

514/16813

पावती

Original/Duplicate

Monday, December 13, 2021

नोंदणी क्र.: 39M

9:24 AM

Regn.: 39M

पावती क्र.: 18244 दिनांक: 13/12/2021

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: बदर18-16813-2021

दस्तऐवजाचा प्रकार: पर्यायी जागेचा करार

सादर करणाऱ्याचे नाव: हिमांगी संजय शुक्ल

नोंदणी फी

रु. 22000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 24000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

9:44 AM ह्या वेळेस मिळेल.

Joint S.R. Andheri-7

बाजार मुल्य: रु. 2136961.2 /-

मोबदला रु. 2200000/-

भरलेले मुद्रांक शुल्क : रु. 110000/-

सह. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 224 दिनांक: 13/12/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 22000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009918073202122E दिनांक: 13/12/2021

बँकेचे नाव व पत्ता:

H-S-Sukla

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....

14/12/2021



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	2021121323	13 December 2021.07:56:23 AM			
बदर 18					
मूल्यांकनाचे वर्ष	2021				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	36-विलेपार्ले पुर्व (अंधेरी)				
उप मूल्य विभाग	36/183 मुभाग: उत्तरेस गावाची हद्द, पूर्वेस द्रूतगती मार्ग, दक्षिणेस वॉर्ड सीमा व पश्चिमेस रेल्वे लाईन T.P.S.Vile Parleno II				
सर्व्हे नंबर /न. भू. क्रमांक	अंतीम प्लॉट नंबर#68				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
104650	200090	229060	315900	200090	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	10.68 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.200090/-
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 100% apply to rate= Rs.200090/-					
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = ((200090-104650) * (100 / 100)) + 104650) = Rs.200090/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 200090 * 10.68 = Rs.2136961.2/-					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2136961.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2136961.2/-					

Home Print



बदर - १८
१८९३ १ १००
२०२१

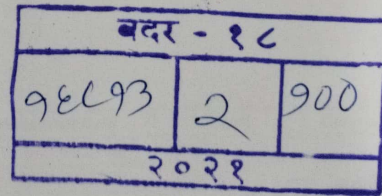


CHALLAN
MTR Form Number-6



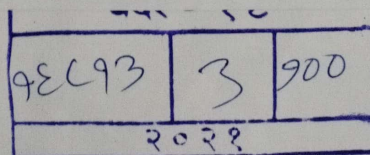
MH009918073202122E	BARCODE	Date	09/12/2021-17:34:31	Form ID	25.2
Department	Inspector General Of Registration	Payer Details			
Mode of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)			
Registration No.	BDR18 __JT SUB REGISTRAR ANDHERI 7	PAN No.(If Applicable)	ARRPS9907Q		
Location	MUMBAI	Full Name	MRS HIMANGI SANJAY SHUKLA		
Period	2021-2022 One Time	Flat/Block No.	A 202 ALOK CHS LTD		
Account Head Details	Amount In Rs.	Premises/Building			
045501 Stamp Duty	110000.00	Road/Street	F P 68 AND 69 TPS V MAHANT ROAD EXTN		
063301 Registration Fee	22000.00	Area/Locality	VILE PARLE EAST MUMBAI		
		Town/City/District			
		PIN	4	0	0
		Remarks (If Any)	PAN2=AARFV7711N~SecondPartyName=VIJAYRAJ DEVELOPERS LLP~CA=2200000		
		Amount In	One Lakh Thirty Two Thousand Rupees Only		
	1,32,000.00	Words			
Bank Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042021120990331	009561899
Cheque/DD No.		Bank Date	RBI Date	09/12/2021-17:36:05	Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No. : 9833873452
E:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू



Page 1/1

Print Date 09-12-2021 05:36:29





CHALLAN
MTR Form Number-6



MH009918073202122E	BARCODE	Date	09/12/2021-17:34:31	Form ID	25.2
--------------------	---------	------	---------------------	---------	------

Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Registration Fee		PAN No.(If Applicable) ARRPS9907Q			
Office Name BDR18 _JT SUB REGISTRAR ANDHERI 7		Full Name MRS HIMANGI SANJAY SHUKLA			
Location MUMBAI		Fiat/Block No. A 202 ALOK CHS LTD			
2021-2022 One Time		Premises/Building			
Account Head Details		Road/Street F P 68 AND 69 TPS V MAHANT ROAD EXTN			
0045501 Stamp Duty	Amount In Rs. 110000.00	Area/Locality VILE PARLE EAST MUMBAI			
0063301 Registration Fee	22000.00	Town/City/District			
		PIN 4 0 0 0 5 7			
		Remarks (If Any)			
		PAN2=AARFV7711N-SecondPartyName=VIJAYRAJ DEVELOPERS			
		LLP-CA=2200000			
		Amount In One Lakh Thirty Two Thousand Rupees Only			
		Words 1,32,000.00			

Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042021120990331	213436451698
Cheque/DD No.		Bank Date	RBI Date	09/12/2021-17:36:05	Not Verified with RBI
Name of Bank		Bank-Branch BANK OF MAHARASHTRA			
Name of Branch		Scroll No. , Date 11210 , 10/12/2021			

Department ID : Mobile No. : 9833873452
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट: चालन केवल दुरयम निवधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू.

No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-514-16813	0004763520202122	13/12/2021-09:24:49	IGR555	22000.00
2	(IS)-514-16813	0004763520202122	13/12/2021-09:24:49	IGR555	110000.00
Total Defacement Amount					1,32,000.00



बदर - १८
 १६८९३ ३ १००
 २०२१

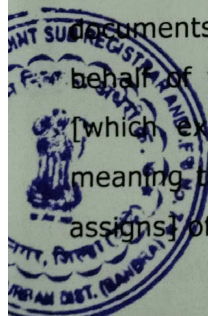
AGREEMENT FOR PERMANENT ALTERNATE ACCOMMODATION

THIS AGREEMENT made at Mumbai this 13th day of December, 2021 between **VIJAYRAJ DEVELOPERS LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, and having its registered office at 102, Aditi, Shiv Sena Bhavan Path, Dadar, Mumbai- 400 028, represented by its duly authorized and designated Partner Mr. Vijay Yeolekar, hereinafter called "**THE DEVELOPER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the **FIRST PART**

AND

ALOK SAHANIWAS CO-OPERATIVE HOUSING SOCIETY LIMITED, a society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, under Registration No. MUM/W-KE/HSG/(TC)/12501/2004 on 22nd June, 2004, and having its registered office at Mahant Road Extension, Vile Parle (East), Mumbai 400 057, represented by (1) Shri. Mayur Yogendra Sindhwad, **Chairman**, and (2) Shri. Abhay Rege **Hon. Secretary**, authorized pursuant to Resolutions passed at the Special General Body Meeting of the Society held on 5.9.2021, authorizing them to sign all documents in the manner indicated in the said resolution, for and on behalf of the Society here in after referred to as '**SOCIETY NO.1**' [which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns] of the **SECOND PART**


