

सूची क्र.2

दुर्ययम निबंधक : मह दु जि कुर्वा 4

दस्ता क्रमांक : 16422/2024

मोहणी

Regn 63m

गावाचे नाव : मुलुड

क्र.सं.	विवरण	पर्यायी जागेचा करार
(1)	विलेखात धकार	
(2)	मोहदारा	0
(3)	बाजारभात(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4)	भू-भाषण पोटहिस्सा व घरकमाक (असल्यास)	1) पालिकेचे नाव मुंबई मनपा इतर वर्णन सदनिका नं: शॉप नं 1, माळा नं: तळ मजला, इमारतीचे नाव: मुलुड हेमंत को ऑप हाऊसिंग सोसायटी लि, ब्लॉक नं: मुलुड पश्चिम, मुंबई 400080, रोड जवाहरलाल नेहरू रोड, इतर माहिती: पर्यायी जागेचा करारनामा-जुन्या सभासदास नवीन इमारतीमध्ये कायमस्वरूपी देण्यात येणा-या पर्यायी जागेचा करारनामा, जुन्या मिळकतीचे वर्णन -कमर्शियल पिमायसेस नं 1, तळ मजला, मुलुड हेमंत को ऑप हाऊसिंग लिमिटेड, मुलुड पश्चिम, मुंबई 400078 जुन्या मिळकतीचे क्षेत्र 347 चौ. फूट कारपेट, नवीन मिळकतीचे क्षेत्र 347 चौ फुट कारपेट, मोजे मुलुड पश्चिम, सी टी एस नं 1456( ( C.T.S. Number : 1456 ; ) )
(5)	क्षेत्रफळ	1) 38.70 चौ.मीटर
(6)	आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7)	दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-कॉन्फिडट रिअल इस्टेट प्रायव्हेट लिमिटेड चे संचालक जयंत जिजाभाई थोरात वय:-60, पत्ता:-प्लॉट नं: ऑफिस 501, माळा नं: 5 वा मजला, इमारतीचे नाव: इद्रा निवास, ब्लॉक नं: ठाणे पश्चिम, रोड नं: गोडबोले हॉस्पिटल जवळ, नौपाडा, महाराष्ट्र, THANE. पिन कोड-400602 पॅन नं:-AACCC4375R 2): नाव:-मान्यता देणार - मुलुड हेमंत को-ऑपरेटिव्ह हाउसिंग सोसायटी लि. चे चेअरमन बी.एन.शाह वय:-84; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: हेमंत बिल्डिंग, ब्लॉक नं: मुलुड पश्चिम, मुंबई, रोड नं: प्लॉट नं 236ए, जे एन रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:- 3): नाव:-मान्यता देणार - मुलुड हेमंत को-ऑपरेटिव्ह हाउसिंग सोसायटी लि चे कमिटी मेबर योगेश एम शाह वय:-61; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: हेमंत बिल्डिंग, ब्लॉक नं: मुलुड पश्चिम, मुंबई, रोड नं: प्लॉट नं 236ए, जे.एन. रोड, महाराष्ट्र, MUMBAI. पिन कोड-400080 पॅन नं:-
(8)	दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-बाहुबली नेमचंद शाह वय:-84; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 196-बी, चंद्रविहार को ऑप हाऊसिंग सोसायटी, ब्लॉक नं: मुलुड पश्चिम, मुंबई, रोड नं: हेमछाया बिल्डिंग समोर, कस्तुरबा रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ALTPS6371G
(9)	दस्तऐवज करून दिल्याचा दिनांक	24/07/2024
(10)	दस्त नोंदणी केल्याचा दिनांक	24/07/2024
(11)	अनुक्रमांक खड व पृष्ठ	16422/2024
(12)	बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)	बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)	शेरा	

मुल्याकनासाठी विचारात घेतलेला तपशील

मुल्याकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला नमुद

(i) within the limits of any Municipal Corporation or any other authority in an urban area or any other authority in a non-urban area annexed to it.



391 16422

पावती

Original/Duplicate

Wednesday, July 24, 2024

नोंदणी क्र. : 39म

1:49 PM

Regn.: 39M

पावती क्र.: 17586 दिनांक: 24/07/2024

गावाचे नाव: मुलुंड

दस्तऐबजाचा अनुक्रमांक: करल4-16422-2024

दस्तऐबजाचा प्रकार : पर्यायी जागेचा करार

सादर करणाऱ्याचे नाव: बाहुबली नेमचंद शाह

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1260.00

पृष्ठांची संख्या: 63

एकूण:

रु. 1360.00

मुळ दस्त परत मिळाला

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:08 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 100/-

सह दुर्बिधक कुर्ला - 4

सह दुर्बिधक वर्ग-२  
कुर्ला-४, मंवंई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.1260/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0724230207376 दिनांक: 24/07/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005583906202425E दिनांक: 24/07/2024

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला

CHALLAN  
MTR Form Number-6

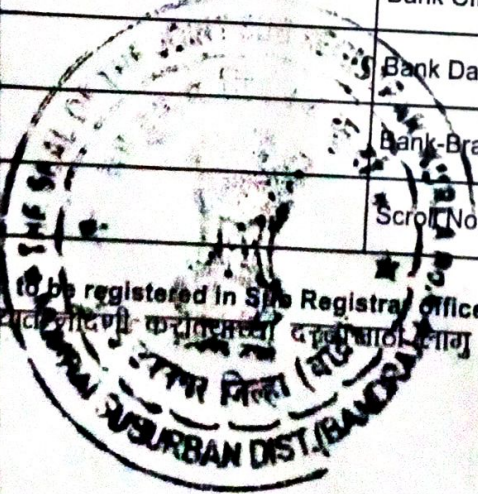


BARCODE	Date 22/07/2024-18:58:13	Form ID 25.2
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No. of Registration		Payer Details					
Name		TAX ID / TAN (If Any)					
GISTRAR KURLA NO 4		PAN No.(If Applicable)	ALTPS6371G				
Address		Full Name	BAHUBALI NEMCHAND SHAH				
Flat/Block No.		SHOP NO 1 , MULUND HEMANT CHS LTD					
Premises/Building							
Road/Street		MULUND WEST					
Area/Locality		MUMBAI					
Town/City/District							
PIN		4 0 0 0 8 0					
Amount In Rs.		Remarks (If Any)					
100.00		PAN2=AACCC4375R-SecondPartyName=CONFIDENT REAL ESTATE					
100.00		करल PVT LTD-					
		9E822 3 E3					
		2028					
Amount In Words		Two Hundred Rupees Only					
200.00							

