufta Hanif Sayed	CJTPS3226A	9507 2572 5640	Saagufta
11		Mr. Ismail Suleman Surve	BPUP59540H	6432 2592 2943	Ismail
12		Mr. Mohammed Anwar Ismail Adhikari	ABRPA1477B	6632 1129 0208	Mohammed
13		Mr. Bhauddin Mohammed Jaffer Jafnuddin	ANRPJ3520E	6784 9153 2049	Bhauddin
14	15	Mr. Rizwan Abdul Jabbar Khan Mr. Imran Ahmed Abdul Jabbar Khan	AJFPK7622N AAAP21213C	8113 6778 6449 3995 3331 9115	Rizwan Imran
15	16	Mr. Rizwan Abdul Jabbar Khan	AJFPK7622N	8113 6778 6449	Rizwan
16	17	Mr. Mohammed Ashraf Sultan Khan	AYUPK0245M	3275 2337 0058	Ashraf
17	18	Mr. Ayub Abbas Balbale Mrs. Sadika Ayub Balbale	ARYPB1896N DAWPB1330R	5526 1356 6618 6269 7296 1927	Ayub
18	19	Mr. Rizwan Abdul Rauf Raut	AJVPR0228F	9488 5935 8567	Rizwan
19	20	Mr. Karimullah Mohammed Miris Chaudhary	AEWPC1392K	7128 8455 8298	Karimullah
20	21	Mr. Mohammed Rafiq Mohammed Ashraf Khan Mrs. Farheen Mohammed Rafiq Khan	AYUPK0250G BAYPK0118C	2684 6397 7169 7714 7121 3662	Mohammed
21	22	Mr. Mohd. Aslam Mohd. Abbas Shah Mrs. Salma Mohd. Aslam	BPYPM0360R BFJPA8984C	9331 2719 1830 9602 1379 1047	Mohd.



MUNICIPAL CORPORATION OF GREATER MUMBAI

करल - १

NO. Ch.E./DP34202201111366721 D.P. Rev. dt. Refer Inward Number: L/2022/111366725 Payment Dated 10/01/2022

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Laxkar Building, Fort,
Mumbai - 400 001

Mumbai - 400 001

To,

Mr./Mrs. Dadamiya Infrastructure LLP
F-53, Kohinoor City Mall, Kiroi Road, Kurla (W), Mumbai

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 834,835,836 A and 836 B of KURLA - 2 Village situated in L Ward, Mumbai.

Ref: Application u/no. L/2022/111366725 Payment Challan No. DP34202201111366721 Dated 10/01/2022 certifying payment of charges made under Receipt no. 18200091402 Dated 10/01/2022

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CTS No.	834,835,836 A and 836 B	
Village	KURLA - 2	
Development Plan 2034 referred to Ward	L	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	13.4 m
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	NO	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	
Note: The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.		

This is electronically generated report. Hence personal signature is not required.

CHE/DP34202201111366721/DP/L

ADJ/1100901/530/2023/K
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2023		



Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C.I.A.E.(Survey) as case may be.

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 DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt. 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:
MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:
EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections to Government
SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

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Additional Information

Water pipeline Remark:
Water pipeline near the plot (2.12 meters far) has 150 mm pipe diameter.

Sewerline Remark:
Sewer Manhole near the plot (Node No. 19213601, 4.55 meters far) has invert level 26.37 meters with reference to Town Hall Datum (THD).

Drainage Remark:
Drain Manhole near the plot (Node ID 2177102701, 2.01 meters far) has invert level 27.58 meters with reference to Town Hall Datum (THD).

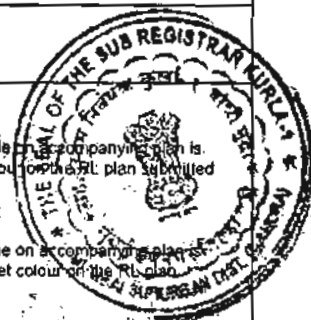
Ground level:
plot has minimum 29.20 meters and maximum 29.40 meters ground level with reference to Town Hall Datum (THD)

RL Remark:
REGULAR LINE REMARKS (Traffic):
Land bearing C.T.S. No.(s) 834,835,836 A and 836 B of Village KURLA - 2 in L ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 13.40mts. i.e. (44.0' approx.) wide Gauthan Village at Kurla, marked in red colour on the RL plan submitted by you.

REGULAR LINE REMARKS (Survey):
Land bearing C.T.S. No.(s) 834,835,836 A and 836 B of Village KURLA - 2 in L ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 13.40mts. i.e. (44.0' approx.) wide L-15 Gauthan Village Road marked in violet colour on the RL plan submitted by you.

Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.

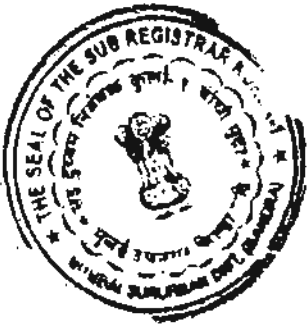


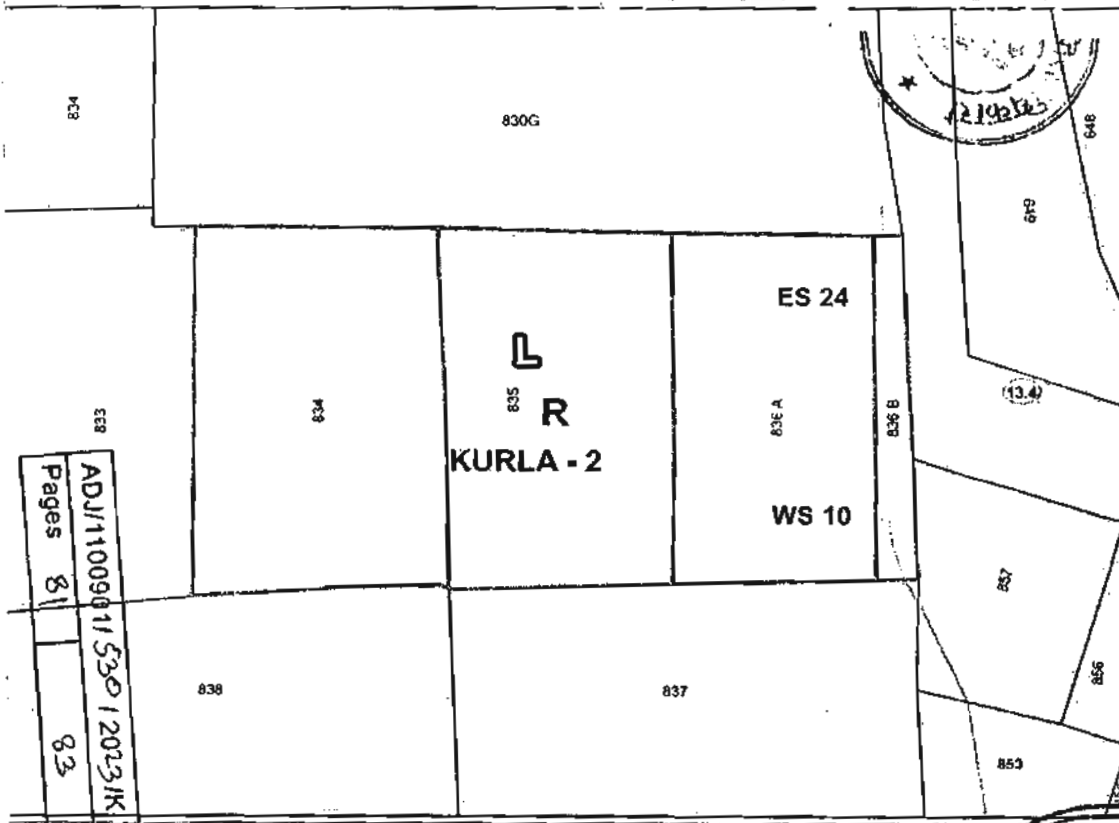
This is electronically generated report. Hence personal signature is not required.

CHE/DP34202201111366721/DP/L

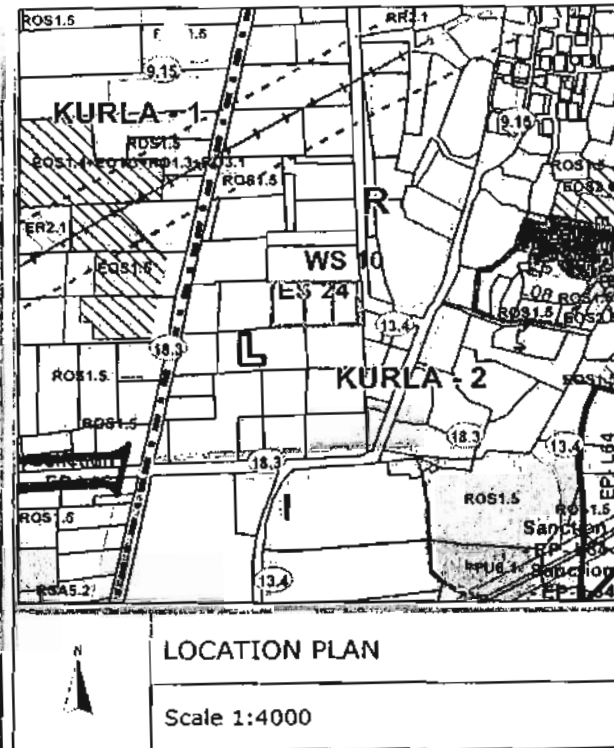
ADJ/1100901/530/2023/K
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Note:
 DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under
 DP:3420220/1111366721/DP/ES/L

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BLOCK PLAN

Scale 1:500 Land Bearing C.T.S.No(s) 834,835,836 A and 836 B of KURLA - 2 Vill



MUNICIPAL CORPORATION OF GREATER MUMBAI
 (Development Plan Department)

Development Plan 2034

This is an electronically generated document. Hence, No signature of the Assistant Engineer (DP), L Ward, Dated: 10/01/2022
 In the presence of the Chief Engineer (Development Plan),
 5th Floor, Annexe Building,
 Municipal Head Office,
 Mahapalika Marg, Fort, MUMBAI - 400 001.

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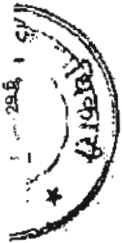


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Width - 3000mm

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Irrevocable Consent / Affidavit

From,

Shri. BHAUDDIN MOHAMED JAFFER

JAINUDDIN

Sheetal Chandrika Co-op.

New Hall Road, Kurla (W),

Hsg. Soc. कर्ला - १
Mumbai - 400 070.
2023

To,

The Chairman / Hon. Secretary.

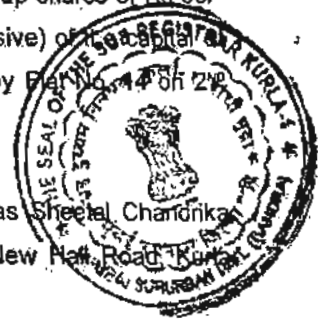
Sheetal Chandrika Co-operative Housing Society Ltd.,

New Hall Road, Kurla (W), Mumbai - 400 070

Sub.: Irrevocable Consent for Redevelopment of Building Known as Sheetal Chandrika "Sheetal Chandrika Co-op. Hsg. Soc. Ltd." on plot bearing C.T.S. Nos. 834 & 835 (Pt.) of Village - Kurla (2) situated at New Hall Road, Kurla (West), Mumbai - 400 070 (Total Consisting of 21 Flats) through Developer M/s. Dadamiya Infrastructure LLP, Mumbai.

Sirs,

1. I Shri BHAUDDIN M.J JAINUDDIN am holding 5 (Five) fully paid up shares of Rs 50/- (Rs Fifty only) each bearing distinctive No. 61 to 65 (both inclusive) of the Sheetal Chandrika Society entered in the Share Certificate No 13 and I/We occupy Flat No. 408 2/F 2ND FLOOR floor.
2. I/We hereby give my/our Irrevocable Consent for
 - (A) Demolition of existing buildings of my/our society known as Sheetal Chandrika "Sheetal Chandrika Co-op. Hsg. Soc. Ltd." situated at New Hall Road, Kurla (West), Mumbai - 400 070 AND
 - (B) Redevelopment of society/Building/Premises in Lieu of plot potential and T.D.R. together with right to sell the additional Flats including parking space etc. through Developer, M/s. Dadamiya Infrastructure LLP (the said Developer) having its registered office at F-53, Kohinoor City Mall, Kiroi Road, Off. L.B.S. Marg, Kurla (W), Mumbai - 400 070. As per the scheme of Redevelopment approved by the Society [Terms & Conditions as mentioned in the tender and subsequent discussion/ negotiation held with them correspondences exchanged etc.) approved by the Special General Body meeting held on 30/07/2023 vide resolution passed by majority.
3. I/We am/are aware that the members occupying the flats in the buildings of the Society will have to shift to the temporary alternate accommodation as mutually agreed upon



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between the society and the developer, subject to such terms and conditions agreed with the said Developers and I/We as such member/s do hereby give my/our irrevocable consent for the same and agree to vacate the existing premises (flat) in my/our possession and hand over vacant and peaceful possession of my/our existing premises (flat) to the said Developers through the Society and to shift to the temporary alternate accommodation within the stipulated period as and when requested by the Developers and the Society.

4. This consent for shifting to temporary alternate accommodation is given by me as the member for myself and on behalf of all my/our family members and others occupying my/our existing premises (flat) and shall be binding on me/us and my/our family member and occupants of my/our existing premises (flat).

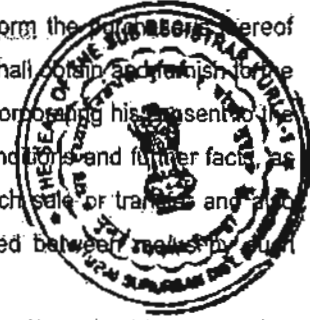
5. I/We Undertake not to obstruct the Redevelopment work or to do any act or omit to do any act which will adversely affect the same.

6. I/We declare that in case I/We shall decide to sell or transfer my/our shares of the Society and/or my/our rights in my/our flat, and/or my/our right to obtain alternate accommodation/flat in newly developed buildings as aforesaid then in such event, I/we shall obtain prior written permission (approval) from the Society after following requisite procedure for transfer under the Maharashtra Co-op. Soc. Act and Rules framed thereunder. Further, in such event I/We shall inform the Society about this Affidavit /Declaration executed by me/us and shall obtain and furnish for the Society and Affidavit/Declaration from such Purchaser incorporating his consent to the said redevelopment on the basis of similar terms and conditions and further facts, as per the progress of redevelopment up to the date of such sale or transfer and furnish such documents of transfer as may be executed between me/us and the Purchaser/s.

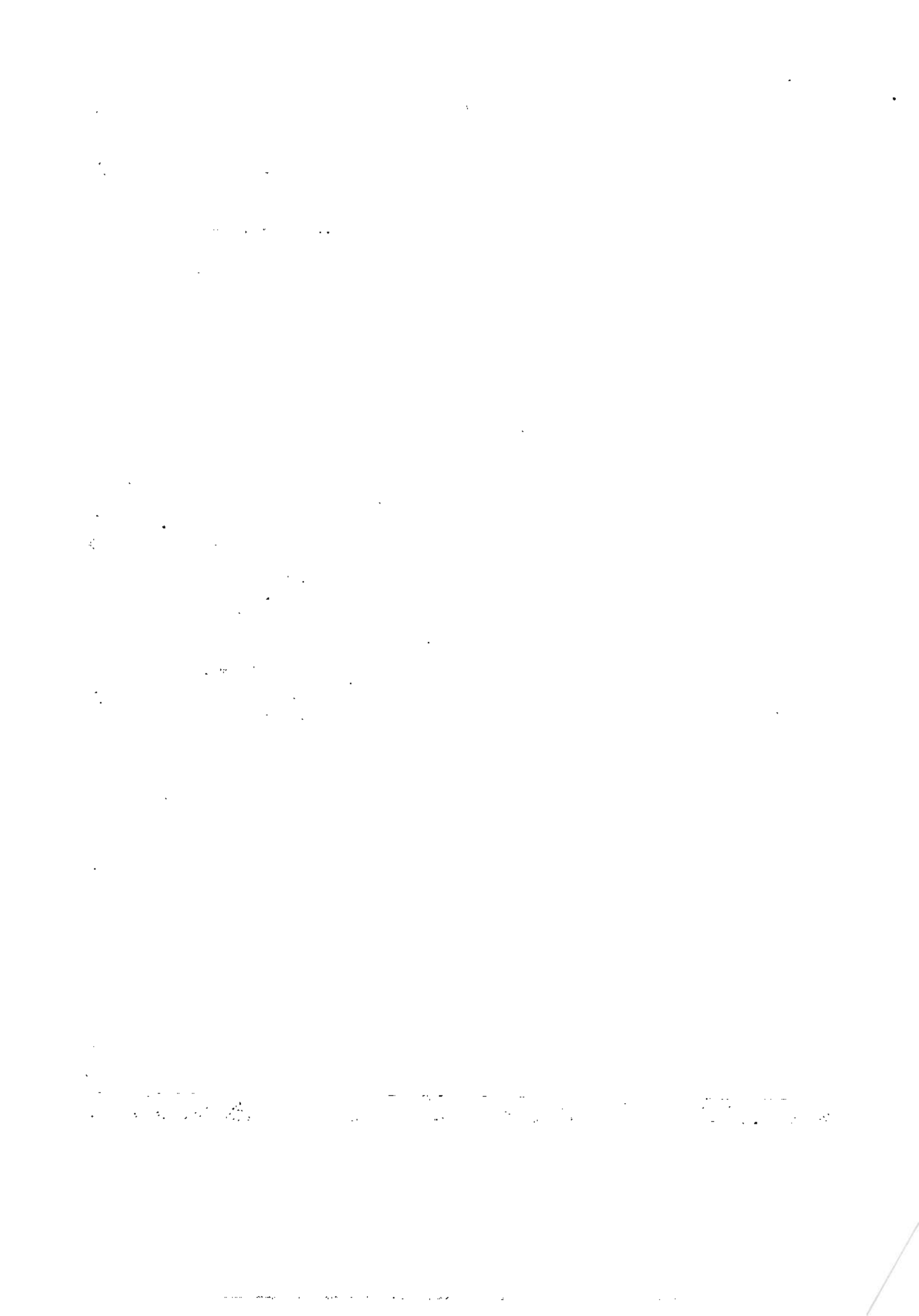
7. I/We further undertake to enter in to agreement with Society and/or Developer after the approval of plans from Planning Authority as per the drafts prepared by our Advocate/Solicitors.