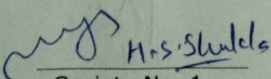
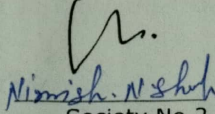
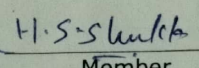
H.S.S.
W



98693		
	y	900
2022		

AND

ALOK APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED, a society registered under the provisions of the Maharashtra Co-operative Societies Act 1960 under Registration No. MUM/W-KE/HSG/(TC)/11832/2002-2003 dated 30th October, 2002, and having

 Developer
 Society No. 1
 Society No.2
 Member

its registered office at Mahant Road Extension, Vile Parle (East), Mumbai 400 057, represented by (1) Shri. Nimish Shah **Hon. Secretary** and (2) Mr. Naresh Sheth, authorized pursuant to Resolutions passed at the Special General Body Meeting of the Society held on 5.9.2021, authorizing them to sign all documents in the manner indicated in the said resolution, for and on behalf of the Society, hereinafter referred to as '**SOCIETY NO. 2**' [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns] of the **SECOND PART**;

AND

MRS. HIMANGI SANJAY SHUKLA aged about 56 years, having PAN NO. ARRPS9907Q aged about ___ years, Indian Inhabitant having address at **Flat No.301**, Third floor, ALOK SAHNIWAS CO-OPERATIVE HOUSING SOCIETY LIMITED, situate at Mahant Road Extension, Vile Parle (East), Mumbai 400 057, hereinafter called the "**MEMBER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns only) of the **THIRD PART**.

WHEREAS:



बदर - १६
९३ ९९०
२०२१

(A) Society No. 1 and Society No. 2 are the owners of or otherwise well and sufficiently entitled to all that piece or parcel of land or ground bearing Final Plot No. 68 of the Town Planning Scheme V, Vile Parle, admeasuring 846.20 square meters (as per the present Property Card and the Town Planning Scheme Record) and Final Plot No. 69 of the Town Planning Scheme V, Vile Parle, admeasuring 528.6 square meters (as per the present Property Card and as per the Town Planning Scheme Record), and admeasuring in the aggregate 1374.80 square meters, situate, lying and being at Prarthana Samaj Road/ Mahant Road, Vile Parle (East), Mumbai 400 057, and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban,

[Signature] Developer
[Signature] Society No. 1
[Signature] Society No.2
H.S. Shukla Member

hereinafter referred to as "the Plot", along with the building known as "Alok Sahaniwas" consisting of ground floor and three upper floors and the building known as "Alok Apartment" consisting of ground and three upper floors, standing thereon, hereinafter referred to as "the Existing Buildings", and individually referred to as "Alok Sahaniwas" and "Alok Apartment", and all of which the Plot and the Existing Buildings are hereinafter referred to as "the Property" and more particularly described in the **First Schedule** hereunder written. Hereto annexed and marked **Annexure "1" and "2"** are the copies of Property card and CS plan of Society No.1 and **Annexure "3" and "4"** are the copies of Property card and CS plan of Society No.2

(B) By a Development Agreement dated 2.11.2021, hereinafter referred to as "the Development Agreement", executed by and between Society No. 1 and Society No. 2 and their respective members including the Member/s abovenamed and the Developer on the other hand, Society No. 1 and Society No. 2 (hereinafter collectively referred to as "the Societies") have granted to the Developer development rights in respect of the said Property for valid consideration and on the terms and conditions as recorded therein. The Development Agreement is only registered with Sub-Registrar, Andheri -7, under Serial No. BDR18/14962/2021, on 2.11.2021. Hereto annexed and marked **Annexure "5"** is a copy of Index II of Development agreement.

H.S.S.



बदर - १६
९३ ९९०
२०२१

(C) In terms of the Development Agreement the Developer is authorised to redevelop the said property and the Developer is to provide the members of the respective Societies with new flats in the new building/s to be constructed on the Plot in the redevelopment thereof by the Developer, free of costs and on ownership basis and as and by way of Permanent Alternate Accommodation in lieu of their existing flats in the Existing Buildings.

[Signature] Developer
[Signature] Society No. 1
[Signature] Society No.2
H.S. Shukla Member

(D) The Member/s is/ are a member/ members of Society No. 1, and, as such member/s, the Member/s has/ have been allotted and owns and holds 5 (Five) fully paid up Shares of Society No. 1 of the face value of Rs.50/- each bearing distinctive numbers from 31 to 35 under Share Certificate No. 11 issued by Society No. 1 (hereinafter referred to as the "said Shares"), residential Flat No.301, admeasuring about 646.16 Sq. ft. Carpet area on the Third floor in "Alok Apartment" (hereinafter referred to as "the Old Premises") more particularly described in the Second Schedule hereunder written; Hereto annexed and marked **Annexure "6" Collectively** are the copies of Society Registration Certificates of both the societies, **Annexure "7"** is the certified list of the members of Society No. 1 and 2 and **Annexure "8"** is copy of share certificate of member.

(E) Pursuant to the Development Agreement, the Developer has obtained the approval of the plans, designs and specifications of the new building/s to be constructed by the Developer on the plot, hereinafter referred to as "the New Building/s", from the Municipal Corporation of Greater Mumbai and the Municipal Corporation of Greater Mumbai has issued its IOD bearing No. P-3499/2019(69 and Other) K/E dated 26.2.2021 in respect thereof. Hereto annexed and marked **Annexure "9"** is a copy of the said IOD bearing No. P-3499/2019(69 and Other) K/E dated 26.2.2021.

As agreed upon in the Development Agreement, the Developer has agreed to allot to the Member/s and the Member/s has/have agreed to accept from the Developer, free of costs and on agreed to ownership basis and as and by way of Permanent Alternate Accommodation in lieu of the Old Premises, residential Flat A-202 having carpet area of 801.79 square feet [carpet area as defined in Section 2(k) of the Real Estate (Regulation and Development) Act, 2016] on the Second floor in the New Building/s to be constructed by the Developer on the said Property, hereinafter referred to as "the Flat" and one covered

Developer H.S.S. Society No. 1
 Member H.S. Shukla Society No. 2

Car Parking Space of the New Building/s, hereinafter referred to as "the Car Parking", on the terms and conditions hereinafter appearing.