करल PVT LTD-  
9E822 3 E3  
2028

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	69103332024072311699	744745197
Bank Date	RBI Date	23/07/2024-12:57:10	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	



to be registered in the Registrar office only. Not valid for unregistered document. Mobile No. : 9892182644  
 याचक नोंदणी करायलाच दस्तऐवज नोंदणीसाठी लागू आहे. नोंदणी न करायल्याच्या दस्तऐवजासाठी सदर चलन लागू

BN Shah  
BN Shah

करल ४		
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२०२४		



*Jy B N Jha*      *Jy B N Jha*  
*y. m. Shah*  
*J*

**AGREEMENT FOR PERMANENT ACCOMODATION**

THIS AGREEMENT FOR PERMANENT ACCOMODATION is made at Mumbai this 24<sup>th</sup> day of **JULY** in the Year **TWO THOUSAND TWENTY-FOUR**;

**BETWEEN**

**M/s. CONFIDENT REAL ESTATE PVT. LTD.**, a Private Limited Company incorporated and registered under the provisions of Companies Act, 1956, represented by its Managing Director Mr. Jayant Jijabhai Thorat, having their registered office at 501, 5<sup>th</sup> floor, Indra Niwas, Near Godbole Hospital, Navpada, Thane (West), hereinafter referred as the '**DEVELOPERS**' (which expression

*J*      *Jy B N Jha*      *Jy B N Jha*      *y. m. Shah*

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shall unless to the context or meaning thereof mean and include its surviving directors, partner/s from time to time, their respective executors, administrators and assigns) **THE PARTY OF THE**

**FIRST PART**

AND

**Dr. Bahubai Nemchand Shah**, Hindu, age – 84 years, [PAN NO. AETPS6371G] currently residing at Opp. Hemchaya Building, 196-B, Chandrahar Co-op. Hsg. Society, Kasturba Road, Mulund (West), Mumbai – 400080, hereinafter referred to as the 'MEMBER' (which expression shall unless to the context or meaning thereof mean and include their surviving heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART;**

AND

**M/s. Mulund Hemant Co-operative Housing Society Ltd.**, a Cooperative Housing Society incorporated under the provisions of Maharashtra Co-operative Societies Act, 1960 under registration no. BOM/HSG/3165 of 1971 dated 30.09.1971 having its registered office at Hemant Building, Plot No. 236A, J. N. Road, Mulund (West), Mumbai – 400080 through its Chairman Shri B.N. Shah and Shri Yogesh M. Shah, Committee Member hereinafter referred to as "**THE CONFIRMING PARTY**" (which expression shall unless to the context or meaning thereof mean and include its successor or successors and assigns) **PARTY OF THE THIRD PART;**

**WHEREAS**

(A) By an Indenture of Conveyance dated 17.09.1927 executed between M/s. Ratanshi Hirji Bhojraj & others of the One Part and M/s Vijay Co-operative Housing Society Ltd., a society incorporated under the provisions of Bombay Co-op Societies Act vide Registration No. B 61/1927 of the Other

*Dr B N Shah* *Dr B N Shah* *y. m. Shah*

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Part, the said M/s. Vijay Co-operative Housing Society Ltd. had purchased on ownership basis all that piece and parcel of property bearing C.T.S. NO. 1456, Survey No. 1000 Village - Mulund, Taluka - Kurla, M.S.D. admeasuring about 1613.2 sq. mts. for the total agreed consideration of Rs. 73,366/- (Rupees Seventy Three Thousand Three Hundred and Sixty Six Only)

(B) The said Indenture was duly registered under the provisions of Indian Registration Act, 1908 and the name of M/s Vijay Co-operative Housing Society Ltd. was duly incorporated on the Property Card of C.T.S. NO. 1456, Village - Mulund, Taluka - Kurla, M.S.D. by the office of City Survey, Mulund Division.

(C) By an Indenture of Lease dated 01.12.1941 duly executed and registered with the Sub-Registrar of Assurances at Bombay under Serial No. 823-824 at page 96 to 101 volume 245 of Additional Book No. 1 on 07/04/1942, made and entered into between Vijay Co-operative Housing Society Ltd., of the One part and one Mr. Sunderdas Ukeda Ravji of the Other Part, the former granted the leasehold rights in respect of the property bearing Survey No. 1000, Plot No. 236 A - B area 1922. 8/9 yards, Mulund West, District M.S.D. to the said Mr. Sunderdas Ukeda Ravji for a term of 999 years and upon the terms and conditions more particularly contained therein.

(D) By an Indenture dated 19.12.1963 duly executed and registered with the Sub-Registrar of Assurances at Bandra under Serial No. 3006 of 1963 made and entered into between the said Mr. Sunderdas Ukeda Ravji of the One part and Mr. Premji Manek of the Other Part, the said Mr. Sunderdas Ukeda Ravji granted the leasehold rights in respect of the said land admeasuring 961 sq. yards to the said Mr. Premji Manek for the residue of the unexpired period of the said term of 999 years

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

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under the abovementioned		
२०२४ 01.12.1941.		

Indenture of Lease dated

(E) By a Deed of Assignment dated 10.07.1975 duly executed and registered with the Sub-Registrar of Assurances under Serial No. BBJ-S-2657/1975 on 9<sup>th</sup> October 2003 made and entered into between the said Mr. Premji Manek of the First Part and M/s Hemant Construction Company, being confirming party of the Second Part and Mulund Hemant Co-operative Housing Society Ltd. of the Third Part, the said Mr. Premji Manek with confirmation of the Confirming Party assigned the leasehold rights in respect of the said Plot to the said Mulund Hemant Co-operative Housing Society Ltd. for a residue period and upon the terms and conditions mentioned therein.