8. I/We further declare that I/We shall extend my/our full cooperation to the Managing Committee of Society in force as well as to said Developer i.e. M/s. Dadamiya Infrastructure LLP for redevelopment of Society/Premises till its completion [Time of Completion is essence of tender/contract and stipulated in tender - maximum of 24 months after handing over vacant possession of said my/our existing flat] and also undertake to handover vacant possession of said existing flat occupied by me/us to the Developer and when required by them subject to,

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[Handwritten signature]



(A) Fulfilling of all prior conditions by Developers as agreed by them to Society i.e. such as Extra area, Completion period, Rent for alternate accommodation to Individual Member etc.

(B) Getting Plan Approval from Planning Authority before asking for vacant possession of my/our said existing flat.

(C) Getting approval of tentative plan from members of Society having approx. carpet area as informed to the Society by us.

(D) Execution of Development Agreement / Power of Attorney etc. between Developer / Society and/or Member's as required under the law.

(E) I/We shall be entitled to obtain "On Ownership Basis" as self contained Flats as permanent alternate accommodation in New Buildings to be constructed.

9. I/We undertake to abide by the decision of the Society and fully co-operate with the said M/s. Dadamiya Infrastructure LLP and the Managing Committee of the said Society for smooth and fast redevelopment of the said Society's property.

10. Further I/We hereby declare that I/we shall not approach any authority or obstruct the work of Redevelopment under any circumstances and for any reasons what so ever and further declare that this Irrevocable Consent shall be binding on me/us and also on my/our legal heirs/executors and successors also.

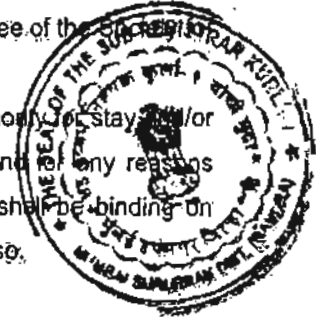
Solemnly, Affirmed and Declared at Mumbai)

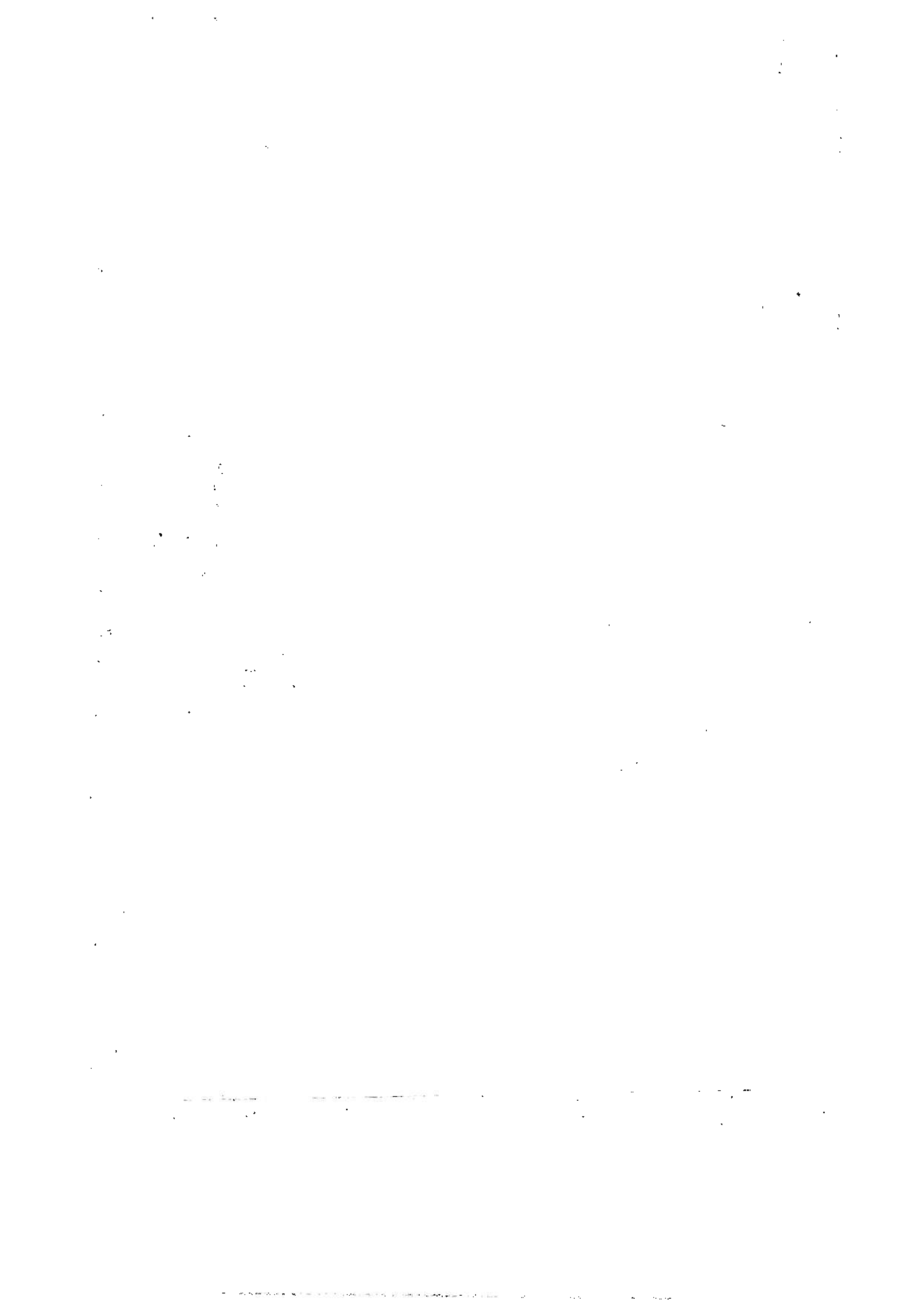
This 22nd day of August, 2023



Shri/Smt.
Bhauddin M.J. Fainuddin.

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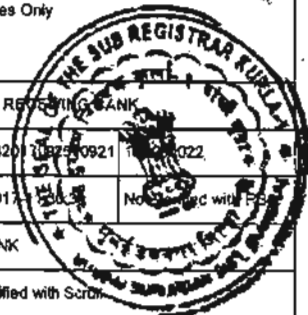




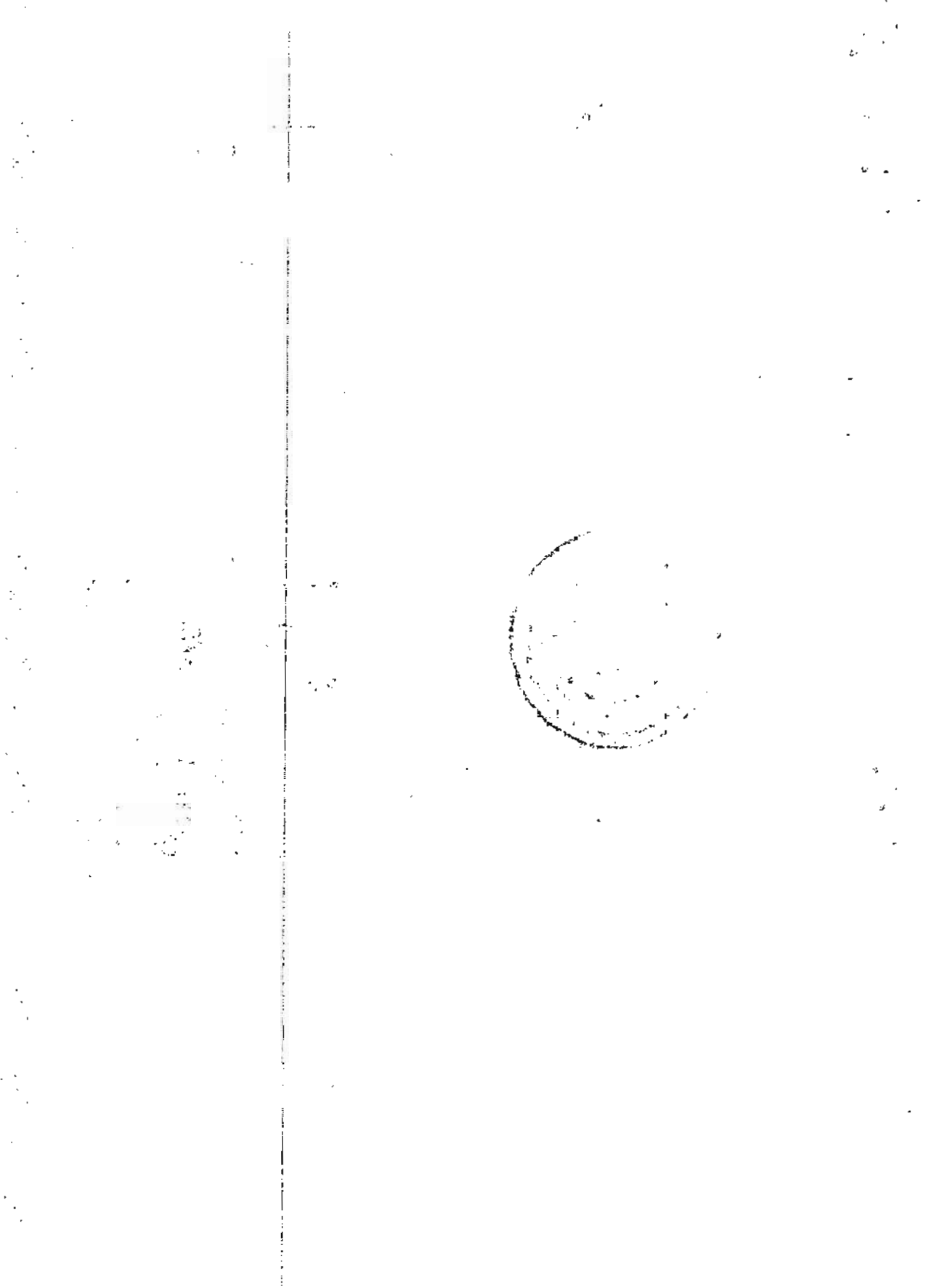


CHALLAN
MTR Form Number-6

GRN	MH005668915201718E	BARCODE	MTR FORM NUMBER 6 (REGISTRATION FEE) (MTR) (MTR)		Date	25/09/2017-11:30:23	Form ID	48(1)	
Department Inspector General Of Registration				Payer Details					
Stamp Duty				TAX ID (If Any)	करल - १				
Type of Payment Registration Fee				PAN No.(If Applicable)	2022 9 99				
Office Name KRL2_JT SUB REGISTRAR KURLA NO 2				Full Name	MOHAMMED RAFIQ KHAN				
Location MUMBAI				2023					
Year 2017-2018 One Time				Flat/Block No.	AS PER				
Account Head Details			Amount In Rs.	Premises/Building					
0030045501 Stamp Duty			500.00	Road/Street	MENTIONED IN				
				Area/Locality	POA				
				Town/City/District					
				PIN	4 0 0 6 0 1				
				Remarks (If Any)	SecondPartyName=FARHEEN MOHAMMED RAFIQ KHAN				
				करल-४					
				9009 9 99					
				2019					
				Amount In	Five Hundred Rupees Only				
Total				500.00	Words				
Payment Details IDBI BANK				FOR USE IN REGISTERING BANK					
Cheque/DD Details				Bank CIN	Ref. No.	691033320100220022			
Cheque/DD No.				Bank Date	RBI Date	25/09/2017			
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scrip			



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
अदर चलन केवल दय्यम निबन्धक कार्यालयत नोदणी करारवाय्य दस्तावेजी लागू आहे. नोदणी न करारवाय्य दस्तावेजी अदर चलन लागू नाही.



GENERAL POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME

I, MR. MOHAMMED RAFIQ KHAN PAN AYUPK0250G residing at flat no. 17, 3rd floor Sheetal Chandrika CHS New Hall Road Kurla 400070, do hereby SEND GREETINGS :

WHEREAS, I own property, maintain Bank Accounts, and also have investments in shares, debentures, Bank FDs and mutual fund in my name, in India, and due to lack of time I am not in position to manage and look after the said properties and maintain bank accounts and investments, hence, I am desirous of appointing a fit and proper person to look after my affairs in India, as my true and lawful Attorney to do all the acts, matters and things as hereinafter set fourth:-

KNOW YE AND THESE PRESENTS WITNESSETH THAT, I, MR. MOHAMMED RAFIQ KHAN, do hereby nominate, constitute and appoint my wife MRS. FARHEEN MOHAMMED RAFIQ, PAN ~~AYUPK0250G~~ adult, residing at flat no. 17, 3rd floor Sheetal Chandrika CHS New Hall Road Kurla 400070,, (hereinafter referred to as "the said Attorney") to do execute and lawful Attorney for me, in my names and on our behalf to do execute and exercise and perform the following acts, deeds, matters and things that may :

1. To look after all affairs of my properties in my name and on my behalf and do all acts, things and deed for sale & purchase of my properties and to accept consideration in that respect.
2. To deposit any moneys which may come to the hands of my Attorney, with any Bank in my name and any of such moneys or other moneys to which I am entitled which now or hereafter shall be deposited with our attorney or with Bank, to withdraw and employ the said moneys as my Attorney shall think fit, at his absolute discretion.
3. To invest any of the moneys and funds belonging to me in the purchase of or for acquiring any immovable properties such as Residential and Commercial Premises. AND for the purposes to enter into such Agreements / Sales Deeds / Conveyances etc. in my name and on my behalf, as my Attorney may in his absolute discretion deem fit and proper. and for the purposes to appear on my behalf before all Government, Semi Government and Local Body Authorities and make such applications and obtain such information and inspect necessary records as may be necessary. AND to give such affidavits, undertakings, declarations, bonds, papers and writings as my said Attorney may deem fit or be advised.
4. To invest in equity shares, debentures, mutual funds, Bank Fixed Deposits, or any other securities and in that connection to make and sign applications, and give affidavits, undertakings, declarations, bonds, papers and writings as my said Attorney may deem fit and proper.
5. To open and operate demat account with any institution and in that connection to make and sign applications, and give affidavits, undertakings, declarations, bonds, papers and writings as my said Attorney may deem fit and proper.
6. To open and to operate Savings, Current, Safe Custody or other account or accounts with any Bank or Banks and to make, draw, present, recover,

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realise, endorse and negotiate from or in favour of the said Bank or Banks all Cheques, Hundies, Drafts, T.Ts., Bills, Notes and Advises of whatsoever nature. And to give, vary and revoke instructions to such Banks on my behalf as my said Attorney may in his discretion may think fit and proper.

7. To mortgage any of my property and obtain loans from banks, financial institutions or private persons at such rate of interest and upon such terms and conditions and for such duration as my said Attorney may in his absolute discretion think fit and for the purpose to sign and execute such agreements, deeds, undertakings, declarations, affidavits, bonds, releases, re-convevances, receipts, papers, writings etc. as may be necessary and as my said Attorney may deem fit and proper or be advised.
8. To make necessary applications on my behalf to any authorities in India, particularly to Central Government, State Governments, Local bodies, Village Panchayat, and Reserve Bank of India in connection with our purchases / transfer / holdings / sales etc. and to continue to hold any properties Immovable or Movable AND in connection with lending and / or borrowing of monies on our behalf and to represent me in all respects before such authority and to establish the ownership of the said properties in my name.
9. To enter and execute agreement for sale regarding purchase of premises in my name and on my behalf and to pay consideration thereof and accept valid receipts to that effect in my name and on my behalf.
10. To enter and execute agreement for sale regarding sale of premises in my name and on my behalf and to receive consideration thereof and issue valid receipts to that effect in my name and on my behalf. The amount shall be deposited in my bank account. To take possession and to look after the said premises and well maintain the same.
11. To pay all taxes, charges and outgoings regarding the said premises to concerned authorities from time to time.
12. To enter and execute Leave and Licence Agreement to let out the said premises on leave and licence basis and to accept security deposit towards the same and monthly compensation from time to time.
13. To present for registration Agreement executed on my behalf and admit the execution thereof executed on my behalf.
14. To appear before the Sub-Registrar, and admit the execution of the said Agreement dated and executed on my behalf.
15. To apply to Sub-Registrar for such agreement entered into between myself.
16. To get transfer the said premises with concerned authorities.
17. To apply M. S. E. B. to get transfer Electric meter.
18. To execute applications, affidavits, declaration, bonds for the said purpose in my name and on my behalf.
19. To occupy and possess the said premises and well maintain the same.
20. To occupy and possess the said premises and well maintain the same.