The Member/s has/ have requested the Developer to allot to him/ her/ them an additional carpet area of 104.55 sq ft carpet in the permanent alternate accommodation flat to be allotted by the Developer to the Member/s as agreed upon in the Development Agreement, and, the Developer has agreed to allot to the Member/s and the Member/s has/have agreed to take allotment from the Developer on ownership basis of residential Flat No. A-202 having carpet area of 905.79 square feet [carpet area as defined in Section 2(k) of the Real Estate (Regulation and Development) Act, 2016], on the Second floor in the New Building/s, hereinafter referred to as "the Flat", out of which carpet area of 801.24 square feet shall be free of costs and as and by way of permanent alternate accommodation in lieu of the Old Premises, hereinafter referred to as "the PAA Area" and carpet area of 104.55 square feet shall be for the consideration amount or price of Rs.22,00,000/- (Rupees Twenty Lakhs only) hereinafter referred to as "the Sale Area", and one covered Car Parking in the New Building/s, hereinafter referred to as "the Car Parking", on the terms and conditions hereinafter appearing. Hereto annexed and marked **Annexure "10"** is a copy of the floor plans of the Flat. The Flat and the Car Parking are more particularly described in the Third Schedule hereunder written.



(D) The parties hereto are desirous of recording the said terms and conditions agreed between them as hereinafter appearing.

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

1) The recitals contained hereinabove and the Annexure herein shall form integral and operative part of this Agreement as if the

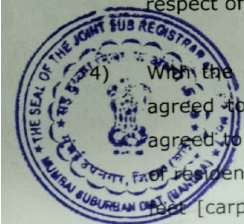
96693 e 900

Developer H.S.S. Society No. 1
 Member H.S. Shukla Society No. 2

same were set out and incorporated herein. It is hereby further agreed that the Development Agreement shall form an integral part of this Agreement as if the same were set out and incorporated herein.

- 2) The Member/s declare/s that he/she/they is/are the owner/s of the Old Premises and is/are in use, occupation and possession of the Old Premises for the purpose of residence/ shop and the Old Premises are free from any encumbrances.
- 3) The Member/s declare/s that he/she/they is/are the only person/s entitled to the Old Premises and that he/she/they is/are entitled to enter into this Agreement and that save and except the Member/s no other person has any share, right, title, interest, claim or demand of any nature whatsoever into or upon the Old Premises or any part or portion thereof including by way of sub-tenancy, leave and license, inheritance, caretaker, lease, sub-lease etc. The Member/s hereby indemnify the Developers against any loss which may be sustained by the Developers and/or expenses that may be incurred for defending any action brought about by such person or persons claiming any right in respect of the old premises.

155



वदर - १
२०२

4) With the express knowledge of the Society, the Developer has agreed to allot to the Member/s and the Member/s has/have agreed to take allotment from the Developer on ownership basis of residential Flat No. A-202 having carpet area of 905.79 square feet [carpet area as defined in Section 2(k) of the Real Estate (Regulation and Development) Act, 2016], on the Second floor in the New Building/s to be known as "Alok Apartment", hereinafter referred to as "the Flat", out of which carpet area of 801.24 square feet shall be free of costs and as and by way of permanent alternate accommodation in lieu of the Old Premises, hereinafter referred to as "the PAA Area" and carpet area of 104.55 square feet shall be for the consideration amount or price of Rs.22,00,000/- (Rupees Twenty Lakhs only) hereinafter

Developer

Society No. 1

Society No.2

Member

referred to as "the Sale Area", and one covered Car Parking Space in the New Building/s, hereinafter referred to as "the Car Parking", on the terms and conditions hereinafter appearing. Hereto annexed and marked Annexure "10" is a copy of the floor plans of the Flat. The Flat and the Car Parking are more particularly described in the Third Schedule hereunder written. The consideration amount for the Sale Area shall be paid by the Member/s to the Developer as follows:-

Particulars	% Value	consideration
On Booking	10%	220000
On Completion of Basement top	25%	550000
On Casting of 1 st Slab	7%	154000
On Casting of 2 nd Slab	7%	154000
On Casting of 3 rd Slab	7%	154000
On Casting of 4 th Slab	7%	154000
On Casting of 5 th Slab	7%	154000
On Completion of Brick Work	6%	132000
On Completion of Internal Plaster	6%	132000
On Completion of External Plaster	6%	132000
On Completion of Flooring Work	3.50%	77000
On Completion of Painting	3%	66000
On Completion of Doors & Windows	3%	66000
On Possession	2.50%	55000
Total	100%	2200000



5) It is agreed that the Flat and the New Building/s shall have the amenities as provided in **Exhibit - 'XII'** to the Development Agreement dated 2.11.2021, a copy whereof is being annexed hereto as **Annexure "11"**.

- 6) On the sanction/ approval of the plans of the New Building/s by the Municipal Corporation of Greater Mumbai and the Municipal Corporation of Greater Mumbai issuing its IOD in respect thereof, the Developer shall furnish certified copies of IOD and sanctioned plans to the Societies with a notice requesting the

Developer

Society No. 1

Society No.2

Member


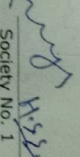
Member/s to handover the vacant and peaceful possession of Old Premises for the purpose of demolition and redevelopment and the Member/s shall vacate the Old Premises within 7 days from the date of receipt of the said notice from the Developer and hand over vacant and peaceful possession of the Old Premises to Society No. 1 and upon receipt of possession of all the flats and shops in the Existing Buildings by Society No. 1 and Society No. 2 respectively from their respective members including the Member/s, the Societies will hand over possession of the flats and shops and possession of the Existing Buildings to the Developer for demolition and redevelopment.

The Societies represent to the Developers that all their respective members are bound by the Development Agreement and will accordingly be vacating their respective flats and shops in accordance with and subject to what is provided in the Development Agreement.

7) As agreed upon under the Development Agreement, the Developer shall pay a total sum of Rs.3,23,080/- (Rupees Three Lakhs Twenty Three Thousand and Eighty only) and by way of one time hardship compensation payable as under:-

Installation	% of hardship compensation	Amount (Rs.)	Payable on
FIRST	10%	Rs. 32308/-	To be paid simultaneously with the execution and registration of this Agreement
SECOND	90%	Rs.290772/-	At the time of tendering possession of the Flat and the Car Parking in the New Building/s
Total		Rs.323080/-	

8) It is agreed by and between the member/s and the Developer that the developer shall not pay to the member/s Displacement

Developer  Society No. 1
 Society No. 2
 Member

allowance for the first 24 months, brokerage and transportation charges as agreed under the Development agreement. It is further agreed that if the construction of the new flat is not completed within 24 months and if the Developer is unable to offer possession of new flat by obtaining Occupation Certificate in respect of the said new flat, the Developer shall pay the displacement compensation @88/- per month per sq ft on existing carpet area to the member/s from 25th month till the time the Developer hands over possession of the Flat and the Car Parking to the Member/s completed in all respects with the agreed fixtures, fittings and amenities installed therein and the Occupation Certificate in respect thereof obtained from the Municipal Corporation of Greater Mumbai.