(F) Mulund Hemant Co-operative Housing Society Ltd. is the assignee of the lease hold rights of all that piece and parcel of land in respect of area admeasuring about 803.5 sq. mts. of C.T.S. NO. 1456, Survey No. 1000 Village – Mulund, Taluka – Kurla, M.S.D. and absolutely possessed of and otherwise well and sufficiently entitled to the building known as “Mulund Hemant Co-operative Housing Society Ltd.” comprising of Ground + 3 upper floors.

(G) The said structure of the Mulund Hemant Co-operative Housing Society Ltd. was constructed in the year 1963-64 which consists of 04 (Four) nos. of commercial shops/offices on the Ground Floor and 15 (Fifteen) nos. of residential tenements/units on the 1<sup>st</sup> to 3<sup>rd</sup> floors. The society has also admitted the holders of the commercial shops/offices and residential tenements/units as the members and shareholders of the society and have issued share certificates to all the bonafide members.

Dr BNT/hab Dr BNT/hab

g.m. shah

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(H) The name of M/s Mulund Hemant Co-operative Housing Society Ltd. (for the sake of convenience and brevity M/s Mulund Hemant Co-operative Housing Society Ltd hereinafter is referred to as '**the said society**') was duly incorporated on the property card of C.T.S. No. 1456, Village - Mulund, Taluka - Kurla, M.S.D. by the office of the City Survey, Mulund Division vide certified mutation entry no. 882 dated 27/02/2008 as the lessee of the parent society M/s Vijay Co-operative Housing Society Ltd. (for the sake of convenience and brevity M/s Vijay Co-operative Housing Society Ltd hereinafter is referred to as '**the parent society**') in respect of area admeasuring about 803.5 sq. mts. of C.T.S. NO. 1456, Survey No. 1000 Village - Mulund, Taluka - Kurla, M.S.D.

(I) In the year 2007, since the building was more than 30 years old, it was becoming increasingly difficult for the society to meet the expenditure towards the repairs of the building of the said society and therefore the said society approached the parent society i.e. the lessor of the land for permitting the said society to redevelop the parcel of land admeasuring about 803.5 sq. mts. of C.T.S. NO. 1456, Survey No. 1000 Village - Mulund, Taluka - Kurla, M.S.D. held by the said society and the parent society pleased with the request of the said society granted No Objection vide letter under Ref No. 62/07-08 dated 01/05/2007 to the said society.

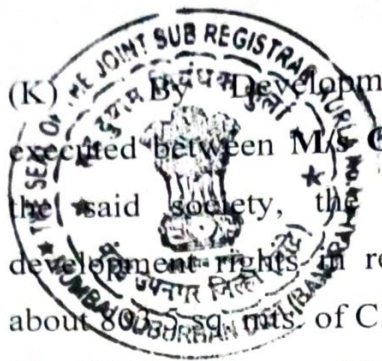
(J) That the said society invited offers from various developers in respect of the redevelopment proposal of society building situated on all that piece and parcel of land admeasuring about 803.5 sq. mts. of C.T.S. NO. 1456, Survey No. 1000, Plot No. 236A Village - Mulund, Taluka - Kurla, M.S.D. and finally shortlisted and finalized the proposal with M/s Confident Real Estate Pvt. Ltd. wherein the M/s Confident Real Estate Pvt. Ltd. principally agreed to allot

*[Handwritten signatures]*  
 Dr. B. N. Thakur      Dr. B. N. Thakur      J. M. Shah



9E22 e E3  
2008 extra carpet area

to the existing residential tenements, compensation and inconvenience allowance and monthly rent with permissible and periodic increase etc.



(K) The said Development Agreement dated 28.04.2008 executed between M/s **Confident Real Estate Pvt. Ltd.** and the said society, the said society by majority, granted development rights in respect of their property admeasuring about 800 sq. mts. of C.T.S. NO. 1456, Survey No. 1000, Plot No. 236A Village - Mulund, Taluka - Kurla, M.S.D. more particularly described in the **First Schedule** hereunder written in accordance with the Development Control Regulations by exploiting to the fullest extent and by utilizing entire F.S.I. available in respect thereof including the right to use Transferrable Development Rights (T.D.R.) as may be permitted by M.C.G.M. as per policy in force.

(L) The said Development Agreement dated 28.04.2008 was duly lodged for adjudication under Bombay Stamp Act, 1958 and was registered on 23.09.2008 at Document bearing Sr. Nos. 5404/2008 before the Office of Sub-Registrar, Kurla - 4. The said Development Agreement dated 28.04.2008 also specified the commercial terms between the Developers and the said society in respect of the carpet area, monthly compensation to the members of the said society for acquiring temporary alternative accommodation and permitted increase, compensation and inconvenience factor to the members etc. which are more specifically set out in the said development agreement dated 28.04.2008 and the same have not been incorporated herein for sake of mere repetition.

(M) After the execution of the said development agreement dated 28.04.2008, the Developers herein had caused the plans of the building to be submitted to M.C.G.M. through

*Jyoti Shah* *Jyoti Shah* *Jyoti Shah*

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their Architect and had obtained first Intimation of Disapproval dated 25.11.2019 from the office of the Dy. Chief Engineer, Building Proposal, Eastern Suburb. After obtaining the requisite permissions and approvals from the office of the Dy. Chief Engineer, Building Proposal, Eastern Suburb, the Developers herein have caused the said building to be vacated in the year 2010. The Developers have been punctually paying the compensation to the members of the said society for acquiring temporary alternative accommodation and permit for increase to the shareholders of the said society and are not in arrears of rent payable to them.

(N) After the possession of all the tenements in the said society was handed over to the developers and the demolition of the building carried out in the year 2010.

(O) The Developers shall furnish copy of the new building plans and get it approved from the Society and its architect in respect of the building/s in which the flats and shops are being allotted to the existing members, the Developers shall not modify or alter the said building plans which in any manner affect the area and location of the flats and shops agreed to be allotted to the existing members.

(P) The Developers have registered themselves with Maharashtra Real Estate Regulatory Authority and have been issued project registration certificate under section 5 of RERA Act bearing No. **P51800008865** for the Project of Mulund Hemant Co-operative Housing Society Ltd.