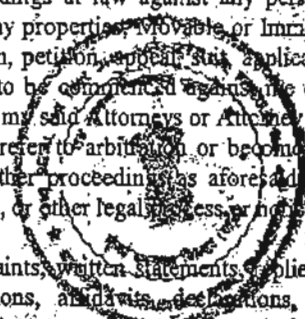
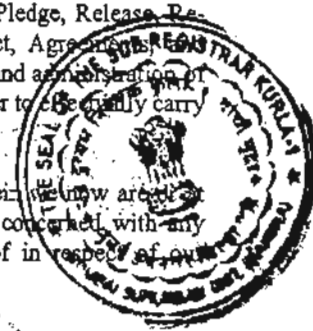
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21. To attend all meetings from time to time of the society where the said premises is situated.
22. To sign, verify and send the Return of Income on my behalf and make other necessary applications under the provisions of Indian Income Tax Act, 1961, including the applications for review or revision of any order and represent me before all Income Tax authorities and to prefer appeals from any Orders made against me and to apply for certified copies of any documents or Orders made by any of the Income Tax Authority or Authorities.
23. To represent me before the Post and Telegraph Authorities and accept and receive on my behalf all letters, parcels, telegrams, money orders, packets, V.P. Ps. including those sent by RPAD etc. that may be addressed to me and sign acknowledgements and give receipts and discharges therefor.
24. To sign seal execute and deliver all documents and assurances in the nature of Grant, Conveyance, Assignment, Trust, Exchange, Transfer, Lease, License, Surrender, Mortgage, Charge, Transfer of Mortgage, Further Charge Additional Security, Hypothecation, Pledge, Release, Reconveyance, Indemnity, and / or Writings, Contract, Agreements, Receipts Instruments whatsoever in or about the management and administration of our properties as our Attorney may deem fit and proper to be finally carry out the purposes of these presents.
25. To settle any account or reckoning whatsoever wherein I am or shall be at any time may or shall be in any wise interested or concerned with any person whomsoever and receive the balance thereof in respect of our properties, as the case may require.
26. To commence, file and prosecute any actions, petitions, appeals, suits, applications or other proceedings at law against any person or persons pertaining to or relating to my properties, movable or Immovable, and to appear and defend any action, petition, appeal, suit, applications or other proceedings commenced or to be commenced against me or where unto me shall be party, and also if my said Attorneys or Attorney shall think fit, to compromise, discontinue refer to arbitration or become non suited in any such actions, suits or other proceedings as aforesaid and to accept service of any writ, summons, or other legal process or notice.
27. To declare and affirm all plaints, written statements, replies or points of defence, applications, petitions, affidavits, declarations, undertakings, bonds and other necessary documents and to appear before any Judge, Court, Judiciary or Non Judiciary, enquiry, Magistrate, Judicial, or others officers and Tribunals whatsoever empowered by law to hear any suits or proceedings or any other inquiry and to represent before them and do all the said acts in my name and on my behalf.
28. To appoint Pleaders, Advocates, Legal Advisers, Chartered Accountants, Architects and to engage the services of any Professional for the purposes in the premises mentioned hereinbefore or any of them as occasion may require And from time to time, them or any of them to remove and other or others to appoint in their place and to pay them such fees and remuneration as our Attorney shall I think fit or be advised and for all or nay of the purpose mentioned hereinbefore to sign, execute deliver, file all necessary Vakalatnamas, Warrants of Attorney, Plaints, Petitions, Income Tax Returns, Applications, Defence statements, declarations, affidavits, undertakings, bonds and other documents, papers and writings as may be required from time to time.

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Rahar Farheen

29. To appoint any other person or persons to act as substitute with all or limited powers hereby granted with the liberty to revoke such appointment and power to appoint other /s in their stead.

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AND GENERALLY to do, execute, exercise and perform any other act, deed, matter and thing whatsoever which ought to be done, executed, exercised any performed or in the opinion of the said Attorney ought to be done, executed, exercised or performed in or about the premises aforesaid, pertaining or relating to my properties Movable or Immovable, now or hereinafter belonging to me or where in I shall have any interest and in any capacity and the affairs relating thereto either particularly or generally described as apply and effectively to all intends and purposes as I could do in my own proper person.

31. For mere effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted, I hereby declare that the powers hereby granted shall not, in any case, be deemed to remove any power or authorities heretofore given by me to my attorney or be deemed to be limited to such transaction and matters as are herein expressly mentioned but the same are intended to extend and shall in all cases extend to any other matters or transaction not herein precisely mentioned or defined which in the course of the general exercise of his powers may by the Attorney be deemed to be requisite or expedient to be done or performed.

32. I hereby undertake to ratify and confirm whatever my said attorney or attorneys may lawfully do or cause to be done in or about the promises aforesaid by the virtue of these presents.

33. AND GENERALLY to do all lawful acts necessary for the above stated purposes.


34. This Power of Attorney is executed by me in favour of Attorney Holder, without receiving any monetary consideration from Attorney Holder hence no stamp Duty of Rs. 500/- only.

IN WITNESS WHEREOF, I the above named, **MRS. MOHAMMED RAFIQ KHAN** I have hereunto set subscribed our hand and seal at Thane on this 25th day of **SEPTEMBER, 2017**.

Rs
Rs

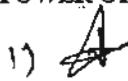
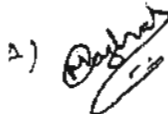
SIGNED at Mumbai by the
Within named 'EXECUTANT'
MR. MOHAMMED RAFIQ KHAN

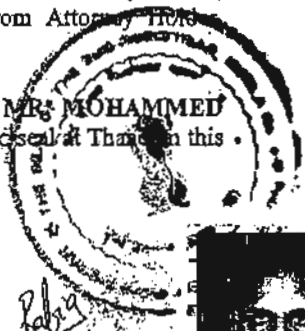
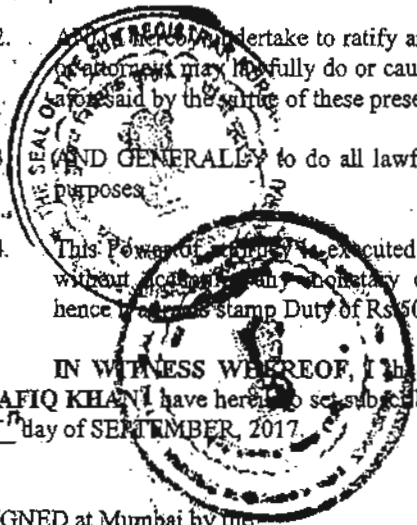
In the presence of

- 1) 
- 2) Mochar Khan

I ACCEPTS THE POWERS

MRS. MRS. FARHEEN MOHAMMED RAFIQ
POWER OF ATTORNEY HOLDER

- 1) 
- 2) 



करल - १
 २५८११ १०० १०५
 १०२३

आयकर विभाग
 INCOME TAX DEPARTMENT
 KHAN MOHAMMED RAFIQ
 M A S KHAN
 02/12/1980
 Permanent Account Number
 AYUPK0250G
 Signature

भारत सरकार
 GOVT OF INDIA

२००९२५११९
 २०११६

आयकर विभाग
 INCOME TAX DEPARTMENT
 FARHEEN MOHD RAFIQ
 H M SHAHID
 09/02/1984
 Permanent Account Number
 AYBA/PH0110C

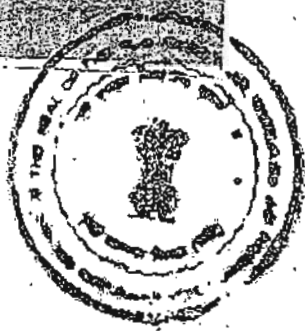
Farheen

आयकर विभाग
 INCOME TAX DEPARTMENT
 KHAN MAZHAR MOHD ASHRAF
 M A S KHAN
 27/10/1987
 Permanent Account Number
 AYMPK9806B
 Signature

भारत सरकार
 GOVT OF INDIA



आयकर विभाग
 INCOME TAX DEPARTMENT
 MAIBHAW ASHOK WAVIKAR
 ASHOK SADASHIV WAVIKAR
 19/02/1983
 Permanent Account Number
 AYVW1772G
 Signature







करल - १		
२०२३	१०१	११०५
२०२३ आंधार		

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

नोंदविण्याचा क्रमांक / Enrollment No 1216/01035/01621

To,
मोहम्मद रफ़िक मोहम्मद अशरफ़ खान
Mohammed Rafiq Mohammed Ashraf Khan
S/O Mohammed Ashraf Khan
Near Friends Colony 17/ 3rd Floor, Sheela Chandrika
C.H.S, New Hill Road
KURLA WEST
Kurla Mumbai
Maharashtra 400070
9892744244

नोंदविण्याचा क्रमांक / Enrollment No 1216/01035/01620

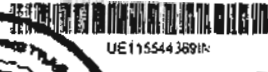
To,
फारहीन मोहम्मद रफ़िक खान
Farheen Mohammad Rafiq Khan
W/O Mohammed Rafiq Khan
Near Hajar Pool 17/ 3rd Floor, Sheela Chandrika C.H.S.
New Hill Road
KURLA WEST
Kurla Mumbai
Maharashtra 400070
9892744244

Ref: 208 / 01C / 373200 / 373661 / P



UE115556285IN

Ref: 127 / 01C / 252956 / 253365 / P



UE115544369IN

आपला आधार क्रमांक / Your Aadhaar No

2684 6397 7169

आधार - सामान्य माणसाचा अधिकार

आपला आधार क्रमांक / Your Aadhaar No

7714 7121 3662

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



मोहम्मद रफ़िक मोहम्मद अशरफ़ खान
Mohammed Rafiq Mohammed Ashraf Khan
जन्म वर्ष / Year of Birth : 1990
पुरुष / Male



2684 6397 7169

आधार - सामान्य माणसाचा अधिकार

Rafiq



भारत सरकार
GOVERNMENT OF INDIA



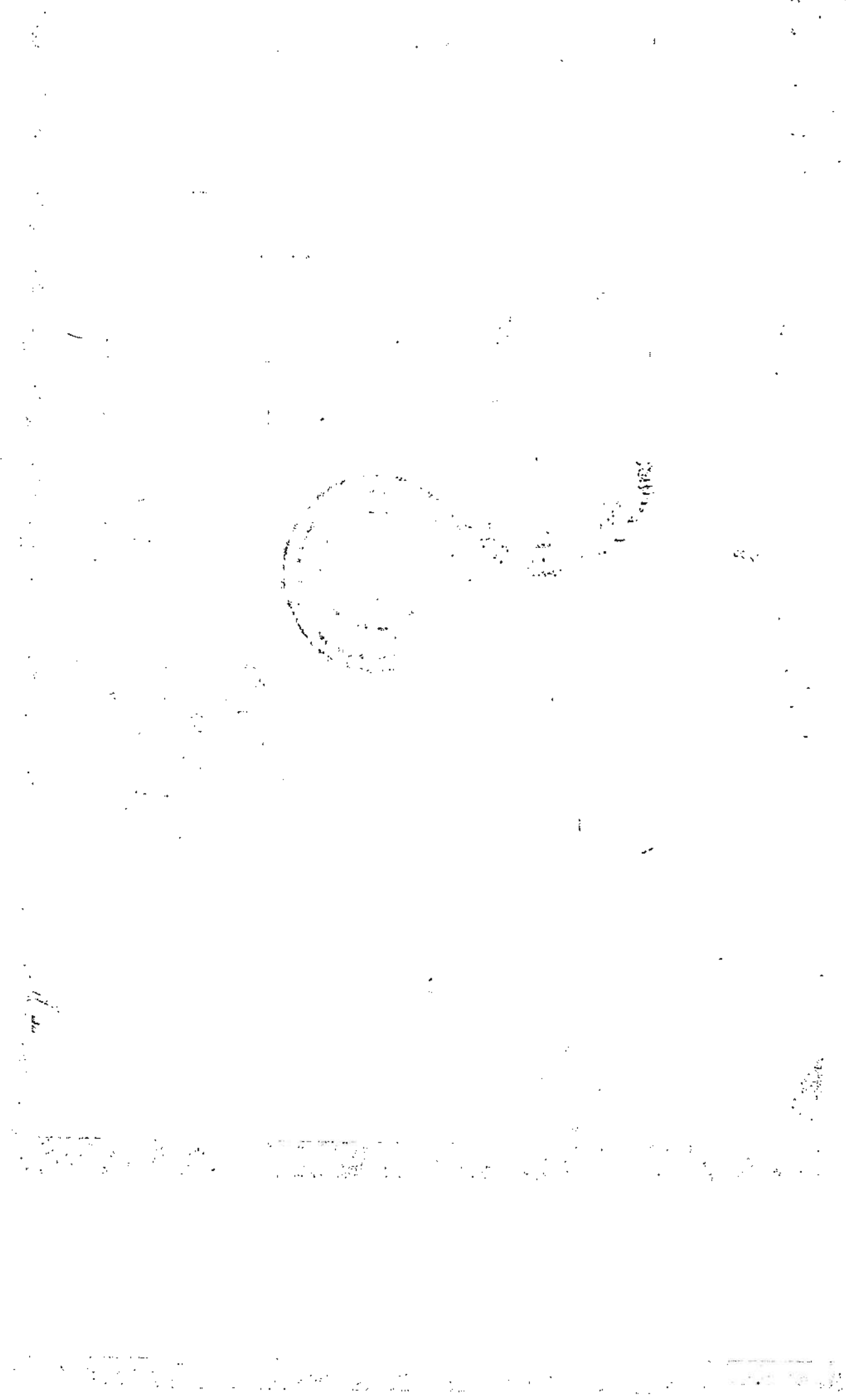
फारहीन मोहम्मद रफ़िक खान
Farheen Mohammad Rafiq Khan
जन्म वर्ष / Year of Birth : 1984
स्त्री / Female



7714 7121 3662

आधार - सामान्य माणसाचा अधिकार

Farheen



सोमवार, 25 सप्टेंबर 2017 8:01 म.नं.

दस्त मोषवारा भाग-1

करल4

दस्त क्रमांक: 10012/2017

0199

दस्त क्रमांक: करल4 /10012/2017

बाजार मूल्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुदांक शुल्क: रु. 500/-

करल - 9

2017 990 901

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

पावती: 11247

अ. क्र. 10012 वर दि. 25-09-2017

सादरकरणाचे नाव: मोहम्मद रफीक खान --

रोजी 7:49 म.नं. बा. हजर केला.

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 220.00

पृथांची संख्या: 11

Raha

दस्त हजर करणाऱ्याची सही:

एकूण: 320.00

सह दु. निबंधक कुर्ला - 4

सह दु. निबंधक कुर्ला - 4

सह दु. निबंधक कुर्ला - 4
मुंबई न्याय क्षेत्रातील मुंबई न्याय क्षेत्रातील

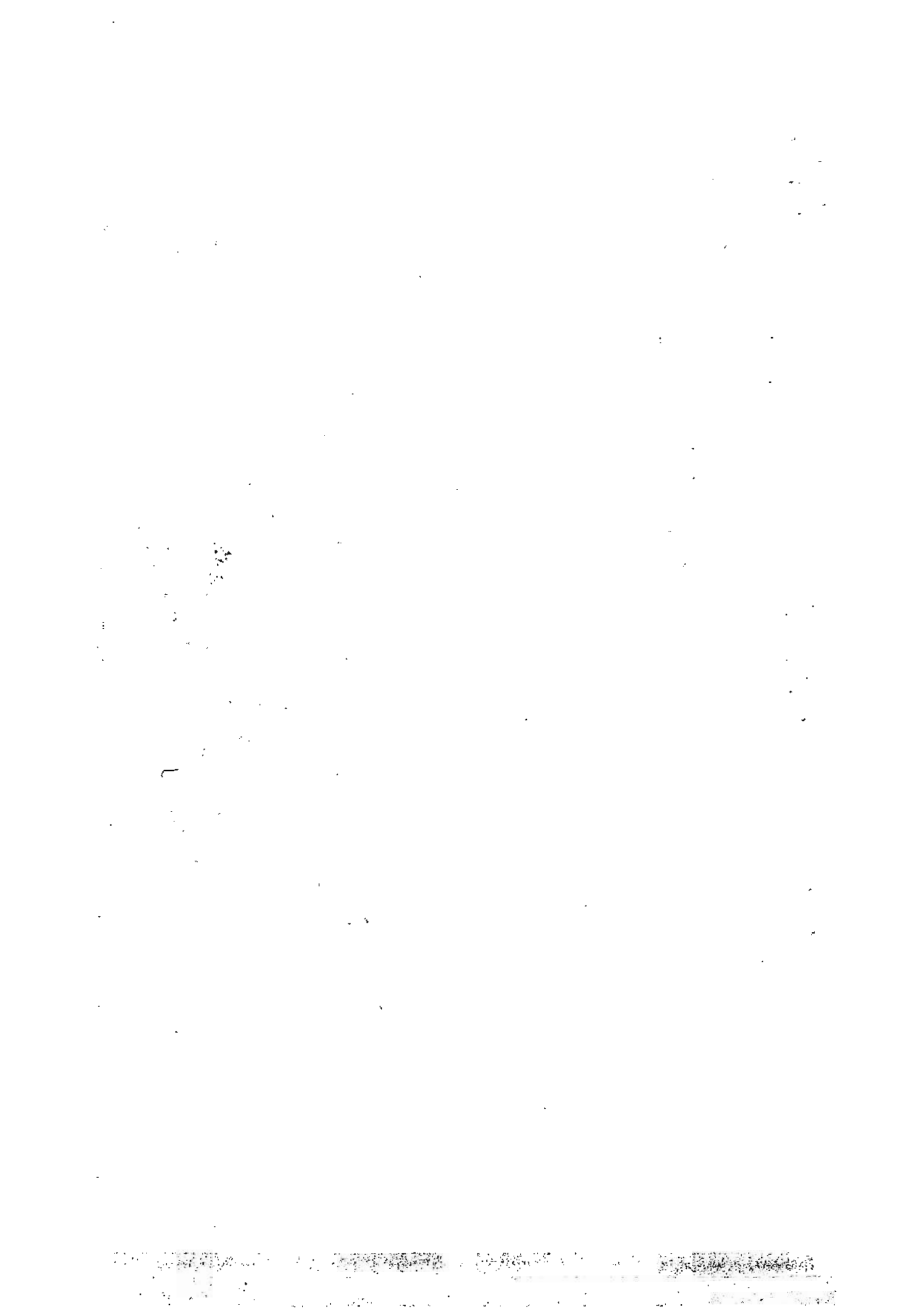
सह दु. निबंधक कुर्ला - 4
मुंबई न्याय क्षेत्रातील मुंबई न्याय क्षेत्रातील

मुद्रांक शुल्क: a जेव्हा तो प्रतीफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही त्यावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 25 / 09 / 2017 07 : 49 : 33 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 25 / 09 / 2017 07 : 51 : 15 PM ची वेळ: (फी)







25/09/2017 8 04:42 PM

दस्त गोषवारा भाग-2

करल4
दस्त क्रमांक:10012/2017 99/95

दस्त क्रमांक :करल4/10012/2017

दस्तावा प्रकार :-कुलमुबत्यारपत्र

करल - १

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

1 नाव:मोहम्मद रफीक खान - -
पत्ता:सदनिका क्र. 17, तिसरा मजला , शीतल चंद्रीका-
सोसायटी, न्यु हॉल रोड , कुर्ला मुंबई , कुर्ला उत्तर ,
MAHARASHTRA, MUMBAI, Non-
Government.
पिन नंबर:AYUPK0250G

कुलमुबत्यार देणार
वय :-36
स्वाक्षरी:-
Rah



2 नाव:फरहीन मोहम्मद रफीक - -
पत्ता:सदनिका क्र. 17, तिसरा मजला , शीतल चंद्रीका
सोसायटी , न्यु हॉल रोड , कुर्ला मुंबई , कुर्ला उत्तर ,
MAHARASHTRA, MUMBAI, Non-
Government.
पिन नंबर: BAYPK0118C

पॉवर ऑफ अटॉर्नी
होल्डर
वय :-33
स्वाक्षरी:-
Faher



वरील दस्तऐवज करून देणार तयाकडील कुलमुबत्यारपत्र चा दस्त ऐवज करून दिल्याचे कमुल करतात.
शिक्का क्र.3 ची वेळ:25 / 09 / 2017 07 : 52 : 13 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:खान मसहर मोह, अशरफ - -
वय:30
पत्ता:रूम नं. 17 शीतल चंद्रीका सोसायटी कुर्ला मुंबई
पिन कोड:400070

स्वाक्षरी



2 नाव:वैभव बावीकर - -
वय:35
पत्ता:बिंबलडन पार्क ठाणे
पिन कोड:400606

स्वाक्षरी



शिक्का क्र.4 ची वेळ:25 / 09 / 2017 07 : 54 : 12 PM

शिक्का क्र.5 ची वेळ:25 / 09 / 2017 07 : 54 : 22 PM नोंदणी पुस्तक 4 मध्ये

सह दु.निबंधक कुर्ला - 4

सह दुय्यम निबंधक कुर्ला - 8 EPayment Details.