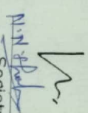
9) The Developer hereby agrees, declares and confirms that:-

i. The Developer alone shall bear and incur and pay all costs, charges, expenses, premiums and the construction costs in respect of the Flat and the Car Parking and shall obtain all permissions, approvals, sanctions, no objections, certificates for the redevelopment of the said Property and the construction of the New Building/s including inter alia the Flat, which during the progress of the redevelopment of the said Property and the construction of the New Building and upon the completion thereof are required to be obtained.

Pay all the amounts payable including in the nature of refundable deposits to the M.C.G.M. for obtaining requisite approvals for the building plans.

iii. Proceed and/or commence to redevelop the said Property at its own costs and at its own risk and on its own account, to the utmost extent permissible by constructing the New Building/s and for that purpose shall engage at its own

अदर - ₹	Property
92693	900

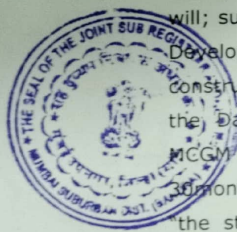
Developer  Society No. 1
 Society No. 2
 Member

costs, its own Architects, R.C.C. Consultants, Security personnel and other professional for supervising the construction work, and shall pay and bear all other incidental charges and costs for carrying out and completing the construction work and the matters connected with the said Property and the development thereof.

10) The Developer shall develop the said Property and construct the New Building/s consisting inter alia of the Flat and the Car Parking It is further agreed that due to planning constraint there can be increase or reduction in area up to (+/-1%). In the event of any reduction in area beyond 1% of the area agreed to be provided the Developer shall be required to pay the compensation @ Rs.32000/-per Sq. ft. Carpet area to the Member/s for the deficient area., likewise on increase in area beyond 1% of the area agreed to be provided the members shall pay to the said developers the compensation @ Rs.32000/- per sq. feet.

H.S.S.

11) The Developer has agreed with the Society that the Developer will; subject to force majeure and the factors as provided in the Development Agreement, carry out and complete the construction work of the New Building/s within 24 months from the Date of obtaining First Commencement Certificate from MCGM with a grace period of 6 months aggregating to 30 months. The period of 30 months shall hereinafter be called "the stipulated completion period"). Provided that if there is delay in completion of the building beyond the period of 30 months, due to: Non availability of steel, cement, sand, other building material, Water or electric supply; War, strike, riots, Commotion or Act of God including earthquake, flood, tempest, typhoon Pandemic or any other natural calamity; any notice, order, Rule, Notification of Government and/or other public or other competent authority; delay beyond the control of Developer in obtaining necessary permission from the MCGM or



बंदर - १८	
१६६९३	१४
२०२१	

Developer
Society No. 1
Society No.2
Member

other concerned authorities for utilizing, loading and consuming on the said property or buildings to be constructed thereon, the Transfer of Development Rights FSI available under Development Control and Promotion Regulations-2034 or any modification or amendments thereto; or any other causes beyond the control of the Developer, then in such an event the Developer shall be entitled to extension of time during which such force majeure conditions prevail and the Developer in such a case agree to continue to pay to the Member/s the monthly displacement compensation till such time the Developer completes the construction of the New Building and hands over possession of the Flat and the Car Parking to the Member/s. The Developer will have to apply for extension in completion period to the Societies in writing and get approval in writing from society for delay due to above conditions, immediately on arising the same.

H.S.S.

12) The Developer has made the Members aware that it has availed concessions for deficiency in open space, inadequate size of habitable rooms, inadequate height of habitable room, inadequate maneuvering spaces etc. from the Municipal Corporation of Greater Mumbai (MCGM) and all concerned authorities by payment of premium or otherwise for the approval of the plans of the New Building/s.



13) The Developer has made the Member/s aware that it has provided a Registered undertaking to the Municipal Corporation of Greater Mumbai that it shall not take any objection in future for the development of the adjoining plots with deficient open spaces.

14) The Member/s hereby declare/s that he/she/they will not to object to the development of neighboring properties which might go for redevelopment in future by availing concessions for deficiency in open space etc. from the Municipal Corporation of

बंदर - १८	
१६६९३	१४
२०२१	

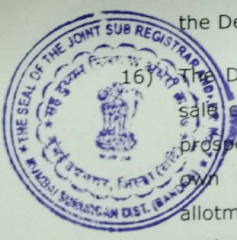
Developer
Society No. 1
Society No.2
Member

Greater Mumbai, in compliance of the Registered Undertaking provided by the Developer.

- 15) On completion of construction of the New Building and after obtaining full occupation certificate in respect of the New Building from the Municipal Corporation of Greater Mumbai, the Developer shall notify the Member/s to take possession of the Flat and the Car Parking. The Member/s shall take possession within 30 days from the date of the notice.

If the Member/s fails to take possession of the Flat and the Car Parking within 30 days of being notified by the Developer that the Flat and the Car Parking is ready for handing over, then upon the expiry of the said notice period of 30 days, the Member/s shall be personally liable to pay displacement compensation and other outgoings of the temporary alternate accommodation and Developer shall be discharged from the said liability/obligation thereafter.


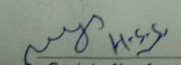
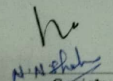
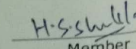
It is agreed and declared that at the time of taking possession of the Flat and the Car Parking, the Member/s shall refund the amount of displacement compensation, if any, paid by the Developer for the subsequent period, to the Developer.



दर - १८	
१६८९३	१६
२०२१	

16) The Developers shall be entitled to sell on ownership basis the sale component Flats and premises in the New Building to the prospective purchasers and for that purpose to enter into on its own behalf, risk and responsibility agreements or letter of allotment, Agreement For Sale, Sale Deed or such other writings or documents in its own name.

- 17) On and from the date of taking possession of Flat and the Car Parking or on expiry of the notice period of 30 days as stated above the Member/s shall be bound and liable to pay and shall pay his/her/their share of the maintenance and other charges in respect of the Flat and the Car Parking including property taxes, water charges, electricity charges, service charges and all other

 Developer
 Society No. 1
 Society No. 2
 Member

outgoings to the Society of which he/ she/ it/ they are Member/s.

- 18) It is agreed that after possession of the Flat and the Car Parking is taken from the Developer the Member/s shall not do any act or thing which will spoil, change the elevation/exterior of the New Building. It is further agreed that under no circumstances the garbage will be thrown in the passage, stair case or in the building compound.
- 19) The Member/s shall not use the said new flat or permit the same to be used for any purpose whatsoever other than the purpose for which it is allotted (residential use or shop use only, as the case may be) or allowed by the Municipal Corporation.
- 20) All notices/correspondence to be served on the Member/s and the Developer as contemplated by this agreement shall be deemed to have been duly served if sent to the Member/s or the Developer by Regd. A.D. at their respective addresses mentioned below.