(Q) The Developers have specifically agreed that the Developers shall accommodate 04 (Four) numbers of commercial shops/offices and 15 (Fifteen) residential

*M*

*Dy BNT/hab*

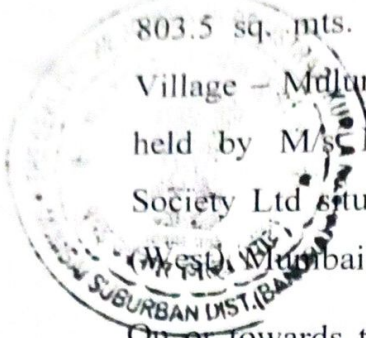
*Dy BNT/hab*

*y.m. shuk*

120-921-  
2028

**FIRST SCHEDULE OF THE PROPERTY REFERRED TO :**

All that piece and parcel of land area admeasuring about 803.5 sq. mts. of C.T.S. NO. 1456, Survey No. 1000 Village - Mulund, Taluka - Kurla, M.S.D. and premises held by M/s Mulund Hemant Co-operative Housing Society Ltd situated at Jawaharlal Nehru Road, Mulund (West) Mumbai - 400 080 and bounded as follows :-



- On or towards the East: Nahur Road (Jawaharlal Nehru Road)
- On or towards the West: Plot No. 235A
- On or towards the North: Plot No. 236B
- On or towards the South: M/s Vijay Co-operative Housing Society Ltd. Private Road now known as Kasturba Extension Road.

**SECOND SCHEDULE - SHOP TO BE ALLOTTED TO THE SECOND PART**

Shop No. 1 area admeasuring about 347 sq. ft. carpet on Ground Floor of the new building to be constructed known as "Mulund Hemant Co-operative Housing Society Ltd." situated at Jawaharlal Nehru Road, Mulund (West), Mumbai - 400 080.

**SIGNED AND DELIVERED** by the  
Within named  
Mr. Jayant J. Thorat Managing Director  
of M/s **Confident Real Estate PVT. LTD.**  
[PAN NO. AACCC4375R]  
**THE DEVELOPER**



For Confident Real Estate Pvt. Ltd.  
*[Signature]*  
Director



*Jr BN/ha*

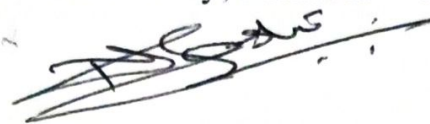
Vide resolution dated 19.08.2021 )

First Part

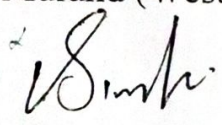
In the presence of Witnesses )

1. Shri Nilesh Ramesh Joshi  
Nagpal Marg, Near Shiv Sena Office  
B-143/268, Yuth Circle, G.G.S. Marg,  
Mulund Colony, Mumbai – 400082

करल ४		
१६४२२	२०	६३
२०२४		



2. Shri Virendra Singh  
S/o. Ramashankar Singh,  
New Azad Paliwalvilha  
J.N. Road, Mulund (West),  
Mulund (West), Mumbai – 400080

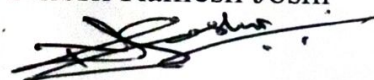
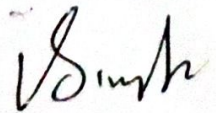



**SIGNED AND DELIVERED** by the )  
Within named )  
**Mr. BAHUBALI NEMCHAND SHAH** )  
(PAN No. ALTPS6371G) )

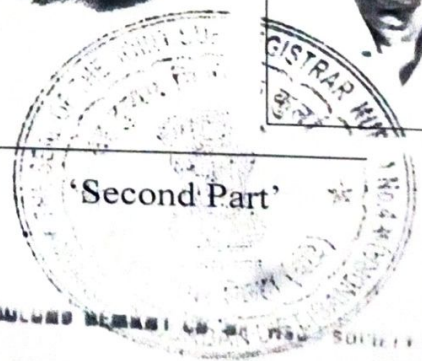
*B N Shah*

In the presence of Witnesses

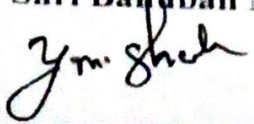
1. Shri Nilesh Ramesh Joshi
2. Shri Virendra Singh


**SIGNED AND DELIVERED** by the )  
Within named )  
**Mulund Hemant Co-op. Hsg. Soc. Ltd.** )  
Through its Chairman )  
**Shri Bahubali Nemchand Shah** )



*B N Shah*  
CHAIRMEN

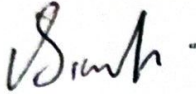



Having PAN: ALTPS6371G  
And Through its Committee Member  
Shri Yogesh Mavji Shah  
Having PAN: ACAPS4435M  
In the presence of Witnesses •

- 1. Shri Nilesh Ramesh Joshi



- 2. Shri Virendra Singh



करल ४		
१६४२२	२९	६३
२०२४		

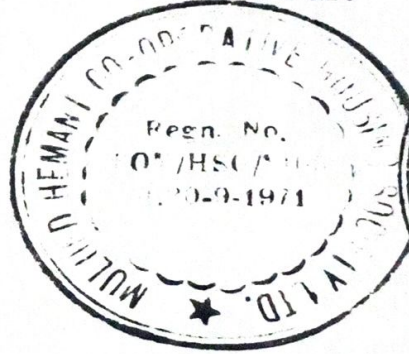


MULUND MEMBART CO. - SP. MEMB...

Yogesh M. Shah  
Committee



'Third Part'



Certificate No. 25 Member's Register No. 1 No. of Shares 5

PLICATE

**SHARE CERTIFICATE**  
**MULUND HEMANT CO-OPERATIVE HOUSING**  
**SOCIETY LIMITED.**

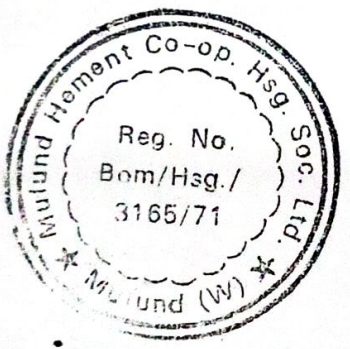
करल ४		
१६४२२	२२	६३
२९.२४		

Jawaharlal Nehru Road, Mulund (West), BOMBAY-४०

Registered under the Maharashtra Co-operative Societies' Act, 1971 (Maharashtra Act XXIV of 1961)  
Regn. BOM/HSG/3165 of 1971