मुंबई उपनगर जिल्हा



करल-१		
२०८३२	५३२	१५५
२०२३		

Summary-2(दस्त गोषवारा भाग - २)

करल-४	
१००९२९९	९९
२०१७	

sr. Epayment Number
1 MH005668915201718E

Defacement Number
0003176248201718

10012/2017

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प्रमाणित दस्तावेज के दो-दो या दस्तावेज (९९)
एकूण ३३३३ पाने आहेत
२०१७/ १००९२/ २०१७
पुस्तक क्रमांक १ कर्माकावर नोंदला.
दिनांक २५/७/२०१७

कि. एस. कोतक
सह सहायक निबंधक कुर्ली-४
मुंबई उपनगर जिल्हा



करल - १	
2023	404
2023	

घोषणापत्र

मी फरहान मोहम्मद रफिक खान याद्वारे घोषित करतो की, दुय्यम निबंधक-कुलो - 1

यांचे कार्यालयात किंग्डम करारनाम या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री मोहम्मद रफिक खान व इ. यांनी दि. 25/09/2017 रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादित

करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र

रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही

नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रददबातल वगैरे कोही करचे

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णपणे संक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम

शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक 15/10/2023

Seal

कुलमुखत्यारपत्रधारकाचे नाव

व सही



.....

.....

.....

.....

.....

.....

THE SHEETAL CHANDRIKA CO-OPERATIVE HOUSING SOCIETY LIMITED
(Registered under M. C. S. Act. 1960)

No. 17

Authorised Share Capital Rs. 100,000/- Divided into 1000 Shares each of Rs. 100/-

Member's Register No. 17 Share Certificate No. 17

THIS IS TO CERTIFY that Shri/Smt. Ramchandra

करी - 9		
2023	100	100

of Bombay is the Registered Holder of Shares [2023] from No. 21

to 85 of Rupees Two hundred fifty only / Rs. 250/-

in THE SHEETAL CHANDRIKA CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Two hundred fifty only has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 15th

day of March 1980.

[Signature] Chairman
[Signature] Hon. Secy
[Signature] Member of the Com.





माहिती

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही.
- ओळख-सिद्ध करण्यासाठी, ऑनलाईन अधिप्रमाणित करावे.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधारला देशभरात मान्यता आहे.
- आधार अविष्कृत सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता
S/O अब्बास बलबले, 18/3 शीटल
चंद्रिका हॉस्पिटल, न्यू हॉल रोड, कुर्ला
वेस्ट, मुंबई, कर्ना, महाराष्ट्र. 400070

Address:
S/O Abbas Balbale, 18/3 sheetal
Chandrika CHS, New Hall Road,
Kurla West, Mumbai, Kuria,
Maharashtra, 400070

5526 1356 6618



1947



help@uidai.gov.in



www.uidai.gov.in



करल - १		
२०६९९	३६	१५५
२०२३	आधार	

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India
नोंदविण्याचा क्रमांक / Enrollment No.: 2189/32760/60509

To
अयुब अब्बास बलबले
Ayub Abbas Balbale
S/O Abbas Balbale
18/3 sheetal Chandrika
Kurla West
Mumbai
Kuria
Mumbai Kuria
Maharashtra 400070
976906302
69909197
27/07/2011
MD6990613281



आपला आधार क्रमांक / Your Aadhaar No. :

5526 1356 6618

माझे आधार, माझी ओळख



भारत सरकार
Government of India



अयुब अब्बास बलबले
Ayub Abbas Balbale
जन्म तारीख / DOB : 22/06/1959
पुरुष / Male



5526 1356 6618

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

AYUB ABBAS BALBALE
ABBAS IBRAHIM BALBALE
22/06/1959
Permanent Account Number
ARYPB1898N



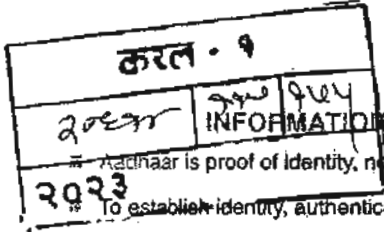


सूचना



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाईन ऑथेंटिकेशन द्वारा प्राप्त करें।



आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 पहचान का प्रमाण ऑनलाईन ऑथेंटिकेशन द्वारा प्राप्त करें।

Aadhaar is proof of identity, not of citizenship.
 To establish identity, authenticate online.

भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O अयुब बलबले, 18/3, शीतल चन्द्रिका बिल्डिंग सो.ओ. न्यू हॉल रोड, मुंबई, महाराष्ट्र, 400070

Address: W/O Ayub Balbale, 18/3, Sheetal Chandrika Co. Op. Housing Society, New Hall Road, Kurla West, Mumbai, Maharashtra, 400070

1847 1800 180 1847 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 001



भारत सरकार
 Unique Identification Authority of India
 Government of India

नमस्कार क्रम / Enrollment No 1216/00017/04066

To:
 सादिका अयुब बलबले
 Sadika Ayub Balbale
 W/O Ayub Balbale
 18/3, Sheetal Chandrika Co. Op. Housing Society
 New Hall Road
 Kurla West
 Mumbai
 Maharashtra 400070
 9833805117

Ref: 332 / 14C / 381715 / 382094 / P



आपका आधार क्रमांक / Your Aadhaar No. :

6269 7296 1927

आधार - आम आदमी का अधिकार

भारत सरकार
 GOVERNMENT OF INDIA

सादिका अयुब बलबले
 Sadika Ayub Balbale

जन्म वर्ष / Year of Birth : 1968
 महिला / Female

6269 7296 1927

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

जेनब हैदर शेख
Zainab Hyder Shaikh
जन्म तिथि/DOB: 08/05/1971
महिला/ FEMALE

5443 7400 0901

माझे आधार, माझी ओळख

FLD No 1

करल - 9

आयकर विभाग
INCOME TAX DEPARTMENT

2537 775 904
मोहोर सरकार
GOVT. OF INDIA

ZAINAB HYDER SHAIKH

ALI SHAIKH

08/05/1971
Permanent Account Number
EOAPS8908K

Zainab
31123042

आधार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
W/O हैदर शेख, वी रुम नं. 03, शाहीन सोसायटी, चेंबूर
महाराष्ट्र, उर. सं. फ्री जेन्स, नवजिवन सोसायटी का ब्लॉक,
शेखी वी.जे. रोड,
मुंबई - 400074

Address:
W/O Haider Shaikh, 6 room
no-C/3, shaheen society,
chembur colony, r.c.marg,
Chembur, opp navjeevan
society, FCI S.O., Mumbai,
Maharashtra - 400074

5443 7400 0901

1000 300 1047 1000@uidai.gov.in www.uidai.gov.in P.O. Box No. 1047, Bangalore-560 047

आयकर विभाग
INCOME TAX DEPARTMENT

आयकर विभाग
INCOME TAX DEPARTMENT

स्थायी लेखा संख्या
Permanent Account Number
FGDPS8654E#

HYDER ALLHA BAKHASH SHAIKH

पितर का नाम/Father's Name
ALLHA BAKASH SHAIKH

जन्म की तारीख/
Date of Birth
15/11/1956

31032021

To: Hyder Allha Bakhsh Shaikh
(हैदर अल्ला बकश शेख)
S/O Allha Bakhsh Shaikh
C/3, Shaheen Building
Mahul Road
Opp Navjevan Society
Chembur
FCI S.O
Mumbai
Maharashtra - 400074

Date: 16/10/2011

Ref. No: 00008768-00096178-00070463

UA 06617919 9 IN

भारत सरकार
GOVERNMENT OF INDIA

हैदर अल्ला बकश शेख
Hyder Allha Bakhsh Shaikh
जन्म वर्ष / Year of Birth: 1956
पुरुष / Male

4922 6240 1847

आधार - सामान्य माणसाचा अधिकार

4

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

RUBINA KHAN
MUHTAR KHAN

29/10/1970
Permanent Account Number
CKEPIK3339H

Rubina

करल - 9

2022	99R	904
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2023

भारत सरकार
GOVT OF INDIA

THE SUB REGISTRAR KURLA

8884 4264 9242

2023

भारत सरकार
Government of India



रुबीना खान
Rubina Khan
जनम तिथि/DOB: 29/10/1970
पलिंग/ FEMALE

8884 4264 9242

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

अन्ना अबे रेडेकर
Anna Abe Redekar
जन्म वर्ष / Year of Birth : 1945
पुरुष / Male

8589 8506 5284

करल - १		
२०२२	७२०	१०५
२०२३		

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

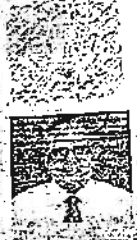
भारत सरकार
GOVT. OF INDIA

REDEKAR ANNA ABA

ABA REDEKAR

01/05/1945
Permanent Account Number
AADPR9810L

Anna Redekar
Signature




THE SHEETAL CHANDRIKA CO-OPERATIVE HOUSING SOCIETY LIMITED
(Registered under M. C. S. Act, 1960)

No. 2
Authorised Share Capital Rs. 100000/- Divided into 2000 Shares each of Rs. 50/-
Member's Register No. 2 Share Certificate No. 2

THIS IS TO CERTIFY that Shri/Smt. Arna Anand

of Bombay is the Registered Holder of Shares [Five] from No. 5
to 9 of Rupees Two hundred fifty only (Rs. 50/- each)

IN THE SHEETAL CHANDRIKA CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society and that upon each of
such Shares the sum of Rupees Two hundred fifty only has been paid.

GIVEN under the Common Seal of the said Society at Bombay this

Day of 15th March 1980


Chairman

Hon. Secretary

Member of the Committee

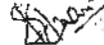


3

आयकर विभाग
INCOME TAX DEPARTMENT
KAUSAR KHAN SUJAT KHAN

SUJAT KHAN
10/07/1956

Permanent Account Number
CLZPK0722R


Signature

भारत सरकार
GOVT. OF INDIA



भारत-सरकार GOVERNMENT OF INDIA	
कासार सुजात खान	
कासार सुजात खान	22 10/07
जन्म तारीख/DOB: 10/07/1956	
पुरुष / MALE	
7065 4411 7199	

माझे आधार, माझी ओळख



इस कार्ड को खोले / यदि यह कृपया सुरक्षित करें / लौटाएं।
आयकर से संबंधित जानकारी, पुनर्पत्र डी एल
वीआईपी मंडीर, कासार खान,
कासार टेलिफोन एक्सचेंज के करीब,
बॉम्बे, पुणे - 411045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Bancer Telephone Exchange,
Bomber, Pune - 411 045
Tel: 91-20-2721 3080, Fax: 91-20-2721 3081
e-mail: info@nsdl.co.in

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: Address:
किसमत मंडीर, 2 रा Kismat Manzil, 2nd floor, Room
No. 44, Sandil Street, Opp
मजना, रूप नं. 44, सांकली Ashadgan, Byculla, Mumbai,
Mumbai,
स्ट्रीट, आशादान समोर, Maharashtra - 400008
भावळठा, मुंबई, मुंबई,
महाराष्ट्र - 400008

1947 1800 308 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

Issued Duplicate in lieu of original Certificate No. 3

Share Certificate No. 3 Member's Regn. No. 3 No. of Shares 5

Share Certificate



Sheetal Chandrika CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 100000/- Divided into 3000 Shares of Rs. 50/- each

Registration No. 3 Date 10/9/33

This is to certify that Shri / Smt. / M/s. KAUSAR SUJAT KHAN

is the Registered Holder of five fully paid up shares of Rs. FIFTY each numbered from 11 to 15 both inclusive, in

Sheetal Chandrika CO-OPERATIVE HSG. SOCIETY LTD.

Subject to the Bye-laws of the said Society

Give Under the Common Seal of the said Society at Bombay

this 15th day of March 1980



Shagufta
Authorised
M.C. Member



Rizwan Kazi
Chairman

P.T.O




भारत सरकार
 Government of India


सैयद हैदर इमाम रिज़वी
 Sayed Haider Imam Rizvi
 जन्म तिथि / DOB : 13/01/1989
 पुरुष / Male


9323 0691 7564

आधार - आम आदमी का अधिकार

2
करल - 9

 स्थाई लेखा संख्या PERMANENT ACCOUNT NUMBER AAAPR7050H	नाम HAIDERIMAN MOHDHADI RIZVI	पिता का नाम / FATHER'S NAME MOHDHADI RIZVI
जन्म तिथि / DATE OF BIRTH 13-01-1989		
हस्ताक्षर / SIGNATURE  आयकर विभाग (सिस्टम्स) DIRECTOR OF INCOME TAX (SYSTEMS)		




भारतीय विशिष्टता प्रणाली प्राधिकरण
 Unique Identification Authority of India

पता: आदमजी मोहम्मद हादी रिज़वी, 7 शीतल चण्डिका 399, हॉल रोड, कर्ला वेस्ट, मुंबई, मुंबई, महाराष्ट्र, 400070
 Address: SQ: Mond Hadi Rizvi, 7 Sheetal Chandrika 399, Hall Road, Kurla West, Mumbai, Kurla, Mumbai, Maharashtra, 400070

9323 0691 7564

1847
1800 300 1847
help@uidai.gov.in
www.uidai.gov.in

(8)



करल
२०२३
२०२३

भारत सरकार
Government of India

मुनीरा महमद इकबाल गालसुल्कर
Munira Mahmed Iqbal Gaisulker
जन्म तारीख / DOB : 29/12/1959
स्त्री / Female

2540 3217 0730

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता
W/O महमद इकबाल गालसुल्कर,
८, शीतल चन्द्रिका को. ओप.
होमिंग सोसायटी, न्यू हॉल रोड,
फ्रेंड कॉलनी, हलाव पूल, कर्ला
वेस्ट, मुंबई, महाराष्ट्र, 400070

Address:
W/O Mahmed Iqbal Gaisulker, 08,
Sheetal Chandrika Co. Op.
Housing Society, New Hall Road,
Friend Colony, Halav Pool, Kurla
West, Mumbai, Maharashtra,
400070

2540 3217 0730

1947 <http://vocal.gov.in> www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AMFPA6402M

धारक का नाम / Name
RIZWAN KARAM HUSSAIN KHAN

पिता का नाम / Father's Name
KARAM HUSSAIN

जारी की तिथि / Date of Issue
 02/04/2014

हस्ताक्षर / Signature

कार्ड नं. 9
 2023

सामान्य मासिक अर्थदाता
 रिजवान करम हुसैन खान
 Rizwan Karam Hussain Khan

सब-रेजिस्ट्रार, दिल्ली
 SUB-REGISTRAR, DELHI

7054 9743 81

सामान्य मासिक अर्थदाता
 सामान्य मासिक अर्थदाता

मासिक अर्थदाता प्रमाणिका
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता / Address:
 105 नूरी गार्डन, मुंबई पुणे
 105 NOORIE GARDEN, MUMBAI
 पुणे रोड, मिलेनियम हॉस्पिटल
 PUNE ROAD, NEAR MILLINIUM
 HOSPITAL KAUSA, Thane,
 मुंबई, महाराष्ट्र, 400612
 Mumbai, Thane
 Maharashtra, 400612

Aadhaar - Aam Aadmi ka Adhikar

आयकर विभाग
 INCOME TAX DEPARTMENT
 SURVE ISMAIL
 SUREMAN DAWOOD SURVE
 15/08/1953
 PAN Card Application Number
 EPLPS9540H
 भारत सरकार
 GOVT OF INDIA

करल - १
 २०२३
 भारत सरकार
 GOVERNMENT OF INDIA



इस्माल सुलेमान सुर्वे
 Ismail Suleman Surve
 जन्म वर्ष / Year of Birth : 1953
 लिंग / Male



6432 2593 2943

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

स. उ. सु. सुलेमान सुर्वे, रूम नं. ११२, Address: S.U. Suleman Surve
 मकान, चौथ्या मंजिला, २०२, Room No-11, 2nd floor, Gauri
 चेंबूर, नवी मुंबई, महाराष्ट्र. Change's Co-Op Housing
 Society, New Mall Road, Near
 400072. Friends Colony, Kurla West, Kurla
 Mumbai, Maharashtra, 400072

1947 1800 1847 helpline@uidai.gov.in www.uidai.gov.in P.O. Box No. 1512, Bangalore-560 001

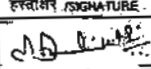
12

स्थायी लेखा अंकन / PERMANENT ACCOUNT NUMBER
ABRPA1477B

नाम / NAME
**MOHDANWAR MOHD ISMAIL
 ADMIKARI**

पिता का नाम / FATHER'S NAME
ISMAIL ADHIKARI

जन्म तिथि / DATE OF BIRTH
29-05-1957

हस्ताक्षर / SIGNATURE


आयकर अधिकारी (कंप्यूटर केंद्र)
 Commissioner of Income-Tax (Computer Operations)

भारत सरकार
 Government of India

अधिकारी मोहम्मद अनवर इस्माईल
 Adhikari Mohammed Anwar Ismail

जन्म तारीख / DOB : 29/05/1957
 पुरुष / Male

6632 1129 0208

आधार - सामान्य माणसाचा अधिकार

करल - 9

2012-13	ml	904
2013		



In case this card is lost/found, kindly inform/return to the issuing authority:
 Commissioner of Income-Tax (Computer Operations),
 C-13, Pratyakshakar Bhavan,
 Bandra-Kurla Complex,
 Mumbai - 400 051.