Address of the Member/s

Mrs. Himangi Sanjay Shukla
4/54, Shivanand CHS Ltd
Chitrakar Ketkar Marg
Vile Parle (East),
Mumbai 400 057

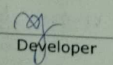
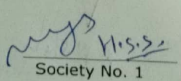
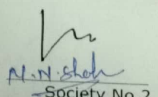
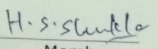


Address of the Developer

VIJAYRAJ DEVELOPERS LLP,
102, Aditi, Shiv Sena Bhavan Path,
Dadar, Mumbai- 400 028

दर - १८	
१६८९३	१६
२०२१	

During the subsistence of this Agreement the Member/s will be entitled to sell/transfer the Flat and the Car Parking subject to

 Developer
 Society No. 1
 Society No. 2
 Member

23) All the Goods and Services tax and other like taxes in respect of the eligible area in the Flat and the Car Parking shall be borne and paid by the Developer and Goods and Services tax and other like taxes in respect of the additional purchased area in the Flat shall be borne paid and discharged by the member/s.

THE FIRST SCHEDULE HEREIN ABOVE REFERRED TO



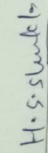
All that piece of land or ground bearing Final Plot No. 68 of the Town Planning Scheme V, Vile Parle admeasuring 846.20 square meters (as per the present Property Card and the Town Planning Scheme Record) and Final Plot No. 69 of the Town Planning Scheme V, Vile Parle, admeasuring 528.6 square meters (as per the present Property Card and as per the Town Planning Scheme Record), and admeasuring in the aggregate 1374.80 square meters, situate, lying and being at Prarthana Samaj Road/Mahant Road, Vile Parle (East), Mumbai 400057 and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban along with the building known as "Alok Sahaniwas" consisting of ground floor 3 upper floors made upto 10 flats in aggregate and the building known as "Alok Apartment" consisting of ground plus 3 upper floors made up of 14 flats and 5 shop, standing thereon and bounded as follows:

On or towards North : By 15th Road
 On or towards South : By Mahant Road
 On or towards East : By CTS Nos.80 and 81
 On or towards West : By CTS No.42

बदल - १८	१८८९३	१८	१००
			२०२३

THE SECOND SCHEDULE ABOVE REFERRED TO:

Residential Flat No.301, admeasuring about 646.16 Sq. ft. Carpet area on the Third floor in "Alok Sahniwas"

Developer:  Society No. 1
 Society No. 2:  Member: 

terms and conditions of this Agreement and Development Agreement Dt. 2/11/2021 with the prior approval of the Society alone, as required by the provisions of the Maharashtra Co-operative Societies Act, 1960, and the rules and regulations made thereunder and the Bye-Laws of the Society and the Developer agrees and declares that no consent or permission or authority or no objection of the Developer shall be required or necessary for the sale and/or transfer of the Flat and the Car parking by the Member/s. The said transfer should be subject to terms and conditions agreed between the developer and the member.



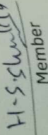
The Society/members and the Developers herein agree and confirm that the Development Agreement dated 2.11.2021 and the Power of Attorney Dt. 2.11.2021 are valid and subsisting and binding upon the parties thereto and they confirm all the clauses and statements made herein. And the said Power of Attorney is co-terminus with the Development agreement and it will come to an end on obtaining final and complete Occupation Certificate.

21) The Societies hereby declare that the said Property is absolutely free from any encumbrances, charge, lien or otherwise, save as stated in the Development Agreement and the Societies also declare that save as stated in the Development Agreement they have not received any notice from any quarter or under any law the time being in force, nor any suit/proceedings is pending in any Court against the said property. The Developer on behalf of the Society has obtained the title certificate from 26.4.2019, Advocates High Court. The copy of the Title Certificate of



बदल - १८	२६४२०१९	१२	१००
			२०२३

Annexure "12" The stamp duty and registration charges payable on the eligible area shall be paid and borne by the Developer and on additional purchased area shall be borne paid and discharged by the member/s..

Developer:  Society No. 1
 Society No. 2:  Member: 

THE THIRD SCHEDULE ABOVE REFERRED TO:

Flat No.A-202, admeasuring 905.79 Sq. ft. Carpet area (Carpet Area as defined in Section 2(k) of the Real Estate (Regulation and Development) Act, 2016) on the Second floor in the building to be known as Alok Apartment to be constructed on the plot of land described in the First Schedule hereinabove written alongwith Covered Car Park in the said building to be known as Alok Apartment.

IN WITNESS WHEREOF the parties hereto HAVE set and subscribed their hands and seals to these presents the day, month and year first hereinabove written.

SIGNED SEALED AND DELIVERED by the)
Withinamed "THE DEVELOPER")
VIJAYRAJ DEVELOPERS LLP)
through its Partner **VIJAY YEOLEKAR**)
in the presence of.....)



Witness:-

- 1. *[Signature]*
- 2. *[Signature]*



THE COMMON SEAL of the within named)
SOCIETY NO.1, ALOK SAHANIWAS CO-)
OPERATIVE HOUSING SOCIETY LIMITED)

pursuant to the Resolution passed in)
Special General Meeting held on 5.9.2021)
and (1) Shri. Mayur Yogendra Sindhwad)

Chairman and,

(2) **MRS. HIMANGI SHUKLA.**

Developer

Society No. 1

Society No.2

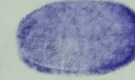
Member

बंदर - १८		
७६८९३	२०	३००
२०२१		

have signed in token thereof in the)
presence of.)

- 1. *[Signature]*
- 2. *[Signature]*

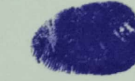
THE COMMON SEAL of the within named)
SOCIETY NO.2, ALOK APARTMENT CO-)
OPERATIVE HOUSING SOCIETY LIMITED)
pursuant to the Resolution passed in)
Special General Meeting held on 5.9.2021)



(1) **Shri. Naraj Shah** Treasurer and)

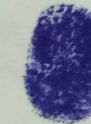
(2) **Shri. Nimish Shah**, Secretary,)
have signed in token thereof in the)
presence of.)

Nimish Shah



- 1. *[Signature]*
- 2. *[Signature]*

SIGNED SEALED AND DELIVERED by)
the within named 'MEMBER/S')
MRS.HIMANGI SANJAY SHUKLA)
in the presence of



H.S.Shukla

Witnesses :-

- 1. *[Signature]*
- 2. *[Signature]*



बंदर - १८		
७६८९३	२९	३००
२०२१		

Developer

Society No. 1

Society No.2

Member

एम.एम.डबल्यू-केई/एच.ए.जी/टी.टी/२००२-०३/

उपनिबंधक, सहकारी संस्था (के-पूर्व वाडे) तन ०२

मुंबई यांचे कार्यालय,

मल्होत्रा हाऊस, ६ वा मजला,

जी.पी.ओ.समोर, कोट, मुंबई-१.