This is to Certify that Shri / Smt. Dr. BAHUBALI NEMCHAND  
SHAH is the Registered Member

5 fully paid-up Shares of Rupees **FIFTY** (each numbered  
from 1 to 5 inclusive in **Mulund Hemant Co-op.**  
**Housing Society Limited**, subject to the Bye-laws of the said Society



Given under the Common Seal of the said Society at  
Bombay, this 20<sup>th</sup> day of January 2008

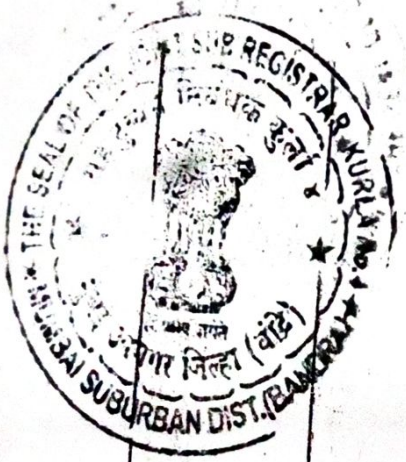
268571 ८१०८  
**TREASURER**  
Treasurer

Pratulla M. Shah  
**SECRETARY**  
Secretary

H. B. N. Jhab  
Chairman

Memorandum of Transfers of the within mentioned Shares

Date of transfer	Transfer No.	Reg. No. of Transferor	To whom Transferred	Reg. No. of Transferee	Signature of Chairman, Secretary, Treasurer									
<table border="1"> <tr> <td colspan="3">करल ४</td> </tr> <tr> <td>१९४२२</td> <td>२३</td> <td>९३</td> </tr> <tr> <td>२०२४</td> <td></td> <td></td> </tr> </table>			करल ४			१९४२२	२३	९३	२०२४					
करल ४														
१९४२२	२३	९३												
२०२४														



Signature  
Chairman  
Secretary

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.  
चीज भाषात देयक

3554 SARVODAYA SUB-DIVN TEL:25684666  
SHREE LOKEVEREST COMPLEX ACC RD MULUND  
5/10-9003-0057/00000001  
DTC:3554043 02051  
9101892...

000091018926  
DR B N SHAH  
L MULUND HEMANT  
COOP H S LTD 236A J N  
MULUND 400007 S-DATE:01/01/87  
COMM 1-PHASE

01/03/07	1.00 W
22/03/07	1.00 RD
	41.00

**SPECIAL**  
on-branded products  
from  
**ROHNGOR**  
21/01/21  
Rs. 61990

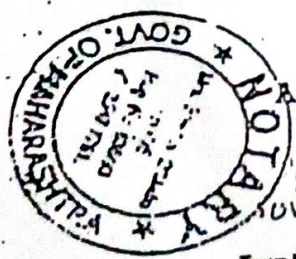
0000280637	12/02/07	8053	16/01/07	8015	1	0	40
02/07	09/03/07						
230.00	IND CAT	B.					

वसूल	रु.	पैकी
IASC CHG	9.20	100.00
FAC2 CHG	7.04	92.80
		34.66
		16.40
		41.20
		1.60
		16.24
वसूल		
BILL ADJUSTMENT	-69.88	302.90
		2.92
		-69.88
		-66.96
		235.94
		240.00
		240.00

737 / ASC-% : 20.00 / BILL FOR 1 MONTH/S / INT ON BD IS  
CREDITED IN BILL / FOR MOBILE USER 25624318 C G R F  
25664315

B.MTH	JAN-07	DEC-06	NOV-06	OCT-06	SEP-06
UNITBI	29	43	36	58	86

CGRF VIDYUT BHAVAN MSEDCLTD LBS MARG BH



TRUE COPY  
ATTESTED BY ME  
Tombhli Mhaka, Mumbai (W)-100 601.  
1w 25477781



ROHNGOR  
39990



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

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

करल ४		
9E22	2E	E3
२०२४		

No. E.B./CE/ **CE/ 6061/BRES/AT**  
BS/A

10 JAN 2012  
of 200 - 200

MEMORANDUM

**M/s. Mulund Hemant Co-op. Hsg. Soc. Ltd.**

Municipal Office,  
Mumbai

With reference to your Notice, letter No. ....**6132**..... dated .....**26/11/2012**..... and delivered on ..... 200 ..... and the plans, Sections Specifications and Description and further particulars and ..... of your buildings at ..... **Proposed building on plot bearing CTS No.1456 of village Mulund** ..... furnished under your letter, dated ..... 200 ..... at **J.N.Road, Mulund (W)**. I have to inform you that I cannot approval of the building work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

**A CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.**

1. That the commencement certificate under Sec.45/69(1)(a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
3. That the low lying plot will not be filled up to reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.

f

*[Handwritten signature]*  
-II

BRIHANMUMBAI MAHANAGARPALIKA

No. CE/5061/BPES/AT

That the specification for layout/D.P./or roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.

करल ४		
२८		६३

5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.
6. That the structural design and calculations for the proposed work considering seismic forces as per I.S. Code Nos.456-2000, 13920 - 1993, 4326 and 1893 - 2002 as per circular u.no.CE/PD/11945/1 dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.
7. That the regular/sanctioned/ proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T&C)/E.E.(D.P.)/ D.I.L.R. before applying for C.C.
8. That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer and the ownership of the setback land will not be transferred in the name of M.C.G.M.
9. That the agreement with existing Society members along with the plans for demolition of their tenements for acceptance of alternate accommodation will not be submitted before C.C.
10. That the consent letter from existing Society members for proposed additions/alterations in their tenement will not be submitted before C.C.
11. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc.and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
12. That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be submitted and got approved before C.C.
13. That the requirements of N.O.C. of Chief Fire Officer will not be obtained and the requisition, if any, will not be complied with before occupation certificate / B.C.C.