भारतीय विशिष्ट अंकन प्राधिकरण
 Unique Identification Authority of India

पत्ता / Address:
 S/O: अधिकारी इस्माईल इब्राहिम, S/O: Adhikari Ismail Ibrahim, Flat
 फ्लॉट नं. 12, शेणल चंदनका C/S, No-12, Sheetal Chandnka CHS,
 सोपानवास, 398 नव्य पॅन रोड, कुरला 399 New Link Road, Kurla West,
 400 070 मुंबई, कुरला, महाराष्ट्र. 400070 Mumbai, Kurla, Maharashtra,
 400070

6632 1129 0208

1887 1800 300 1217 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BHAUDDIN MOHAMED JAFFER
JANUDDIN
MOHAMED JAFFER JANUDDIN

05/06/1965
Permanent Account Number
ANRPJ3520E

Signature

करल - 9		
2023	730	904
2023		

भारत सरकार
Government of India

मोहम्मद मोहम्मद जफर जानुद्दीन
Mohammed Mohomed Jaffer Januddin
मोहम्मद मोहम्मद जफर जानुद्दीन
Mohammed Mohomed Jaffer Januddin

6784 9153 2049



आधार - सामान्य माणसनी अधिकार

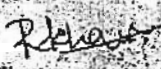
माणसनी ओळख / Enrolment No. 115077014/20615

To
मोहम्मद मोहम्मद जफर जानुद्दीन
Mohammed Mohomed Jaffer Januddin
Mr. Mohammed Jaffer Januddin
House no: 14
Kuria West
093 New Halk road, Shree Sai Chandraji Coprative Housing
Society
Mumbai
Kuria Mumbai Mumbai
Maharashtra 400070
9723817704

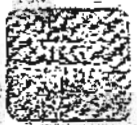

Ref: 462 / DF / 1343381 / 1343709 KP

SE 703763523FT

4

आयकर विभाग
 INCOME TAX DEPARTMENT
 रुसिना खान
 MUKHTAR KHAN
 29/10/1970
 Permanent Account Number
 CKFPK3339H

 Signature

भारत सरकार
 GOVT OF INDIA

करल - 9		
2023	739	904
2023		

भारतीय रिज़र्व बैंक
 Reserve Bank of India

पते: (W.A.) रुसिना खान, मुम्बई, महाराष्ट्र, भारत - 400001
 Address: (W.A.) Mukhtar, Mumbai, Maharashtra, India - 400001



THE SEAL OF THE MUMBAI REGISTRAR GENERAL
 8884 4264 9242
 213 9028 5276

भारत सरकार
 Government of India

रुसिना खान
 Rubina Khan
 जन्म तिथि/DOB: 29/10/1970
 लिंग/ GENDER: FEMALE



8884 4264 9242
 213 9028 5276

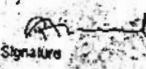
भिरा आधार, भिरा पहचान


आयकर विभाग
INCOME TAX DEPARTMENT
RIZWAN ABDUL JABBAR KHAN

भारत सरकार
GOVT. OF INDIA

ABDUL JABBAR TALUKDAR KHAN

11/06/1963
Permanent Account Number
AJFPK7622N

Signature 



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O: Khan Abdul Jabbar, flat no 16/2nd floor, sheetal Chandrika bldg, halav pool, kuria west, Mumbai, Mumbai, Maharashtra - 400070

3995 3331 9115
VID : 9167 2397 8945 8102

1547 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1847, Bangalore-560 011



करल - 9
2023
2023

भारत सरकार
GOVERNMENT OF INDIA

रिजवान खान
Rizwan Khan
जन्म तारीख/DOB: 11/06/1963
पुरुष / MALE

8113 6778 6449

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAAPZ1213C

पत्ता/Name
KHAN IMRAN AHMED ABdul JABBAR

पत्ता का नाम/Essee's Name
ABDUL JABBAR KHAN

जन्म तारीख/Date of Birth
11/06/1966




भारत सरकार
GOVERNMENT OF INDIA

Khan Imran Ahmed
Abdul Jabbar
DOB: 15/06/1966
MALE
Mobile No: 9879544394

3995 3331 9115
VID : 9167 2397 8945 8102

माझे आधार, माझी ओळख



Issue Date: 22/07/2021



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O: Abdul Jabbar, ओपन कंपनी रूम नं-3, गणेश भवन रोड, गौसा नगर, मुंबई, महाराष्ट्र - 400086

Address
S/O: Abdul Jabbar, Open Company Room No-3, N.S. S Road, Near Gausia Masjid, Narayan Nagar, Mumbai, Mumbai, Maharashtra - 400086

8113 6778 6449


1547 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1847, Bangalore-560 011

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 RIZWAN ABDUL JABBAR KHAN
 ABDUL JABBAR TALUKDAR KHAN
 11/06/1963
 Permanent Account Number
 AJFPK7622N
 Signature  

करत - १
 २०२३ १३३ १५५

भारत सरकार
 GOVERNMENT OF INDIA
 रिजवान खान
 Rizwan Khan
 जन्म तारीख/ DOB: 11/06/1963
 8113 6778 6449
 माझी ओळख




भारतीय विधिक पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 पत्ता:
 S/O अब्दुल जब्बार, ओपन
 कंपनी रुम नो-३, एन एस
 सी रोड, गौसा मस्जिद
 नारायण नगर, मुंबई,
 महाराष्ट्र - 400086
 Address
 S/O: Abdul Jabbar, Opp
 Company Room No-3, N-5
 S' Road, Near Gausia
 Masjid, Narayan Nagar,
 Mumbai, Mumbai,
 Maharashtra - 400086
 8113 6778 6449



जायकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DAWPB1330R

नाम / Name
SADIKA AYUB BALBALE

पिता का नाम / Father's Name
ABDUL RAHIM KAZI

जन्म की तारीख / Date of Birth
20/04/1959

हस्ताक्षर / Signature



जायकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

AYUB ABBAS BALBALE

ABBAS ISRAHIM BALBALE

22/06/1959
Permanent Account Number
ARYPB1896N

Signature



नामांकन क्रम / Enrollment No 1216/00017/04066

To,
सदिका अयुब बलबले
Sadika Ayub Balbale
W/O Ayub Balbale
18/J. Sheetal Chandrika Co. Op. Housing Society
New Hall Road
Kurla West
Mumbai
Maharashtra 400070
9833805117

Ref: 332/14C/381715/382094/P



UE176723678IN

करल - १

२०२३

To
अयुब अब्बास बलबले
Ayub Abbas Balbale
S/O Abbas Balbale
18/3 Sheetal Chandrika CHS No
Kurla West
Mumbai
Maharashtra 400070
9769083021

69909197 27/07/2011



MD699091978FH



भारत सरकार
GOVERNMENT OF INDIA

सदिका अयुब बलबले
Sadika Ayub Balbale

जन्म वर्ष / Year of Birth : 1959
महिला / Female

6269 7296 1927

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

अयुब अब्बास बलबले
Ayub Abbas Balbale

जन्म तारीख / DOB : 22/06/1959
पुरुष / Male

5526 1356 6618

माझी आधार, माझी ओळख




जायकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RIZWAN RAUT
ABDULRAUF HUSSAIN RAUT
06/08/1983
Permanent Account Number
AJVPR0228F

Raut Rizwan
Signature

करल - 9
22/11/2011 9:34/9:04
2023

Enrolment No.: 1216/00016/05177

To,
Rizwan Abdurauuf Raut
रिजवान अब्दुराऊफ राउत
S/O Abdurauuf Raut
39/19, Sheetal Chandrika Building New Hall Road, Haliy
Pool, Friends Colony
Kurnool

18/11/2011



06/08/1983

भारत सरकार
GOVERNMENT OF INDIA



रिजवान अब्दुराऊफ राउत
Rizwan Abdurauuf Raut

वर्ष / Year of Birth : 1983
पुरुष / Male

9488 5935 8567



आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India



रिजवान अब्दुल गनी काजी
Rizwan Abdul Gani Kazi
जन्म वर्ष / Year of Birth : 1967
पुरुष / Male



9505 9270 2821

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
रिजवान अब्दुल गनी काजी
RIZWAN ABDUL GANI KAZI
ABDUL GANI YUSUF KAZI

भारत सरकार
GOVT OF INDIA

01/11/1967

Permanent Account Number
GZEPK4531N




6
भारत सरकार
GOVERNMENT OF INDIA



Arif Abdul Gani Kazi
DOB: 25/01/1967
MALE
Mobile No:
9930447247

5348 2856 4492
VID : 9164 6491 9485 3319

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

रिजवान अब्दुल गनी काजी
Rizwan Abdul Gani Kazi

ADOPK167757

पिता/माता / Father's Name
ABDUL GANI YUSUF KAZI

जन्म तारीख / Date of Birth
25/01/1967



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पत्ता: S/O: अब्दुल गनी काजी, घर: Address: S/O: Abdul Gani Kazi,
महाराष्ट्र (प्लॉट: पीएच 6 शेराड) Maharashtra (Plot No 6 Sherad)
को-ऑपरेटिव्ह सोसायटी, रस्ता: 399 न्यू हॉल रोड, Co-Op.Hsg Society, Sheron Road Lane: 399
नवी मुंबई, अराली, जिल्हा/जिल्हा/सेक्टर: कुर्ता New Hall Road, Arali, Dist./Dist./Sector: Kurta
महाराष्ट्र / महाराष्ट्र / महाराष्ट्र: मुंबई, पोस्ट: (Ward: Village/Town/City: Mumbai, P.O.
कोड: 400070) Kurta, State: Maharashtra, Pin Code: 400070

9505 9270 2821

1947
1800 303 1947
www.uidai.gov.in

AADHAAR
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
C/O: Abdul Gani Kazi, 45 Madina
Manzil, Post Gully Ambedkar Road,
Parel, Mumbai, Mumbai City,
Maharashtra - 400012

5348 2856 4492
VID : 9164 6491 9485 3319




1947

22

भारत सरकार
Government of India

सलमा मोहम्मद अब्बास
Salma Mohd Aslam
जन्म तारीख / DOB: 01/01/1977
स्त्री / Female






9602 1379 1047

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

मो. अयाज मो. अब्बास शाह
Mohd. Aslam Mohd. Abbas Shah
जन्म वर्ष / Year of Birth: 1982
पुरुष / Male

9331 2719 1830

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

SALMA MOHD ASLAM
कर्ता
MOHD YAKUB SHAH
2008/1977
Permanent Account Number
BFJPA8984C
Signature

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

स्थायी खाते क्रमांक
Permanent Account Number Card
BFJPM0360R

नाम / Name
MOHD ASLAM MOHD ABBA'S SHAH

जन्म तारीख / Date of Birth
MOHD ABBA'S SHAH

जन्म वर्ष / Date of Birth
01/01/1982




एन सी आई प्राधिकरण
Unique Identification Authority of India

मो. अयाज मो. अब्बास शाह, रूम नं. 3, मोहम्मदिया वelfare सोसायटी, चव्हाण नं. 3, व. जय महल, दामोदा पण्डेय चौक, कर्ता, मुंबई, महाराष्ट्र, 400070.

9602 1379 1047

1800 302 1947 help@uidai.gov.in www.uidai.gov.in

भारतीय एन सी आई प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

मो. अयाज मो. अब्बास शाह, रूम नं. 3, मोहम्मदिया वelfare सोसायटी, चव्हाण नं. 3, व. जय महल, दामोदा पण्डेय चौक, कर्ता, मुंबई, महाराष्ट्र, 400070.

Address: S/O Mohd. Abbas Shah, Opp. Mohammadiya Welfare Society, Helav Pool Masrani Lane, Room No 3 Chawl No.3, Vjay Mahal, Damodar Pandey Chawl, Kurta, Kurta, Mumbai Maharashtra, 400070


1847 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1847, Bangalore-550 081

17

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


KHAN MOHAMMED ASHRAF
SULTAN HASAN KHAN
09/06/1958
Permanent Account Number
AYUPK0245M



करल - 9		
2023	735	1004
2023		

भारत सरकार
GOVERNMENT OF INDIA

मोहम्मद अशरफ सुलतान खान
Mohammed Ashraf Sultan Khan
जन्म वर्ष / Year of Birth : 1958
पुरुष / Male



3275 2337 0058

भारतीय विशिष्ट जीकॉड प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता S/O मुहम्मद शरफ, फ्रेंड्स कॉलोनी Address: S/O Sultan Khan, NEAR
फ्लोर, १७/3RD FRIENDS COLONY, 17/3RD
मि.एच.एन.एच. न्यू हॉल रोड, कुर्ला FLOOR, SHEETAL CHANDRIKA
वेस्ट, मुंबई, महाराष्ट्र, 400070 C.H.S. NEW HALL ROAD, KURLA
WEST, Kurla, Mumbai,
Maharashtra, 400070

आधार - सामान्य माणसाचा अधिकार

1947 1800 150 1947

help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore 560 901



करल - १

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०२३

आधार

भारत सरकार
Government of India

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेजो संख्या कार्ड
Permanent Account Number Card
AEWPC1392K

नाम/Name
KARIMULLAH MOHAMMED IDRIS
CHAUDHARY
पिता का नाम/Father's Name
MOHAMMED IDRIS CHAUDHARY

2412021

उत्पत्ति की तिथि/
Date of Birth
25/06/1977

Signature
Karimullah

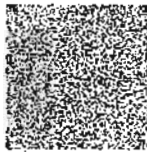
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 2937/07413/00924

To
Karimullah Mohammed Idris Chaudhary

C/O: Mohammed Idris Chaudhary,
Sheetal Cahndrika Co Op Society 3rd Floor Flat N-20,
New Hall Road,
Near Karthika High School,
Kurla West,
VTC: Mumbai, PO: Kurla,
Sub District: Kurla, District: Mumbai Suburban,
State: Maharashtra, PIN Code: 400070
Mobile: 9321519184

77799136



आपका आधार क्रमांक / Your Aadhaar No. :

7128 8455 8298

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



Karimullah Mohammed Idris Chaudhary
DOB: 25/06/1977
Male

7128 8455 8298

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT
SHAGUFTA HANIF SAYED
IBRAHIM YASIN SHAIKH
20/04/1981
Permanent Account Number
CJTPS3226A
Signature

भारत सरकार
GOVT. OF INDIA




10

करोत - 9

भारत सरकार
Government of India

2022
DOB: 20/04/2021
Photo

Issue Date: 14/12/2013



9507 2572 5640

मेरा आधार, मेरी पहचान

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD, IInd Phase,
Navi Mumbai - 400 614.
यदि कोई क्लॉक/पावेष कृपया सूचित करें/आपको
आयकर पैन सेवा यूनिट, एटआईएसएल
प्लॉट नं. 3, सेक्टर 11, सीडीबी, 2^{री} फेज,
नवी मुंबई - 400 614.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Print Date: 19/09/2021

Address: Flat No.10, 1st Floor, Sheetal
Chandrika CHS.L., Navy Hill Road,
Malabarpet, Kurla West, Mumbai,
Maharashtra, 400070

9507 2572 5640

1947 help@uidai.gov.in www.uidai.gov.in

(21)

भारत सरकार
GOVT. OF INDIA
HEEN MOHAMED KHAN
M.S. 100023
12/1980
Remittance Account Number
YRK0118C

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KHAN MOHAMMED RAFIQ
M.A.S. KHAN
02/12/1980
Remittance Account Number
AYPK0250G
Signature

भारत सरकार
GOVERNMENT OF INDIA
मोहम्मद रफ़ीक मोहम्मद अशराफ़ खान
Mohammed Rafiq Mohammed Ashraf Khan
जन्म वर्ष / Year of Birth : 1980

3684 639

THE SEAL OF THE M.B. REGISTRAR KURUKUL
M.B. REGISTRAR - विधानमन्त्र सभागृह का अधिकार
MUNIRAL SURALDANI DIST. RAIPUR

भारत सरकार
Government of India
फारहेन मोहम्मद रफ़ीक खान
Farheen Mohammed Rafiq Khan
जन्म तारीख / DOB : 09/02/1984
स्त्री / Female

7714 7121 3662

माझे आधार, माझी ओळख

13/12/2011

ISSUED Duplicate in lieu of Original Certificate No. 7

Share Certificate No. 7 Member's Regn. No. 7 No. of Shares 5

Share Certificate

Sheetal Chandrika CO-OPERATIVE HOUSING SOCIETY LTD.