दिनांक : २०/१०/२००२

नोंदणीची अधिसूचना

उपनिबंधक सहकारी संस्था, (के-पूर्व वाडे), मुंबई याद्वारे अधिसूचित करित आहे

की, अलोक अपार्टमेंट: को.ऑपरेटिव्ह हीटिंग तोतायटी लि.

प्लॉट नं-६९, महंत रोड, विस्तारीत कोमार्ले [पूर्व] मुंबई- ४०० ०५७

महाराष्ट्र सहकारी संस्था, १९६०. चत

१९६१ चा अधिनियम क्रमक २४) यांच्या (१) (१) अन्वये नोंदविण्यांत आली आहे व उक्त

अधिनियमाच्या कलम १२ (१) आणि महाराष्ट्र सहकारी संस्था १९६१ चा नियम १० (१) तिचे

दर्शक गृहनिर्माण संस्था असून उपयोजक माहेकरून तहभागीदारी

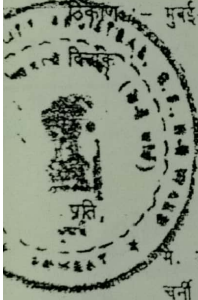
संस्था असे करण्यात आले आहे.

गृहनिर्माण संस्था

मुंबई-४०० ००१.

[मोहम्मद आरीफ]
उपनिबंधक,

सहकारी संस्था, (के-पूर्व वाडे), मुंबई.



म. व्यवस्थापक, शासकीय मुद्रणालय,

चर्नी रोड, मुंबई - ४ यांना रवाना.

२/- वरून नोंदणीची अधिसूचना महाराष्ट्र राजपत्रांमध्ये प्रसिध्द करावी व ज्या राजपत्रांमध्ये सदर अधिसूचनेची नोंदण झाली असेल त्या पृष्ठांकनाच्या चार प्रति या कार्यालयात दप्तरी दाखल करण्यासाठी पाठवाव्यात ही विनंती.

[मोहम्मद आरीफ]
उपनिबंधक,

सहकारी संस्था, (के-पूर्व वाडे), मुंबई.



बंदर - १८		
७६८९३	४४	१००
२०२१		

ALOK SAHANIWAS CO-OPERATIVE HOUSING SOCIETY LTD
(Regd. No. MUM/WKE/HSG/TC/12501 of 2003-04 22.6.04)

18, Mahant Road, Vile Parle East, Mumbai 400 057

Sr. No.	Floor No.	Name of the Members	Area (Carpet) Square feet	Share Certificate No	Distinctive Numbers (5 shares each)
1.	001	MR. ABHAY REGE	416.57	1	001 TO 005
2.	002	MR. AJIT SINGH & MRS. AJANTA PHATAK	516.78	2	006 TO 010
3.	003	MR. ATUL G. VAIDYA & MRS. KALYANI A. VAIDYA	400.96	3	011 TO 015
4.	101	MR. MAYUR YOGENDRA SINDHWAD	655.64	4	016 TO 020
5.	102	MRS. VIJAYA MUJUMDAR	981.14	5	021 TO 025
6.	201	MS. POOJA PRAMOD GUPTA / PRAMOD C. GUPTA	626.36	8	036 TO 040
7.	202	MR. SUJIT S. JOGLEKAR & MRS MANASI S. JOGLEKAR	1082.65	6	026 TO 030
8.	301	MRS. HIMANGI SANJAY SHUKLA	646.16	11	031 TO 035
9.	302	MR. MAKRAND G. PATIL & MRS. MANDAKINI MAKRAND PATIL	559.84	10	046 TO 050
10.	303	MR. YOGESH JOSHI	561.13	9	041 TO 045



For ALOK SAHANIWAS CO-OP. HSG. SOC. LTD

[Signature]
CHAIRMAN / TREASURER

[Signature]
SECRETARY



बदर - १८		
१०६६८	१२३	१०८
२०२१		

बदर - १८		
१०६६३	४५	१००
२०२१		

ANNEX - 8

Share Certificate No. 11 Member's Regn. No. 7 No. of Shares 5

Share Certificate

ALOK SAHANIWAS CO-OPERATIVE HOUSING SOCIETY LTD.

MUM/WKE/HSG/TC/12501 OF 2003-2004

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

Authorised Share Capital Rs. _____ Divided into _____ Shares of Rs. _____ each

Registration No. MUM/WKE/HSG/TC/12501 OF 2003-2004 Date 22-6-2004

This is to certify that ~~Shri/~~ Smt. /M/s. HIMANGI SANJAY SHUKLA

is the Registered Holder of FIVE fully paid up shares of Rs. FIFTY each numbered from 031 to 035 both inclusive, in

ALOK SAHANIWAS CO-OPERATIVE HSG. SOCIETY LTD., MUMBAI
Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at MUMBAI on THURSDAY
this 14th day of OCTOBER 2004