*[Handwritten signature]*  
10/11/13  
D



# MUNICIPAL CORPORATION OF GREATER MUMBAI

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/0169/S-T/337(NEW)/FCC/3/Amend

#### COMMENCEMENT CERTIFICATE

करल ४		
१६४२२	३६	६३
२०२४		

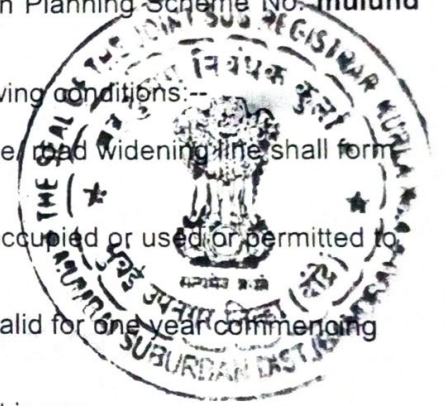
To,  
Ms. Confident Real Estate Pvt. Ltd. C.A. to Owner  
501, Indira Niwas, Nr. Godbole Hospital, Naupada,  
Thane (West), 400602

Sr.

With reference to your application No. **CHE/ES/0169/S-T/337(NEW)/FCC/3/Amend** Dated. **08 Dec 2014** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **08 Dec 2014** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. --- C.T.S. No. **1456** Division / Village / Town Planning Scheme No. **mulund (w)** situated at --- Road / Street in **T Ward** Ward .

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

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



The Municipal Commissioner has appointed Shri. **AE BP S&T ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

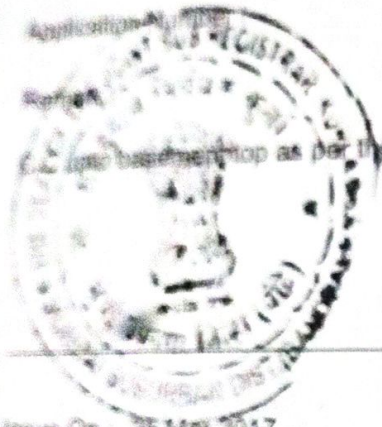
This CC is valid upto 10/7/2014

कारण ४  
१०१६३०  
२०२४

Issue On: 11 Jul 2013

Valid Upto: 10 Jul 2014

Application Number:



Remark: C.C. up to basement level as per the approved plans dtd : 10.01.2013

Approved By

Issue On: 25 Mar 2017

Valid Upto: 24 Mar 2018

Application Number:

Remark:

Further C.C. as per approved amended plan Dated 23-10-2015 for Basement + Ground + 1st Podium + 2nd to 4th Upper Floors

Approved By

Issue On: 29 Nov 2022

Valid Upto: 28 Nov 2023

Application Number:

CHE/ES/0169/S-T/337(NEW)/FCC/2/Amend

Remark:

C.C. up to plinth level as per Approved plans dated 26.07.2022.

Approved By

Executive Engineer (BP) ES III

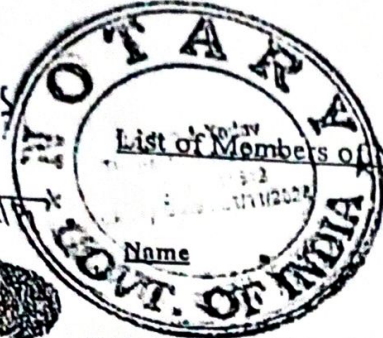
Executive Engineer

CHE/ES/0169/S-T/337(NEW)/FCC/3/Amend

करल ४

१६२२ ४० ६३

ADJ/1 00801/56972021/K  
Pages 89 CR 2375



Annexure "A"

List of Members of Mulund Hemant Co.op.Hsg. Society Ltd.

(Shops)

Name	Flat / Shop	Area in Possession	Area with 10% Addi. (Carpet)
1) Dr. Bahubali N. Shah	Shop No.1	347.00	
2) Mrs. Nasim Sirajuddin Gori	Shop No.2	282.00	
3) M/s. Akanksha Khadi Gram Udyog Vikas Society, Secretary Mrs. Sumita S. Singh	Shop No.3	431.00	
4) Mr. Umannath S. Mishra	Shop No. 3A	208.00	208.00

बदल - १९  
१३०४ New



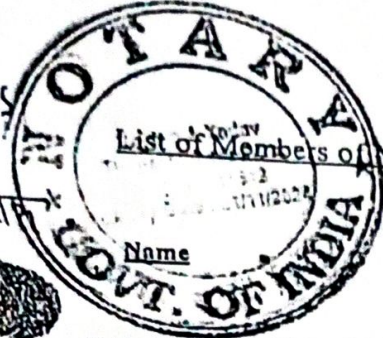
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List of Members of Mulund Hemant Co.op.Hsg. Society Ltd.

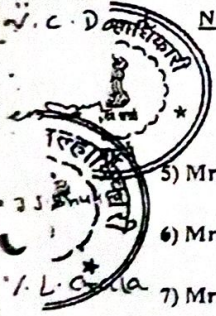
(Flats)

Name	Flat / Shop	Area in Possession	Area with 10% Addi. (Carpet)
5) Mrs. Veerbai L. Bhanushali	Flat No. 4	692.00	761.20
6) Mrs. Prabhaben M. Bhanushali	Flat No. 5	642.00	706.20
7) Mr. Yogesh M. Shali	Flat No. 6	689.00	
8) Mrs. Prafulla M. Shah	Flat No. 7	504.00	
9) Mrs. Maniben N. Bhanushali	Flat No. 8	420.00	
10) Ms. Varsha C. Dand	Flat No. 9	686.00	754.60
11) Mr. Chandresh B. Dand	Flat No. 10		
12) Mrs. Jyotsna J. Shukla	Flat No. 11	515.00	566.50

करल ४  
१६३१९ ६० ४००



सी  
म. शह  
म. शहा



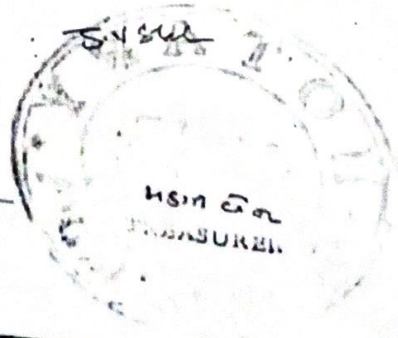
ग.प.  
A.V.S.  
L.S.

m.H.G.  
D.V. Redman

Mulund Hemant Co.op. Hsg. Society Ltd.