(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 1,00,000/- Divided into 2000 Shares of Rs. 50/- each

Registration No. 7 Date 10-9-23

This is to certify that Shri / Smt. / M/s. MRS. KANIZ ZAHRA M.H. RIZVI

is the Registered Holder of five fully paid up shares of Rs. FIFTY each numbered from 31 to 35 both inclusive, in

Sheetal Chandrika CO-OPERATIVE HSG. SOCIETY LTD.,

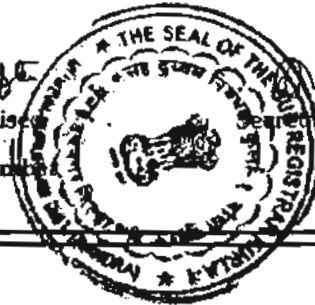
Subject to the Bye-laws of the said Society

Give Under the Common Seal of the said Society at Bombay

this 15 day of MARCH 1980



Shaqib
Authoris
M.C. Mem




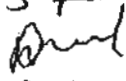
Rizwan Kazi
Chairman

P.T.O

(7)

2023
9
9

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
03-10-2023	57	46	Sayed HAIDER Imam Rizvi Shegufa Authorised M. C. Member  Rizwan Kazi Chairman	57  Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary

कार्यालय - 9
 कोटवाली रोड
 मुंबई - 400 002
 2023





10

THE
No. 10
07

CO-OPERATIVE HOUSING SOCIETY LIMITED
(Registered under the Co. S. Act, 1960)

Authorised Share Capital Rs. 100,000/- Divided into 2000 Shares each of Rs. 50/-
Member's Register No. 10 Share Certificate No. 10

THIS IS TO CERTIFY that Shri/Sri^{ms} Abdul Rehman Ali Nakhawa

of Bombay is the Registered Holder of Shares [Five] from No. 106
to 50 of Rupees Five hundred only [Rs 500/- only]


CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the laws of the said Society and that upon each of
such Shares the sum of Rupees Five hundred only has been paid.

GIVEN under the Common Seal of said Society at Bombay this 15th
day of March 1980.

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

P. T. O.

Date of Transfer	14-2-2015	Transfer No.	586	Share Rgr. No. (old)	10	To whom transferred	 <p>Shahid Sayed, Antrika Co-op. Hsg. Society Ltd Puzhankkatt.</p>	Share Rgr. No. (New)	<p>208 526</p> <table border="1"> <tr> <td>208</td> <td>526</td> <td>944</td> </tr> </table> <p>करल - 9</p>	208	526	944
208	526	944										

20

THE _____ CO-OPERATIVE HOUSING SOCIETY LIMITED
(Registered under M. C. S. Act. 1960)

No. 19

Authorised Share Capital Rs. 1,00,000/- Divided into 2000 Shares each of Rs. 50/-

Member's Register No. 19 Share Certificate No. 19

THIS IS TO CERTIFY that Shri/ Smt. Abdul Sami Mykadam

of Bombay is the Registered Holder of Shares [Five] from No. 37

to 95 of Rupees Two hundred fifty only [RS. 50/- each]

in THE SHEETAL CHANDRIKA CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the By-laws of the said Society and that upon each of such Shares the sum of Rupees Two hundred fifty only has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 15th day of March 1980.

Chairman

Hon. Secretary

Member of the Committee



P. T. O.

2023		2023	
2023		2023	
2023		2023	

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom transferred	Share Regr. No. (New)
0-10-87	37	19	① Share Sanyed Mustagan S. P. S. Mulla ② S. P. S. Mulla ③ S. P. S. Mulla For Shareel Chandrika Secretary	37
12-97	43	19	D. P. S. SANYED MUSTAGAN For Shareel Chandrika Secretary	
			Lien cancelled as per letter dt-27/11/87 dt-25/7/93	
14.8.87	53		ARUMULLA M. M. D. For Shareel Chandrika Co-op. Hsg. Society Ltd Chairman M. C. Member	53

കരല - 9
 2023
 14.8.87



Chairman

Hon. Secretary

Committee Member

Secretary

Chairman M. C. Member

21

6-12-80	2003	2003
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1571
Gndf Rtd

THE ~~CO-OPERATIVE~~ **CO-OPERATIVE HOUSING SOCIETY LIMITED**

(Registered under M. C. S. Act, 1960)

No. 20
 Authorised Share Capital Rs. 2000 - Divided into 2000 Shares each of Rs. 50
 Member's Register No. 20 Share Certificate No. 20

THIS IS TO CERTIFY that Shri/ Smt. Abdul Latif Ayub Alvi

of Bombay is the Registered Holder of Shares [FIVE] from No. 56
 to 100 of Rupees Two hundred fifty only [RS. 50. each]

in THE CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Two hundred fifty only has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 15th day of March 1980.



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

P. T. O.

157 Chaitanya

Memorandum of the transfer of the shares within mentioned shares

Date of Transfer	Transfer No.	Share Reg. No. (Old)	Share Reg. No. (New)
11/11/2015	58	51	8

Share transferred to

Share

Share

Share

Share

Share

Share



Secretary
 Chairman / M. C. Member
 Moh. Rafiq Khan
 Moh. Rafiq Khan
 Hsg. Society Ltd.
 Mysore

Signature
 Rafiq Khan

(17)

THE SHEETAL CHANDRIKA CO-OPERATIVE HOUSING SOCIETY LIMITED
(Registered Under M. C. S. Act. 1960)

No. 16

Authorised Share Capital Rs. 100,000/- Divided into 2000 Shares each of Rs. 50/-

Member's Register No. 16 Share Certificate No. 16

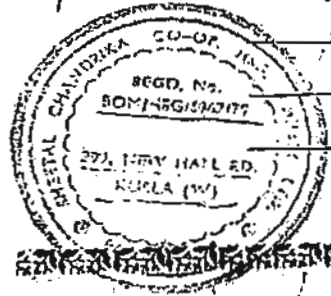
THIS IS TO CERTIFY that Shri/Smt. Sultan Khan Hashm Khan

of Bombay is the Registered Holder of Shares [Five] from No. 76
to 80 of Rupees Two hundred fifty only [Rs. 50/- each]

in THE SHEETAL CHANDRIKA CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society and that upon each of
such Shares the sum of Rupees Two hundred fifty only has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 15/10/80
day of March 1980.



[Signature]

Chairman
Hon. Secretary
Member of the Committee

023
P. T. 023
15/10/80

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom transferred	Share Regr. No. (New)
1/11/92	A2	16	Smt. Hanifabi w/o. SULTAN HASAN KHAN	A2
18/3/2021	51	16	Mohammed Asraf Asraf Sultan Khan	51

For Sheetal Chandrika Co-op. Hsg. Society Ltd
Asraf Khan
 Secretary
 2/4/93

M. Naveen
 Chairman / M. C. Member
 4/4/93 4/4/93

For Sheetal Chandrika Co-op. Hsg. Society Ltd
M. Naveen
 Secretary

Rizwan Khan
 Chairman / M.C. Member



2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987	1986	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970	1969	1968	1967	1966	1965	1964	1963	1962	1961	1960	1959	1958	1957	1956	1955	1954	1953	1952	1951	1950	1949	1948	1947	1946	1945	1944	1943	1942	1941	1940	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929	1928	1927	1926	1925	1924	1923	1922	1921	1920	1919	1918	1917	1916	1915	1914	1913	1912	1911	1910	1909	1908	1907	1906	1905	1904	1903	1902	1901	1900	1899	1898	1897	1896	1895	1894	1893	1892	1891	1890	1889	1888	1887	1886	1885	1884	1883	1882	1881	1880	1879	1878	1877	1876	1875	1874	1873	1872	1871	1870	1869	1868	1867	1866	1865	1864	1863	1862	1861	1860	1859	1858	1857	1856	1855	1854	1853	1852	1851	1850	1849	1848	1847	1846	1845	1844	1843	1842	1841	1840	1839	1838	1837	1836	1835	1834	1833	1832	1831	1830	1829	1828	1827	1826	1825	1824	1823	1822	1821	1820	1819	1818	1817	1816	1815	1814	1813	1812	1811	1810	1809	1808	1807	1806	1805	1804	1803	1802	1801	1800	1799	1798	1797	1796	1795	1794	1793	1792	1791	1790	1789	1788	1787	1786	1785	1784	1783	1782	1781	1780	1779	1778	1777	1776	1775	1774	1773	1772	1771	1770	1769	1768	1767	1766	1765	1764	1763	1762	1761	1760	1759	1758	1757	1756	1755	1754	1753	1752	1751	1750	1749	1748	1747	1746	1745	1744	1743	1742	1741	1740	1739	1738	1737	1736	1735	1734	1733	1732	1731	1730	1729	1728	1727	1726	1725	1724	1723	1722	1721	1720	1719	1718	1717	1716	1715	1714	1713	1712	1711	1710	1709	1708	1707	1706	1705	1704	1703	1702	1701	1700	1699	1698	1697	1696	1695	1694	1693	1692	1691	1690	1689	1688	1687	1686	1685	1684	1683	1682	1681	1680	1679	1678	1677	1676	1675	1674	1673	1672	1671	1670	1669	1668	1667	1666	1665	1664	1663	1662	1661	1660	1659	1658	1657	1656	1655	1654	1653	1652	1651	1650	1649	1648	1647	1646	1645	1644	1643	1642	1641	1640	1639	1638	1637	1636	1635	1634	1633	1632	1631	1630	1629	1628	1627	1626	1625	1624	1623	1622	1621	1620	1619	1618	1617	1616	1615	1614	1613	1612	1611	1610	1609	1608	1607	1606	1605	1604	1603	1602	1601	1600	1599	1598	1597	1596	1595	1594	1593	1592	1591	1590	1589	1588	1587	1586	1585	1584	1583	1582	1581	1580	1579	1578	1577	1576	1575	1574	1573	1572	1571	1570	1569	1568	1567	1566	1565	1564	1563	1562	1561	1560	1559	1558	1557	1556	1555	1554	1553	1552	1551	1550	1549	1548	1547	1546	1545	1544	1543	1542	1541	1540	1539	1538	1537	1536	1535	1534	1533	1532	1531	1530	1529	1528	1527	1526	1525	1524	1523	1522	1521	1520	1519	1518	1517	1516	1515	1514	1513	1512	1511	1510	1509	1508	1507	1506	1505	1504	1503	1502	1501	1500	1499	1498	1497	1496	1495	1494	1493	1492	1491	1490	1489	1488	1487	1486	1485	1484	1483	1482	1481	1480	1479	1478	1477	1476	1475	1474	1473	1472	1471	1470	1469	1468	1467	1466	1465	1464	1463	1462	1461	1460	1459	1458	1457	1456	1455	1454	1453	1452	1451	1450	1449	1448	1447	1446	1445	1444	1443	1442	1441	1440	1439	1438	1437	1436	1435	1434	1433	1432	1431	1430	1429	1428	1427	1426	1425	1424	1423	1422	1421	1420	1419	1418	1417	1416	1415	1414	1413	1412	1411	1410	1409	1408	1407	1406	1405	1404	1403	1402	1401	1400	1399	1398	1397	1396	1395	1394	1393	1392	1391	1390	1389	1388	1387	1386	1385	1384	1383	1382	1381	1380	1379	1378	1377	1376	1375	1374	1373	1372	1371	1370	1369	1368	1367	1366	1365	1364	1363	1362	1361	1360	1359	1358	1357	1356	1355	1354	1353	1352	1351	1350	1349	1348	1347	1346	1345	1344	1343	1342	1341	1340	1339	1338	1337	1336	1335	1334	1333	1332	1331	1330	1329	1328	1327	1326	1325	1324	1323	1322	1321	1320	1319	1318	1317	1316	1315	1314	1313	1312	1311	1310	1309	1308	1307	1306	1305	1304	1303	1302	1301	1300	1299	1298	1297	1296	1295	1294	1293	1292	1291	1290	1289	1288	1287	1286	1285	1284	1283	1282	1281	1280	1279	1278	1277	1276	1275	1274	1273	1272	1271	1270	1269	1268	1267	1266	1265	1264	1263	1262	1261	1260	1259	1258	1257	1256	1255	1254	1253	1252	1251	1250	1249	1248	1247	1246	1245	1244	1243	1242	1241	1240	1239	1238	1237	1236	1235	1234	1233	1232	1231	1230	1229	1228	1227	1226	1225	1224	1223	1222	1221	1220	1219	1218	1217	1216	1215	1214	1213	1212	1211	1210	1209	1208	1207	1206	1205	1204	1203	1202	1201	1200	1199	1198	1197	1196	1195	1194	1193	1192	1191	1190	1189	1188	1187	1186	1185	1184	1183	1182	1181	1180	1179	1178	1177	1176	1175	1174	1173	1172	1171	1170	1169	1168	1167	1166	1165	1164	1163	1162	1161	1160	1159	1158	1157	1156	1155	1154	1153	1152	1151	1150	1149	1148	1147	1146	1145	1144	1143	1142	1141	1140	1139	1138	1137	1136	1135	1134	1133	1132	1131	1130	1129	1128	1127	1126	1125	1124	1123	1122	1121	1120	1119	1118	1117	1116	1115	1114	1113	1112	1111	1110	1109	1108	1107	1106	1105	1104	1103	1102	1101	1100	1099	1098	1097	1096	1095	1094	1093	1092	1091	1090	1089	1088	1087	1086	1085	1084	1083	1082	1081	1080	1079	1078	1077	1076	1075	1074	1073	1072	1071	1070	1069	1068	1067	1066	1065	1064	1063	1062	1061	1060	1059	1058	1057	1056	1055	1054	1053	1052	1051	1050	1049	1048	1047	1046	1045	1044	1043	1042	1041	1040	1039	1038	1037	1036	1035	1034	1033	1032	1031	1030	1029	1028	1027	1026	1025	1024	1023	1022	1021	1020	1019	1018	1017	1016	1015	1014	1013	1012	1011	1010	1009	1008	1007	1006	1005	1004	1003	1002	1001	1000	999	998	997	996	995	994	993	992	991	990	989	988	987	986	985	984	983	982	981	980	979	978	977	976	975	974	973	972	971	970	969	968	967	966	965	964	963	962	961	960	959	958	957	956	955	954	953	952	951	950	949	948	947	946	945	944	943	942	941	940	939	938	937	936	935	934	933	932	931	930	929	928	927	926	925	924	923	922	921	920	919	918	917	916	915	914	913	912	911	910	909	908	907	906	905	904	903	902	901	900	899	898	897	896	895	894	893	892	891	890	889	888	887	886	885	884	883	882	881	880	879	878	877	876	875	874	873	872	871	870	869	868	867	866	865	864	863	862	861	860	859	858	857	856	855	854	853	852	851	850	849	848	847	846	845	844	843	842	841	840	839	838	837	836	835	834	833	832	831	830	829	828	827	82
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Memorandum of the names of the shares mentioned shares

Date of Transfer	Transfer No.	Share Register No. (Old)	To Whom Transferred	Share Register No. (New)
11-10-88	39	18	Shri. M. B. ...	39
3-10-88	39	29	Smt. Ganesh ...	39

04/10/23 58 39 Rizwan Abdul Rauf 58




Chairman of the Society
 Chairman of the Society

2023	2023
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करल - १		
27/03	944	904
2023		

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom transferred	Share Regr. No. (New)
1-4-95		8-5	Mrs. MUNIRA IQBAL GALSUKAR  Secy. (I)	45



Chairman

Hon. Secretary

Committee Member

6 SIX

THE _____ CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M. C. S. Act, 1960)

No. 6

Authorised Share Capital Rs. 100000/- Divided into 2000 Shares each of Rs. 50/-

Member's Register No. 6 Share Certificate No. 6

THIS IS TO CERTIFY that Shri/Smt. Allisahab Bawa Sahab Kazi

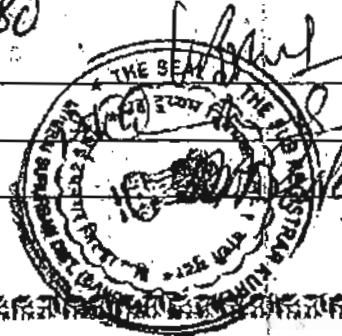
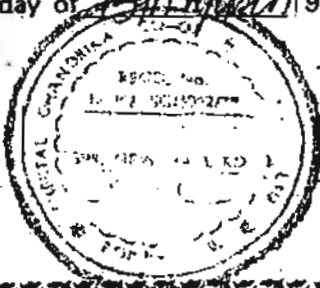
of Bombay is the Registered Holder of Shares [Five] from No. 26

to 30 of Rupees Two hundred fifty only [Rs. 50/- each

in THE SHANTAL CHANDWANI CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Two hundred fifty only has been paid.

GIVEN under the Common Seal of the said Society at Bombay this day of 15th March 1980



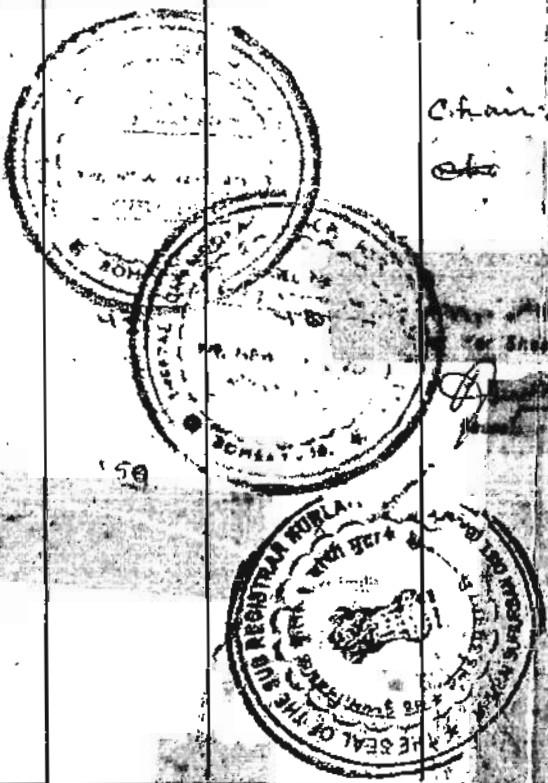
Chairman	<u>2023</u>
Hon. Secretary	<u>2023</u>
Member of the Committee	<u>2023</u>

P. T. O.

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom transferred	Share Regr. No. (New)
14-7-99	6	6	Shri Shankar Bawa Sahib Kazi Chairman Secretary etc 24/7/99 Yusuf Kazi Chairman Rizwan Abdul Gani Kazi Arif Abdul Gani Kazi	40 59 59

2023
2022
2021



Chairman

Hon. Secretary

Committee Member

25

THE SNEHAL CHANDRIKA CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M. C. S. Act. 1960)

No. 11

Authorised Share Capital Rs. 100000/- Divided into 2000 Shares each of Re. 50/-

Member's Register No. 11 Share Certificate No. 11

THIS IS TO CERTIFY that Shri/ Smt. Sulaman Dawood Surve

of Bombay is the Registered Holder of Shares Five from No. 1

to 5 of Rupees Two hundred fifty only

in THE SNEHAL CHANDRIKA CO-OPERATIVE HOUSING SOCIETY LTD

subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Two hundred fifty only has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 15th day of March 1980.