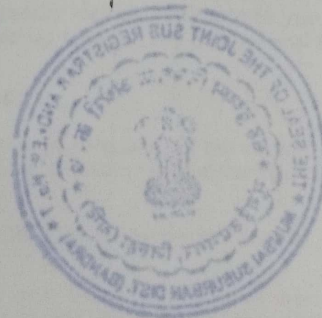


A.V. Patel
Authorised
M.C. Member

G. Joshi
Secretary

M. K. Vaidya
Chairman

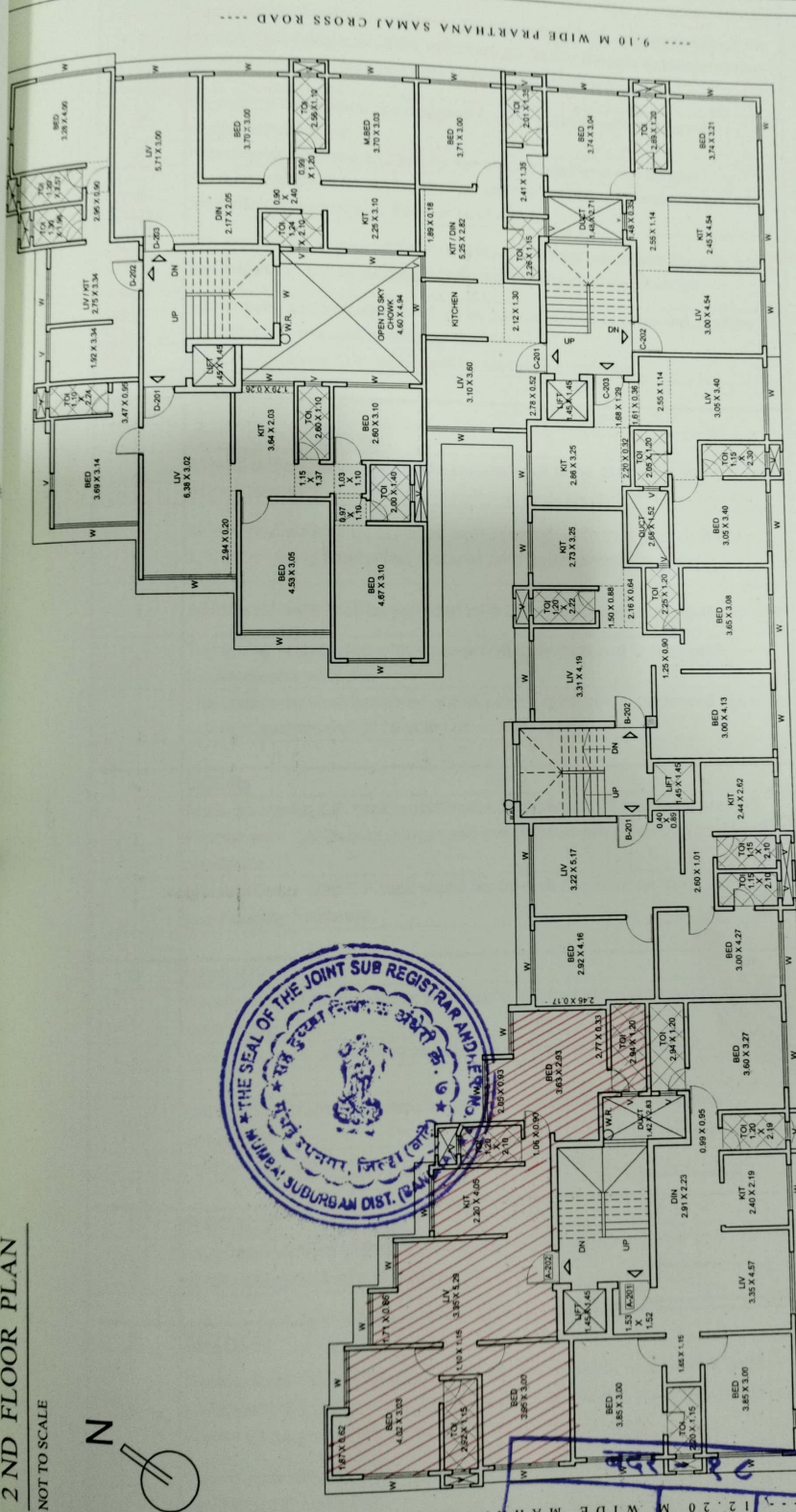
P.T.O.



बदर - १६		
१६८९३	४६	१००
२०२१		

१६८९३	४६	१००
-------	----	-----

er, Building Proposals
wards.
Ward/FP/IOD/1/New
Chowk, 70, Mahant Chowk, Vile Parle



H.S. Sankar

2 ND FLOOR PLAN
NOT TO SCALE



Name / Name
Ghadge
Designation
Engineer
Organization
Corporation of
Date : 26-Feb

NOTES:
 • Tentative plan subject to MCOB approval.
 • Elevation and section drawings are only indicative and subject to final approval of plan / elevation scheme.
 • Dimensions shown are subject to RCC column positions and subject to final detail RCC design / layout.
 • Room sizes mentioned, in general, are subject to RCC column positions and subject to final detail RCC design / layout.
 • Room sizes mentioned are unfinished sizes and may vary slightly due to external aesthetic finishing treatment and subject to minor variation due to manual labour.

PLAN FOR THE PROPOSED REDEVELOPMENT OF EXISTING SOCIETY BLDGS. ON PLOT BEARING FINAL PLOT NO 68 & 69 OF T.P.S.- V VILE PARLE, LOCATED AT MAHANT ROAD & PRARTHANA SAMAJ CROSS ROAD VILE PARLE (E) MUMBAI - 400057.

202
002 63 6736

Summary I (GoshwaraBhag-1)

514/16813
सोमवार, 13 डिसेंबर 2021 9:24
म.पू.

दस्त गोपवारा भाग-1

बदर 18
दस्त क्रमांक: 16813/2021

दस्त क्रमांक: बदर 18 / 16813/2021

बाजार मुल्य: रु. 21,36,961/- मोबदला: रु. 22,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,10,000/-

दु. नि. सह. दु. नि. बदर 18 यांचे कार्यालयात
अ. क्रं. 16813 वर दि. 13-12-2021
रोजी 9:23 म.पू. वा. हजर केला.

पावती: 18244 पावती दिनांक: 13/12/2021

सादरकरणाराचे नाव: हिमांगी संजय शुक्ल

नोंदणी फी रु. 22000.00

दस्त हाताळणी फी रु. 2000.00

पृष्ठांची संख्या: 100

दस्त हजर करणाऱ्याची सही:

एकुण: 24000.00

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७

दस्ताचा प्रकार: पर्यायी जागेचा करार

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

शिक्का क्रं. 1 13 / 12 / 2021 09 : 23 : 39 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 13 / 12 / 2021 09 : 24 : 48 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कायदेशीर सत्यता तपसाली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

H.S.Shukla
लिहून घेणारे



बदर - १८		
१६८९३	६८	१००
२०२१		

3/12/2021 9 40:07 AM

दस्त गोषवारा भाग-2

बदर 18

दस्त क्रमांक:16813/2021

दस्त क्रमांक :बदर18/16813/2021
दस्ताचा प्रकार :-पर्यायी जागेचा करार

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आलोक सहनिवास को-ऑप.हो.सो.ली., तर्फे चेअरमन मयूर योगेंद्र सिंधवड-मान्यता देणार पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आलोक सहनिवास को-ऑप.हो.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व,मुंबई, रोड नं: महंत रोड एक्सटेन्शन, महाराष्ट्र, मुंबई. पॅन नंबर:AADAA7790H	मान्यता देणार वय :-46 स्वाक्षरी:-		
2	नाव:आलोक सहनिवास को-ऑप.हो.सो.ली., तर्फे कमिटी मॅबर हिमांगी शुक्ल-मान्यता देणार पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आलोक सहनिवास को-ऑप.हो.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व,मुंबई, रोड नं: महंत रोड एक्सटेन्शन, महाराष्ट्र, मुंबई. पॅन नंबर:AADAA7790H	मान्यता देणार वय :-56 स्वाक्षरी:-		
3	नाव:आलोक अपार्टमेंट को-ऑप.हो.सो.ली., तर्फे सेक्रेटरी निमिष शाह - मान्यता देणार पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आलोक अपार्टमेंट को-ऑप.हो.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व,मुंबई, रोड नं: महंत रोड एक्सटेन्शन, महाराष्ट्र, मुंबई. पॅन नंबर:AABAA4507A	मान्यता देणार वय :-65 स्वाक्षरी:-		
4	नाव:आलोक अपार्टमेंट को-ऑप.हो.सो.ली., तर्फे खजिनदार नरेश शेठ - मान्यता देणार पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आलोक अपार्टमेंट को-ऑप.हो.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व,मुंबई, रोड नं: महंत रोड एक्सटेन्शन, महाराष्ट्र, मुंबई. पॅन नंबर:AABAA4507A	मान्यता देणार वय :-61 स्वाक्षरी:-		
5	नाव:मेसर्स विजयराज डेव्हलपर्स एल.एल.पी.चे भागीदार विजय येवलेकर यांच्या तर्फे मुखत्यार सचिन वाघे - पत्ता:प्लॉट नं: ऑफिस 102, माळा नं: -, इमारतीचे नाव: अदिती, ब्लॉक नं: दादर मुंबई, रोड नं: शिव सेना भवन पथ, महाराष्ट्र, मुंबई. पॅन नंबर:AARFV7711N	लिहून देणार वय :-43 स्वाक्षरी:-		
6	नाव:हिमांगी संजय शुक्ल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आलोक सहनिवास को-ऑप.हो.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व,मुंबई, रोड नं: महंत रोड एक्सटेन्शन, महाराष्ट्र, मुंबई. पॅन नंबर:ARRPS9907Q	लिहून घेणार वय :-56 स्वाक्षरी:-		