*D. V. Redman*  
Chairman

*Prafulla M. Shah*  
SECRETARY



# Mulund Hemant Co-Op. Hsg. Soc. Ltd.

( REGD NO BOM/HSG/3165/71 )

Hemant Bldg, Plot No 236-A J N Road, Mulund (W), Mumbai-80

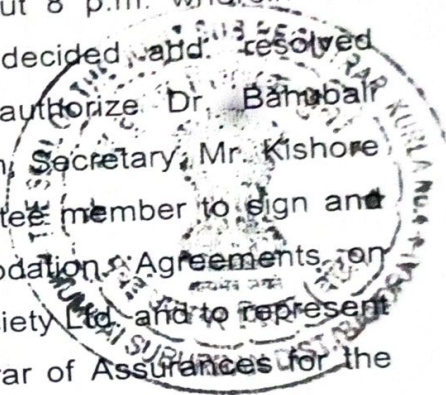
REF. No. \_\_\_\_\_

DATE

करल ४		
१६२२२	२६	६३
२०२४		

## RESOLUTION

In the Managing Committee Meeting of the Society, held on 01.07.2024, in the Society's premises at about 8 p.m. wherein the committee members were present, it was decided and resolved unanimously to jointly and / or severally authorize Dr. Babubhai Nemchand Shah, Chairman, Mrs. Prafulla Shah, Secretary, Mr. Kishore Veera and Mr. Yogesh M. Shah, committee member to sign and execute the Permanent Alternate Accommodation Agreements on behalf of the Hemant Co-operative Housing Society Ltd. and to represent the Society before the concerned Sub-Registrar of Assurances for the purpose of stamp duty and registration of the said respective Permanent Alternate Accommodation Agreements to be entered into between the Developers, Society and respective members / occupants of the Society and all other documents as may be required in law and to do all such acts, deeds and things necessary for the aforesaid purpose.

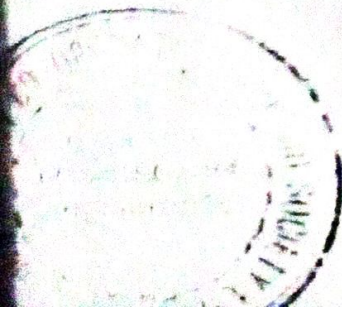


Date:  
Proposed  
by:

Seconded by:

Signature :

*Babubhai M. Shah*  
SECRETARY





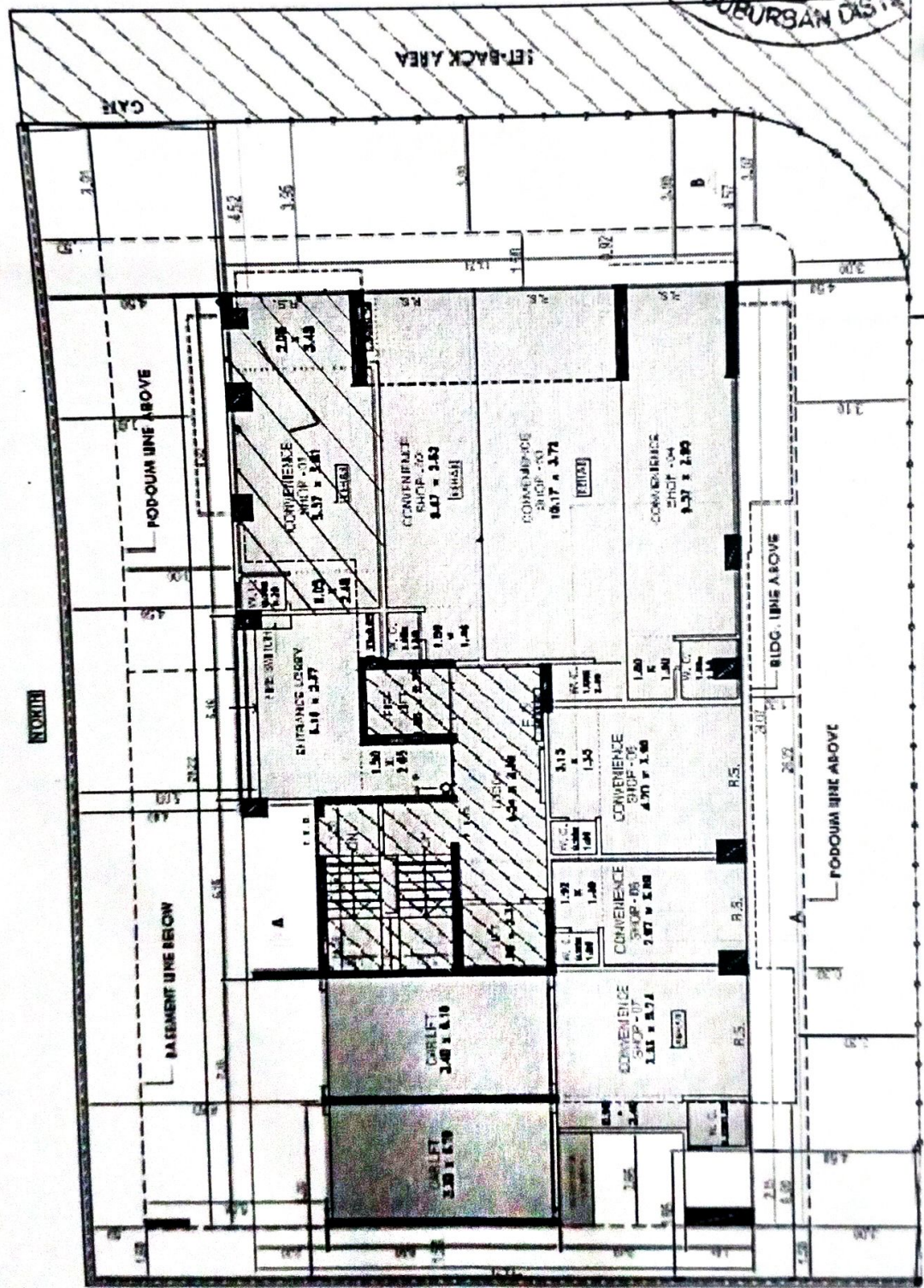
*Dr. D. S. Phadnis*

*Dr. D. S. Phadnis*

*Dr. D. S. Phadnis*

GROUND FLOOR PLAN → 12.20 MT. WIDE EXISTING PITKAR ROAD →

SCALE: 1:1000



EAST

NORTH

CHAIN LINK / SLIDING GATE

SOUTH

GATE

WEST

दस्त गोषवारा भाग-2

करल4



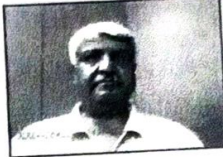

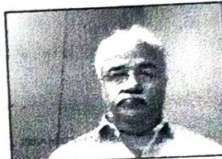
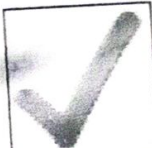