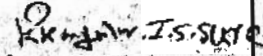
[Signature] Chairman
[Signature] Hon. Secretary
[Signature] Member of the Committee



25	
11	15/3/80

11

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom transferred	Share Regr. No. (New)
15-9-81 		11	MR. ISMAIL SULEMAN SURVE For Share of Chandrika Co. op. Ins. Society Ltd  Secretary  Chairman I. M. C. Mumbai	27

6. 12. 50
 20. 5. 50
 023



Chairman

Secretary

Committee Member

55

NO. 1	1500	1500
NO. 2	1500	1500
NO. 3	1500	1500
NO. 4	1500	1500
NO. 5	1500	1500



CO-OPERATIVE HOUSING SOCIETY LTD.
(Registered under the Co-operative Societies Act, 1960)

Authorized Share Capital - Rs. 100000/- Divided into _____ Shares each of Rs. 50/-
 Member's Register No. 5 Share Certificate No. 15

THIS IS TO CERTIFY that Shri/Smt: Shri. Ramchandra Ram

of Bombay is the Registered Holder of Shares [15] from No. 21
 to 25 of Rupees Two hundred fifty only [Rs. 50/- each]
 in THE _____ CO-OPERATIVE HOUSING SOCIETY LTD.
 subject to the Bye-laws of the said Society and that upon each of
 such Shares the sum of Rupees Two hundred fifty only has been paid.

GIVEN under the Common Seal of the said Society at Bombay this
 day of 15th March 1980.

Chairman

Hon. Secretary

Member of the Committee

P. T. O.

Memorandum of the within mentioned States



Date of Transfer	Transfer No.	Share Reg. No.	To Whom transferred	Share Reg. No. (New)
16/7/05	05		Raja-Ranje Rane Total Chandrike Co-op. Hsg. Society Ltd. <i>(Signature)</i> Secretary	<i>(Signature)</i> Chairman / C. Member

200	200	
200	200	
200	200	
200	200	

Chairman



Hon. Secretary

Committee Member

5

भारतीय सरकार
GOVERNMENT OF INDIA

राज्य शासकीय राज्य
Rajon Rajon Rane
जन्म वर्ष : Year of Birth: 1958
पुलक / Male

5116 4170 1862

आधार - सामान्य माणसाचा अधिकार

करल - 9		
2017	565	904
2023		



भारतीय विशिष्ट पहचान प्राधिकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O: राजकीय शासक, तलाक गुज मंडळ, Address: S/O: राजकीय शासक, तलाक गुज मंडळ, Kuria, Maharashtra, 400070
 पत्र म-6 सीएस प्रसिद्ध विनिर्देश मंडळ Halay, P.O. Chandnha, Kuria, Maharashtra, 400070
 पोस्ट कुर्या क्षेत्र, कुर्या, तलाक गुज, Kuria West, Kuria, Mumbai, Kuria, Maharashtra, 400070

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2023	
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AJRPR0251N	
Permanent Account No. 271111958	
RAJANI RAMCHANDRA RANE	
RAJANI R RANE	
भारत सरकार	INCOME TAX DEPARTMENT
GOVT. OF INDIA	

Share Certificate No. 1

Member's Regd. No. _____ No. of Shares _____

Share Certificate
Sheetal Chandrika

Housing Society Ltd.
(Registered under the M.C.S. Act, 1960)

Regn. No. _____ Date _____

This is to certify that Shri/Smt./M/s.

HYDER ALIHA BAKHASH SHAIKH
ZAINAB HYDER SHAIKH

Is the Registered Holder of FL. & No. 1
fully paid up share of Rs. FIFTY each
numbered from 1 to 5

both inclusive, in _____

Co-op. Hsg. Soc. Ltd., _____

subject to the Bye-laws of the Said Society

Given under the Common Seal of the said Society at
Bombay this 15th day of
March 20 1980

Shagufta Authorised
Rizwan Kazi Secretary
Chairman

A.C. Member

Received the Share Certificate

Receiver's Signature

Issued Duplicate in lieu of original certificate

Share Certificate Member's Regn. No. 1 No. of Shares 5



Certificate

Share Certificate of Sheetal Chandrika CO-OPERATIVE HOUSING SOCIETY LTD.



(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 100000/- Divided into 2000 Shares of Rs. 50 each

Registration No. 1 Date 30/10/82

This is to certify that Shri / Smt. /M/s. HYDER ALIHA BAKHASH SHAIKH
ZAINAB HYDER SHAIKH is the Registered Holder of 5 fully paid up shares
of Rs. FIFTY each numbered from 1 to 5 both inclusive, in

Sheetal Chandrika CO-OPERATIVE HSG. SOCIETY LTD.

Subject to the Bye-Laws of the said Society

Given Under the Common Seal of the said Society at Bombay
this 15th day of March 20 1980.



Shagufta
Authorised
M.C. Member

Amir
Secretary

Rizwan Kazi
Chairman

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THE SHEETAL BHADRAKA CO-OPERATIVE HOUSING SOCIETY LIMITED
(Registered under M.C. S. Act. 1960)

No. 13

Authorised Share Capital Rs. 1,00,000/- Divided into 2000 Shares each of Rs. 50/-

Members Register No. 13 Share Certificate No. 13

THIS IS TO CERTIFY that Shri/Smt. Ratima Kadis Parbat

of Bombay is the Registered Holder of Shares [Five] from No. 61

to 65 of Rupees Two hundred fifty only [Rs. 50/- each]

in THE SHEETAL BHADRAKA CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Two hundred fifty only has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 15th day of March 1980



Chairman

Hon. Secretary

Member of the Committee

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Memorandum of the transfer of within mentioned Shares

Date of Transfer	Transfer No.	Share Regr. No.	Shareholder's Name	Share Regr. No.
6-11-81		13	Shri. S. Chandrasekhar For Shri S. Chandrasekhar, Hsg. Society, ...	28
6-11-85	32	28	Shri.	32



For Trustee Chandrika Co-op. Hsg. Society Ltd.
 Chairman / M. C. Member



2023

Hon. Secretary

Company Secretary

करले - १
 २०२३
 १६
 १७

भारत सरकार
 नारायण शशिदास पाल
 Narayan Shashitani Pal
 जन्म वर्ष / Year of Birth : 1986
 पुरुष / Male

3571 3914 8936

अधिवार - सामान्य माणसाचा अधिकार

करल - 9
 2023



ADVOCATE
**BAR COUNCIL OF
 MAHARASHTRA & GOA**
 HIGH COURT, BOMBAY
 ☎ 2267 3371 / 2265 6567



NAME: Asif Mohd Shaikh
 RESIDENCE: Kuria, Mumbai
 ROLL No: 1472 / 1995
 ENROLLED ON: 15.06.1995
 DATE OF BIRTH: 02.10.1986

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२०२०	१००१०
२०२३	



369/20614

रविवार, 15 ऑक्टोबर 2023 4:07 म.नं.

दस्त गोश्वारा भाग-1

करल 1

दस्त क्रमांक: 20614/2023

दस्त क्रमांक: करल 1 /20614/2023

बाजार मुल्य: रु. 7,03,01,500/-

मोबदला: रु. 4,29,88,500/-

भरलेले मुद्रांक शुल्क: रु.35,15,075/-

दु. नि. सह. दु. नि. करल 1 यांचे कार्यालयात

पावती:23165

पावती दिनांक: 15/10/2023

अ. क्रं. 20614 वर दि.15-10-2023

सादरकरणाचे नाव: मेसर्स बाबामिया इंफ्रास्ट्रक्चर एनएलपी सर्वे भागीदार मोईनुद्दीन शहीद शेख

रोजी 3:58 म.नं. बा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

दस्त हजर करणाऱ्याची सही:

एकूण: 32000.00

दु. नि. सह. दु. नि. निवधक

कुर्ला-1 (वर्ग-2)

सह. दु. नि. सह. निवधक

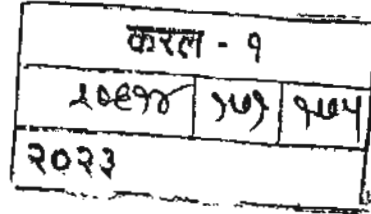
कुर्ला-1 (वर्ग-2)

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (एक) कोगत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोगत्याही कटक क्षेत्राच्या हद्दीत किंवा उम-बंड (वोन) मध्ये नमूद न केलेल्या कोगत्याही नागरी क्षेत्रात

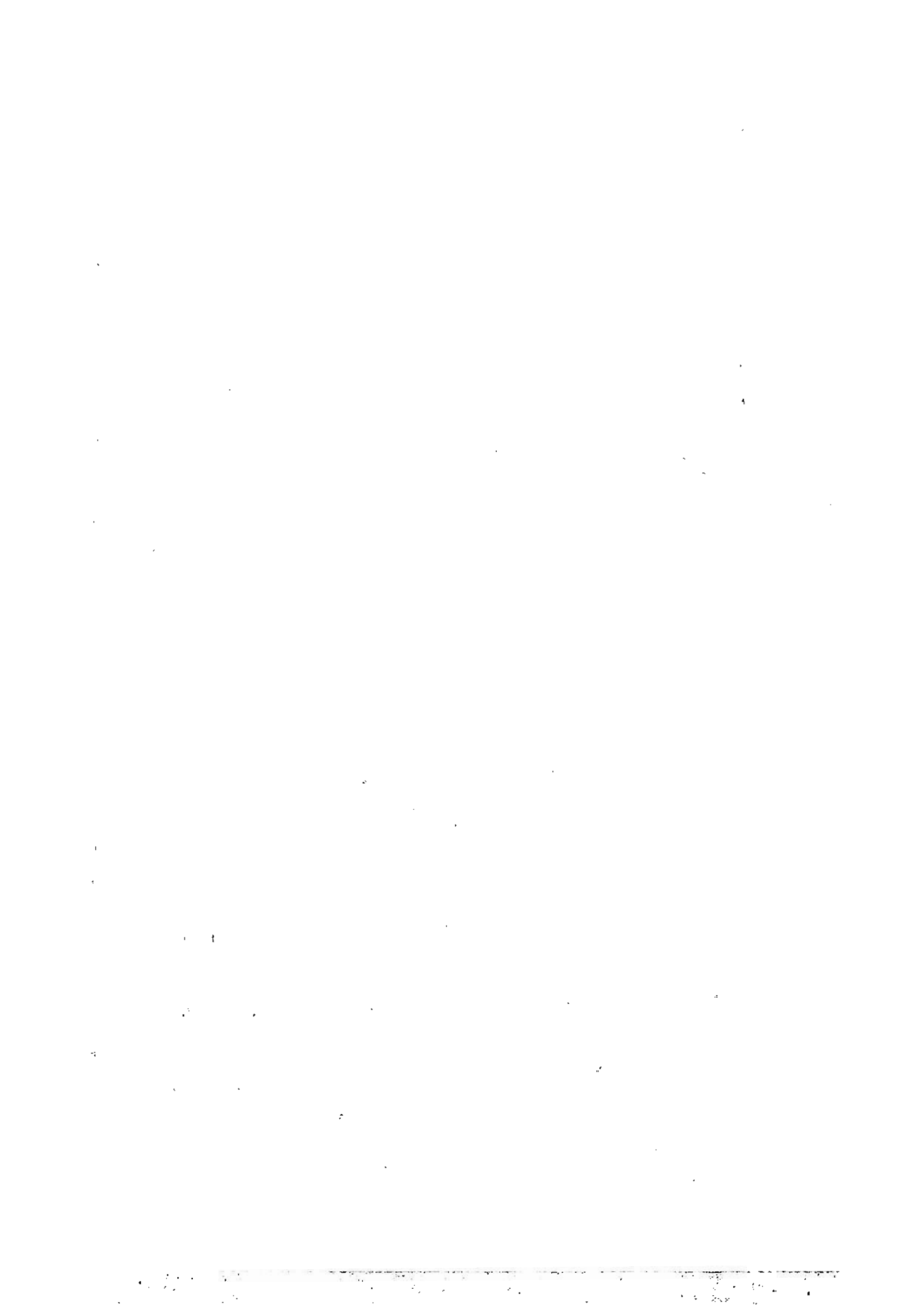
शिक्का क्रं. 1 15 / 10 / 2023 03 : 58 : 28 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 15 / 10 / 2023 03 : 59 : 13 PM ची वेळ: (फी)



PAY 1020184610786

कमी पडलेली पाने
DHL की रु. 1500/- दि. 18/10/2023रोजी पा. क्र. 23210/2023
अन्वये जमा केलीसह दु. नि. सह. निवधक
कुर्ला-1 (वर्ग-2)





15/10/2023 4 22:29 PM

दस्त भोपवारा भाग-2

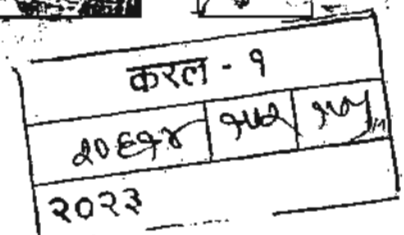
करल1

दस्त क्रमांक:20614/2023

दस्त क्रमांक :करल1/20614/2023

दस्ताचा प्रकार :-विकसनकरारनामा

























अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड तर्फे बेजरमन रिझर्वान अब्दुल गानी काझी पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ABCAS6666E	लिहून देणार वय :-59 स्वाक्षरी:- <i>Pigeon Kagi</i>		
2	नाव:शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड तर्फे सेक्रेटरी रिझर्वान अब्दुल जब्बर खान पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ABCAS6666E	लिहून देणार वय :-60 स्वाक्षरी:- <i>am</i>		
3	नाव:शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड तर्फे ट्रेझरर सयुक्ता हनीफ सैयद पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ABCAS6666E	लिहून देणार वय :-42 स्वाक्षरी:- <i>Shayyfa</i>		
4	नाव:मेसर्स दादामिया इंफ्रास्ट्रक्चर एलएनपी तर्फे भागीदार मोईनुद्दीन शहीद शेख पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: कोहिनूर सिटी मॉल, ब्लॉक नं. -, रोड नं: किरोल रोड, ऑफ, एल.बी.एस. मार्ग, कुर्ला (पश्चिम), मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAFPD4553J	लिहून देणार वय :-37 स्वाक्षरी:- <i>Moinuddin</i>		
5	नाव:हेदर अल्ताह बख्श शेख पत्ता:प्लॉट नं. 1, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ABCAS6666E	मान्यता देणार वय :-67 स्वाक्षरी:- <i>SH-MYD</i>		
6	नाव:सौनाब हेदर शेख पत्ता:प्लॉट नं. 1, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ABCAS6666E	मान्यता देणार वय :-52 स्वाक्षरी:- <i>Zainab</i>		
7	नाव:अश्रफा अथा रेडेकर पत्ता:प्लॉट नं. 2, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ABCAS6666E	मान्यता देणार वय :-78 स्वाक्षरी:- <i>ASHRAF</i>		
8	नाव:कौसर सुजत खान पत्ता:प्लॉट नं. 3, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ABCAS6666E	मान्यता देणार वय :-67 स्वाक्षरी:- <i>Kousar</i>		
9	नाव:रविना सुखदर खान पत्ता:प्लॉट नं. 4, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ABCAS6666E	मान्यता देणार वय :-53 स्वाक्षरी:- <i>Ravina</i>		
10	नाव:राजन रावजी राणे पत्ता:प्लॉट नं. 05, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ABCAS6666E	मान्यता देणार वय :-65 स्वाक्षरी:- <i>Rajan</i>		

















करल - १

10/15/23, 4:20 PM

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गा.नं. 303	गा.नं. 303

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|---|--|--|---|
| <p>11 नाव:रिसवान अब्दुल गणी कासी
पत्ता:प्लॉट नं: 06, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को-
ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड,
कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर:ABCAS6666E</p> | <p>वय :-59
स्वाक्षरी:-
<i>Rogawala</i></p> |  |  |
| <p>12 नाव:अरिफ अब्दुल गणी कासी
पत्ता:प्लॉट नं: 06, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को-
ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड,
कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर:ABCAS6666E</p> | <p>मान्यता देणार
वय :-56
स्वाक्षरी:-
<i>Arifi</i></p> |  |  |
| <p>13 नाव:सय्यद हैदर इनाम रिझवी
पत्ता:प्लॉट नं: 07, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को-
ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड,
कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर:ABCAS6666E</p> | <p>मान्यता देणार
वय :-54
स्वाक्षरी:-
<i>Rizvi</i></p> |  |  |
| <p>14 नाव:मुनिरा इकबाल गालसुलकर
पत्ता:प्लॉट नं: 08, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को-
ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड,
कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर:ABCAS6666E</p> | <p>मान्यता देणार
वय :-63
स्वाक्षरी:-
<i>MUNIRA M.J
GALSULKAR</i></p> |  |  |
| <p>15 नाव:अनवर करम हुसैन खान
पत्ता:प्लॉट नं: 09, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को-
ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड,
कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर:ABCAS6666E</p> | <p>मान्यता देणार
वय :-44
स्वाक्षरी:-
<i>Anwar</i></p> |  |  |
| <p>16 नाव:शुभफा हनीफ सय्यद
पत्ता:प्लॉट नं: 10, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को-
ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड,
कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर:ABCAS6666E</p> | <p>मान्यता देणार
वय :-42
स्वाक्षरी:-
<i>Shagbta</i></p> |  |  |
| <p>17 नाव:इस्माईल सुनेमान सुर्जे
पत्ता:प्लॉट नं: 11, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को-
ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड,
कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर:ABCAS6666E</p> | <p>मान्यता देणार
वय :-70
स्वाक्षरी:-
<i>Surji</i></p> |  |  |
| <p>18 नाव:मोहम्मद अनवर इस्माईल अधिकारी
पत्ता:प्लॉट नं: 12, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को-
ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड,
कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर:ABCAS6666E</p> | <p>मान्यता देणार
वय :-67
स्वाक्षरी:-
<i>Adikari</i></p> |  |  |
| <p>19 नाव:रिसवान अब्दुल जब्बार खान
पत्ता:प्लॉट नं: 15, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को-
ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड,
कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर:ABCAS6666E</p> | <p>मान्यता देणार
वय :-60
स्वाक्षरी:-
<i>Khann</i></p> |  |  |
| <p>20 नाव:मोहम्मद अशरफ सुलतान खान
पत्ता:प्लॉट नं: 17, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को-
ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड,
कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर:ABCAS6666E</p> | <p>मान्यता देणार
वय :-56
स्वाक्षरी:-
<i>A Khan</i></p> |  |  |
| <p>21 नाव:अशरफ सुलतान खान
पत्ता:प्लॉट नं: 18, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को-
ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड,
कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर:ABCAS6666E</p> | <p>मान्यता देणार
वय :-65
स्वाक्षरी:-
<i>Asaf Khan</i></p> |  |  |
| <p>22 नाव:अशरफ सुलतान खान
पत्ता:प्लॉट नं: 18, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को-
ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड,
कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर:ABCAS6666E</p> | <p>मान्यता देणार
वय :-55
स्वाक्षरी:-
<i>Sulthan</i></p> |  |  |