दस्त क्रमांक: 16422/2024

ED/ED

1 58:43 PM

करल4/16422/2024





प्रकार :- पर्यायी जागेचा करार

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: मान्यता देणार - मुलुंड हेमंत को-ऑपरेटिव्ह हाउसिंग सोसायटी लि. चे चेअरमन बी.एन.शाह पत्ता: प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: हेमंत बिल्डिंग, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: प्लॉट नं 236ए, जे एन रोड, महाराष्ट्र, MUMBAI. पॅन नंबर: <i>Dr BNJhab</i>	मान्यता देणार वय :- 84 स्वाक्षरी:-		
2	नाव: मान्यता देणार - मुलुंड हेमंत को-ऑपरेटिव्ह हाउसिंग सोसायटी लि चे कमिटी मॅबर योगेश एम शाह पत्ता: प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: हेमंत बिल्डिंग, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: प्लॉट नं 236ए, जे.एन. रोड, महाराष्ट्र, MUMBAI. पॅन नंबर: <i>Yogesh mghesh</i>	मान्यता देणार वय :- 61 स्वाक्षरी:-		
3	नाव: कॉन्फिडंट रिअल इस्टेट प्रायव्हेट लिमिटेड चे संचालक जयंत जिजाभाई थोरात पत्ता: प्लॉट नं: ऑफिस 501, माळा नं: 5 वा मजला, इमारतीचे नाव: इंद्रा निवास, ब्लॉक नं: ठाणे पश्चिम, रोड नं: गोडबोले हॉस्पिटल जवळ, नौपाडा, महाराष्ट्र, THANE. पॅन नंबर: AACCC4375R <i>W. Thel</i>	लिहून देणार वय :- 60 स्वाक्षरी:-		
4	नाव: बाहुबली नेमचंद शाह पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 196-बी, चंद्रविहार को ऑप हाऊसिंग सोसायटी, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: हेमछाया बिल्डिंग समोर, कस्तुरबा रोड, महाराष्ट्र, MUMBAI. पॅन नंबर: ALTPS6371G <i>Dr BNJhab</i>	लिहून घेणार वय :- 84 स्वाक्षरी:-		

दस्तऐवज करून देणार तथाकथीत पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
क्र.3 ची वेळ: 24 / 07 / 2024 01 : 54 : 33 PM

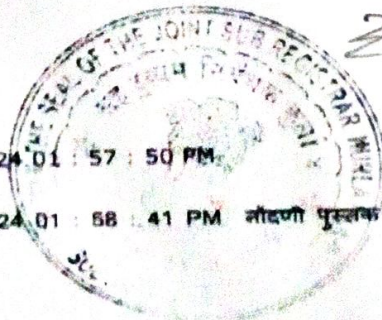
व्यक्त:-

नील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताने

क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: वीरेंद्र सिंह वय: 47 पत्ता: न्यू आझाद पालीवालविल्हा जवळ, जे एन रोड, मुलुंड पश्चिम, मुंबई पिन कोड: 400080		
2	नाव: निलेश रमेश जोशी वय: 45 पत्ता: बी 143/268, शिवसेना ऑफिस जवळ मुलुंड कॉलनी, मुलुंड पश्चिम, मुंबई पिन कोड: 400082		

क्र.4 ची वेळ: 24 / 07 / 2024 01 : 57 : 50 PM

क्र.5 ची वेळ: 24 / 07 / 2024 01 : 58 : 41 PM नोंदणी पुस्तक 1 मध्ये



द. नि. प्र. क. क्र. 4  
-8, मुंबई उपनगर जिल्हा



Details.

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
HUBALI MCHAND IAH	eChallan	69103332024072311699	MH005583906202425E	100.00	SD	0003088637202425	24/07/2024
	DHC		0724230207376	1260	RF	0724230207376D	24/07/2024
HUBALI MCHAND IAH	eChallan		MH005583906202425E	100	RF	0003088637202425	24/07/2024

[mp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

16422 /2024

Know Your Rights as Registrants

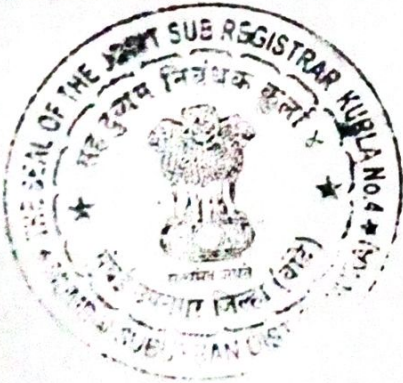
Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.  
Print immediately after registration.

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

करल ४	
१६४२४६३	६३
२०२४	

प्रमाणित करण्यात येते की या दस्तऐवजी (६३)  
एकूण १.६६६ पाने आहेत  
करल-४/ १६४२४६३ २०२४  
पुस्तक क्रमांक १ कमांकावर नोंदला  
दिनांक २४/७/२०२४

सह मुख्यम निबंधक कुर्ला-४  
मुंबई उपनगर जिल्हा





D H C  
Director General of Registration & Stamps

Receipt of Document Handling Charges

FRN

0724230207376

Receipt Date

24/07/2024

Received from BAHUBALI NEMCHAND SHAH, Mobile number 9892182644, an amount of Rs.1260/-, towards Document Handling Charges for the Document to be registered on Document No. 16422 dated 24/07/2024 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

DEFACED

₹ 1260

DEFACED

Payment Details

Bank Name PUNB

Payment Date

23/07/2024

Bank CIN

10004152024072306936

REF No.

5167861053

Deface No

0724230207376D

Deface Date

24/07/2024

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

*Bahubali Nemchand Shah*  
*Sh. M. Shah*  
*Joint Reg.*

*Bahubali*

₹ 1260
₹ 1260
₹ 1260