23	नाम:रिसवान अब्दुल रौफ राजत पत्ता:प्लॉट नं: 19, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को- ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड, कुर्ना पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:ABCAS6666E	मान्यता देणार वय :-40 स्वाधरी:- <i>Plant</i>		
24	नाम:करीमुल्लाह मोहम्मद इदरीस चौधरी पत्ता:प्लॉट नं: 20, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को- ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड, कुर्ना पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:ABCAS6666E	मान्यता देणार वय :-46 स्वाधरी:- <i>Karimullah</i>		
25	नाम:मोहम्मद रफीक मोहम्मद अशरफ खान तर्फे मुख्तार म्हणून फरहीन मोहम्मद रफिक खान पत्ता:प्लॉट नं: 21, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को- ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड, कुर्ना पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:ABCAS6666E	मान्यता देणार वय :-38 स्वाधरी:- <i>Sar</i>		
26	नाम:फरहीन मोहम्मद रफिक खान पत्ता:प्लॉट नं: 21, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को- ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड, कुर्ना पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:ABCAS6666E	मान्यता देणार वय :-38 स्वाधरी:- <i>Sar</i>		
27	नाम:मोहम्मद असलम मोहम्मद अब्बास शाह पत्ता:प्लॉट नं: 22, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को- ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड, कुर्ना पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:ABCAS6666E	मान्यता देणार वय :-43 स्वाधरी:- <i>M.A.S.</i>		
28	नाम:सलमा मोहम्मद असलम पत्ता:प्लॉट नं: 22, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को- ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड, कुर्ना पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:ABCAS6666E	मान्यता देणार वय :-46 स्वाधरी:- <i>S.S.</i>		
29	नाम:रिजवान अब्दुल जबर खान पत्ता:प्लॉट नं: 16, माळा नं: -, इमारतीचे नाव: शीतल चंद्रिका को- ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: न्यू हॉल रोड, कुर्ना पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:ABCAS6666E	मान्यता देणार वय :-60 स्वाधरी:- <i>R.W.</i>		

थरीम दस्तऐवज करून देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करून दिव्याचे कडून करतात.
शिकका क्र.3 ची वेळ:15 / 10 / 2023 04 : 16 : 12 PM

ओळख:-

जवनील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात

अतु क्र. घसरकारचे नाव व पत्ता

1 नाम:शेख मोहम्मद आसिफ --
वय:56
पत्ता:चेंदूर, मुंबई
पिन कोड:400071

2 नाम:नारायण पाल
वय:36
पत्ता:चेंदूर, मुंबई
पिन कोड:400071

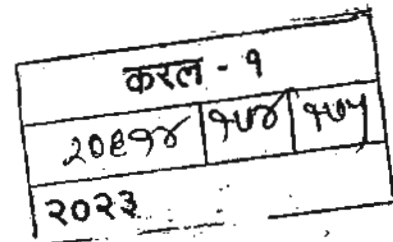
छायाचित्र

ठसा प्रमाणित



शिकका क्र.4 ची वेळ:15 / 10 / 2023 04 : 17 : 25 PM

सह. दुय्यका निवधक
कुर्ना-9 (वर्ग-2)



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100901/530/23/K/750/23	-	3515075	SD		
2		DHC		1023143005399	2000	RF	1023143005399D	15/10/2023
3		eChallan		MH009089074202324M	30000	RF	0004985425202324	15/10/2023

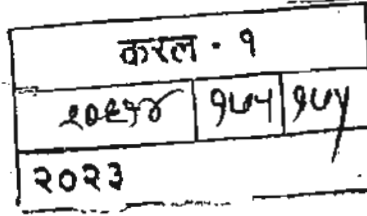
[SD:Stamp; Duty] [RF:Registration Fee] [DHC: Document Handling Charge:s]

20614 /2023

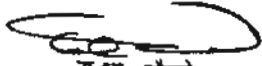
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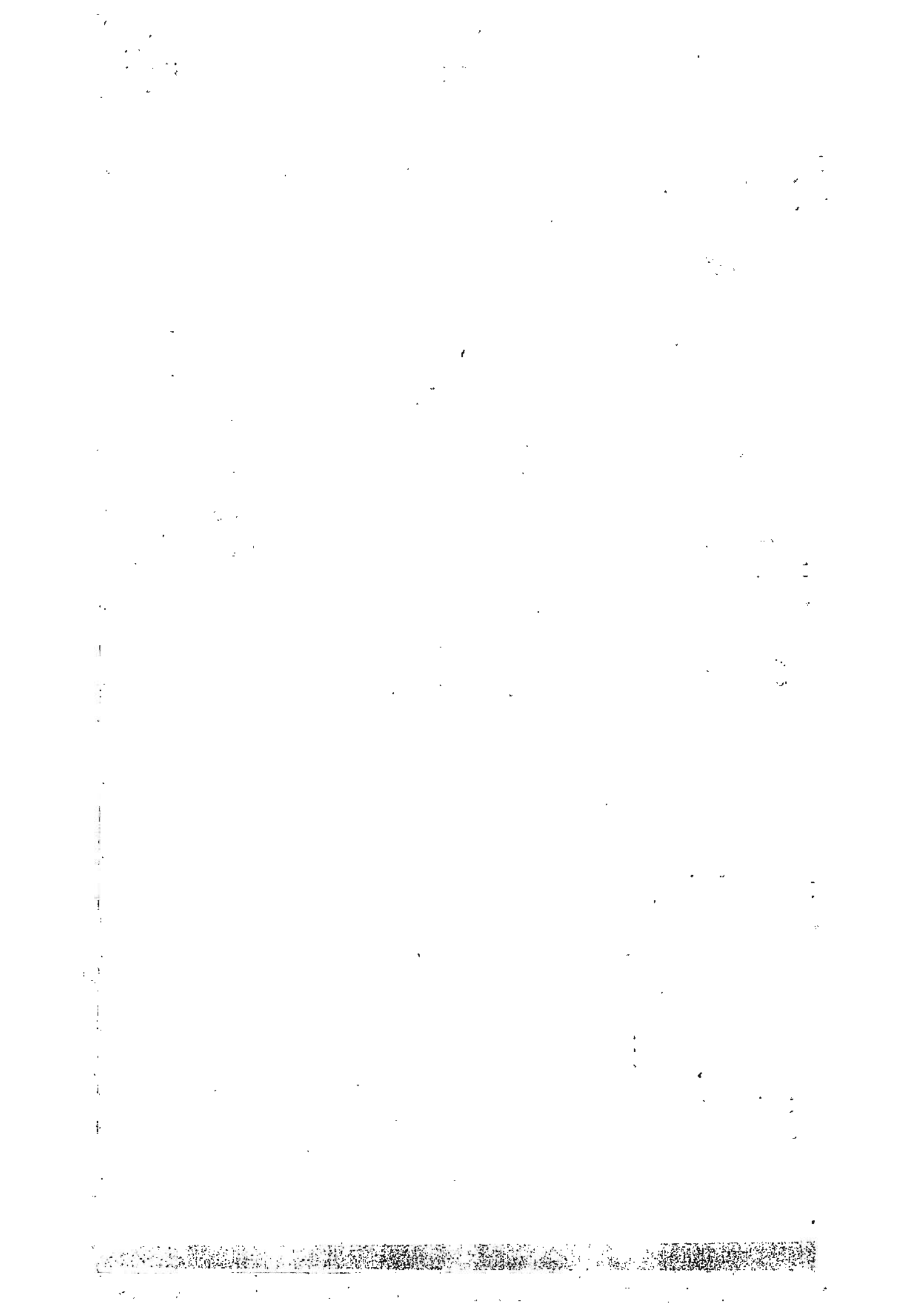


माहित करण्यात येते कि या दस्तावेज
एकूण २०६९४...पत्रावली पत्रे आहेत
करल-१/ २०६९४ १३/१०/२३
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक १६/१०/२०२३


सु.भा. कुलकर्णी
सहा. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा

1920







18/10/2023

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. कुर्ला 1

दस्ता क्रमांक : 20614/2023

नोदणी :

Regn:83m

गावाचे नाव : कुर्ला

(1)चिनेवाचा प्रस्तर	विकसनकरारनामा
(2)भोवदना	42988500
(3) राजारभाव(भाडेपट्टयान्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	70301500

(4) भू-सापन,पोटहिस्सा व वक्रक्रमांक(अमल्यास)

1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: विकसनकरारनामा मॉजे कुर्ला-2,सी. टी. एस. नं. 834 आणि 835(भाग),जमिनीचे क्षेत्रफळ 982 चौ. मीटर्स व त्यावरील बांधकाम,शीतल चंद्रिका को-ऑप. हौसिंग सोसायटी लिमिटेड,न्यू हॉल रोड,कुर्ला(पश्चिम),मुंबई - 400070. सद्य दस्त अभिनिर्णयाकरिता मादर केला असून प्रकरण क्र. एडीजे/1100901/530/2023/के/750/23 दिनांक 12/09/2023 अन्वये मदर मिळकतीचे बाजारमूल्य रु. 7,03,01,500/-,भोवदना रु. 4,29,88,500/- तुसार येणारे मुद्रांक शुल्क रु. 35,15,075/- दिनांक 06/10/2023 रोजी भरून दिनांक 10/10/2023 रोजी अभिनिर्णित केलेले आहे व इतर माहिती दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 834 and 835 (part) ;))

(5) क्षेत्रफळ

1) 982 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तगिरेज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिलाणी न्यायालयाचा हुकूमनामा किंवा आदेश अनन्यास,प्रतिवादिचे नाव व पत्ता.

- 1): नाव:-शीतल चंद्रिका को-ऑप. हौसिंग सोसायटी लिमिटेड तर्फे खैरमन रिझवान अब्दुल गानी कासी वय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 2): नाव:-शीतल चंद्रिका को-ऑप. हौसिंग सोसायटी लिमिटेड तर्फे मेक्रेटरी रिझवान अब्दुल जव्वर खान वय:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 3): नाव:-शीतल चंद्रिका को-ऑप. हौसिंग सोसायटी लिमिटेड तर्फे ट्रेझरर शयुक्ता हनीफ सय्यद वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 4): नाव:-ईदर अब्दुल वखश वय:-67; पत्ता:-प्लॉट नं: 1, माळा नं:-, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं:-, रोड नं:- न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 5): नाव:-अनाब ईदर शेख वय:-52; पत्ता:-प्लॉट नं: 1, माळा नं:-, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं:-, रोड नं:- न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 6): नाव:-अण्णा अंबा रेडिकर वय:-78; पत्ता:-प्लॉट नं: 2, माळा नं:-, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं:-, रोड नं:- न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 7): नाव:-कोसर मुजत खान वय:-67; पत्ता:-प्लॉट नं: 3, माळा नं:-, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं:-, रोड नं:- न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 8): नाव:-रविना मुजतर खान वय:-53; पत्ता:-प्लॉट नं: 4, माळा नं:-, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं:-, रोड नं:- न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 9): नाव:-राजन टावजी राणे वय:-65; पत्ता:-प्लॉट नं: 05, माळा नं:-, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं:-, रोड नं:- न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 10): नाव:-रिझवान अब्दुल गणी कासी वय:-59; पत्ता:-प्लॉट नं: 06, माळा नं:-, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं:-, रोड नं:- न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 11): नाव:-आरिफ अब्दुल गणी कासी वय:-56; पत्ता:-प्लॉट नं: 06, माळा नं:-, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं:-, रोड नं:- न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 12): नाव:-सय्यद ईदर इनाम रिझवी वय:-54; पत्ता:-प्लॉट नं: 07, माळा नं:-, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं:-, रोड नं:- न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 13): नाव:-मुनिरा इकबाल गानसुनकर वय:-63; पत्ता:-प्लॉट नं: 08, माळा नं:-, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं:-, रोड नं:- न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 14): नाव:-अनवर करम हुसैन खान वय:-44; पत्ता:-प्लॉट नं: 09, माळा नं:-, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं:-, रोड नं:- न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 15): नाव:-शयुक्ता हनीफ सय्यद वय:-42; पत्ता:-प्लॉट नं: 10, माळा नं:-, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं:-, रोड नं:- न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E



- 16): नाव:-इस्माईल मुलेमान बुर्वे वय:-70; पत्ता:-प्लॉट नं. 11, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 17): नाव:-मोहम्मद अनवर इस्माईल अधिकारी वय:-67; पत्ता:-प्लॉट नं. 12, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 18): नाव:-रिजवान अब्दुल ज़ब्वार खान वय:-60; पत्ता:-प्लॉट नं. 15, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 19): नाव:-मोहम्मद अशरफ सुलतान खान वय:-56; पत्ता:-प्लॉट नं. 17, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 20): नाव:-अयूब अब्बस बल्लबे वय:-65; पत्ता:-प्लॉट नं. 18, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 21): नाव:-सादिका अयूब बल्लबे वय:-55; पत्ता:-प्लॉट नं. 18, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 22): नाव:-रिजवान अब्दुल रीफ राज़र वय:-40; पत्ता:-प्लॉट नं. 19, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 23): नाव:-करीमुल्लाह मोहम्मद इदरीस चौधरी वय:-46; पत्ता:-प्लॉट नं. 20, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 24): नाव:-मोहम्मद रफीक मोहम्मद अब्दुल खान तर्फे सुब्रह्मण्यार म्हणून फरहीन मोहम्मद रफिके वय:-38; पत्ता:-प्लॉट नं. 21, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 25): नाव:-फरहीन मोहम्मद रफिक खान वय:-38; पत्ता:-प्लॉट नं. 21, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 26): नाव:-मोहम्मद असलम मोहम्मद अब्बस ताह वय:-43; पत्ता:-प्लॉट नं. 22, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 27): नाव:-सनमा मोहम्मद असलम वय:-46; पत्ता:-प्लॉट नं. 22, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E
- 28): नाव:-रिजवान अब्दुल ज़ब्वार खान वय:-60; पत्ता:-प्लॉट नं. 16, माळा नं. -, इमारतीचे नाव: शीतल चंद्रिका को-ऑप. होसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: न्यू हॉल रोड, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABCAS6666E

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

(9)दम्नगेवज करून दिल्याचा दिनांक

(10)दम्न नोंदणी केल्याचा दिनांक

(11)अनुक्रमांक,बंड व पृष्ठ

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

(14)श्रेण

1): नाव:-येमर्न दादागिबा इफ्फातुलकर एलएलपी तर्फे भागीदार मोईनुद्दीन शहीब वय:-37; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: कोहिनूर सिटी मॉल, ब्लॉक नं. -, रोड नं: किरोळ रोड, ऑफ, एल.टी.एम. मार्ग, कुर्ला (पश्चिम), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-AAPFD4553J

मुद्रांकनामाची विचारान घेतलेला तपशील:-

मुद्रांकनाची आवश्यकता नाही कारण अभिनिर्णीत दम्न कारणाचा तपशील ADJ/1100901/530/23/K/750/23

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100901/530/23/K/750/23		3515075	SD		
2		DHC		1023143005399	2000	RF	1023143005399D	15/10/2023
3		eChallan		MH009089074202324M	30000	RF	0004985425202324	15/10/2023

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

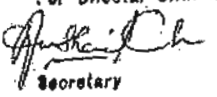


खरी प्रत

(Signature)
 सह. दुय्यम निबंधक, कुर्ला-५
 मुंबई उपनगर जिल्हा.



Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom transferred	Share Regr. No. (New)
27-10-2022	50	-	Mr. Mohamad Anwar M. I. Adhikari For Sheetal Chandrika Co-op. Hsg Society Ltd.  Secretary	50

[Signature]
Secretary

[Signature]
Chairman / M. C. Member



करल - 9
RORR
RORR

Chairman

Hon. Secretary

Committee Member

(21)

THE _____ CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M. C. S. Act. 1960)

No. 12

Authorised Share Capital Rs. 100000 Divided into 2000 Shares each of Rs. 50/-

Member's Register No. 12 Share Certificate No. 12

THIS IS TO CERTIFY that Shri/Smt. Mubhammad Usman Khan Adhikari

of Bombay is the Registered Holder of Shares [FIVE] from No. 56

to 60 of Rupees Two hundred fifty only [RS. 50/- each]

in THE SHREYAS CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Two hundred fifty only has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 15th day of March 1980.

Chairman

Secretary

Member of the Committee



2023
P. T. O.
दफ़्ता - 9

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom transferred	Share Regr. No. (New)
20-10-2020	2 50	-	<p>Mr. Mohamed Anwar M. I. Adhikari For Sheela Chandrika Co-op. Hsg. Society Ltd.</p> <p><i>[Signature]</i> Secretary</p> <p><i>[Signature]</i> Chairman / M. C. Member</p>	50

कर्म - 9
 2020
 2023



Chairman

Hon. Secretary

Committee Member