त दस्तऐवज करून देणार तथाकथीत पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ:13 / 12 / 2021 09 : 39 : 06 AMदख:-
गेल इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताना

नु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:रोहित कांबळे - -
वय:35
पत्ता:सप्रे बंगला,हनुमान रोड,विलेपार्ले पूर्व,मुंबई
पिन कोड:400057

स्वाक्षरी

2 नाव:योगेश मोरे - -
वय:42
पत्ता:सप्रे बंगला,हनुमान रोड,विलेपार्ले पूर्व,मुंबई
पिन कोड:400057

स्वाक्षरी

क्र.4 ची वेळ:13 / 12 / 2021 09 : 39 : 52 AM

क्र.5 ची वेळ:13 / 12 / 2021 09 : 40 : 07 AM नोंदणी पुस्तक 1 मध्ये

S.R. Andheri-7

दुय्यम निबंधक, अंधेरी क्र. ७





13/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 7

दस्त क्रमांक : 16813/2021

नोदणी :

Regn:63m

गावाचे नाव : विलेपार्ले

(1) विलेखाचा प्रकार	पर्यायी जागेचा करार
(2) मोबदला	2200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2136961.2
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: सदनिका क्रमांक ए-202, ए-विंग, दुसरा मजला, आलोक अपार्टमेंट को-ऑप.हो.सो.ली., महंत रोड एक्सटेन्शन, विलेपार्ले पूर्व, मुंबई - 400057, सदनिकेचे क्षेत्र 905.79 चौरस फुट रेस कार्पेट, सोबत एक कार पार्किंग((Final Plot Number : 68,69 ;))
(5) क्षेत्रफळ	1) 92.59 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स विजयराज डेव्हलपर्स एल.एल.पी.चे भागीदार विजय येवलेकर यांच्या तर्फे मुखत्यार सचिन वाघ - वय:-43; पत्ता:- प्लॉट नं: ऑफिस 102, माळा नं: -, इमारतीचे नाव: अदिती, ब्लॉक नं: दादर मुंबई , रोड नं: शिव सेना भवन पथ, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AARFV7711N 2): नाव:- आलोक सहनिवास को-ऑप.हो.सो.ली., तर्फे चेअरमन मयूर योगेंद्र सिंधवड-मान्यता देणार वय:-46; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आलोक सहनिवास को-ऑप.हो.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: महंत रोड एक्सटेन्शन, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AADAA7790H 3): नाव:- आलोक सहनिवास को-ऑप.हो.सो.ली., तर्फे कमिटी मंबर हिमांगी शुकल-मान्यता देणार वय:-56; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आलोक सहनिवास को-ऑप.हो.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: महंत रोड एक्सटेन्शन, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AADAA7790H 4): नाव:- आलोक अपार्टमेंट को-ऑप.हो.सो.ली., तर्फे सेक्रेटरी निमिष शाह - मान्यता देणार वय:-65; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आलोक अपार्टमेंट को-ऑप.हो.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: महंत रोड एक्सटेन्शन, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AABAA4507A 5): नाव:- आलोक अपार्टमेंट को-ऑप.हो.सो.ली., तर्फे खजिनदार नरेश शेठ - मान्यता देणार वय:-61; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आलोक अपार्टमेंट को-ऑप.हो.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: महंत रोड एक्सटेन्शन, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AABAA4507A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- हिमांगी संजय शुकल वय:-56; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आलोक सहनिवास को-ऑप.हो.सो.ली., ब्लॉक नं: विलेपार्ले पूर्व, मुंबई, रोड नं: महंत रोड एक्सटेन्शन, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-ARRPS9907Q
(9) दस्तऐवज करून दिल्याचा दिनांक	13/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	13/12/2021
(11) अनुक्रमांक, खंड व पृष्ठ	16813/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	110000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	22000
(14) शोरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



दस्तासोबत सूची क्र. II

खरी प्रत

सह. दुय्यम निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा.



**BRIHANMUMBAI MUNICIPAL CORPORATION
ANNEXURE 20 & 22**

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND FULL OCCUPATION
UNDER REG. 11(7) /11(8) OF DCPR 2034**

[P-3499/2019/(69 AND OTHER)/K/E WARD/FP/OCC/1/NEW of 05 June 2024]

To,
**VIJAYRAJ DEVELOPERS LLP C.A. to Ms. ALOK SAHANIWAS CHS LTD and Ms. ALOK APTS. CHS LTD.
102, ADITI, SHIV SENA BHAVAN PATH, DADAR-WEST, MUMBAI - 400 028.**

Dear Applicant,

The **Full** development work of **Residential** building comprising of **Completed building comprising building of Four (04) Wings i.e. 'A' 'B' 'C' & 'D' wings with Basement for Car Parking of 5.40 mts Ht. with Part Single Pit of Ht. 2.30 mt For Car Parking + Ground Floor for Shops on Road side and M.P. Rooms for Professional Use & for Residential Tenements (+) 04 Upper Floors for Residential Use** on plot bearing FP No. **69 ,68** of T.P.Scheme **TPS VILE PARLE No.V** at **NEAR UTKARSH MANDAL CHOWK** is completed under the supervision of Shri. **AMBER VASANT NATEKAR** , Architect , Lic. No. **CA/94/17139** , Shri. **GIREESH M RAJADHYAKSHA** , Structural Engineer, Lic. No. **STR/R/28** and Shri. **Mr. YUVRAJ DATTATRAY MANE** , Site supervisor, Lic.No. **Sup/Grade I:840016450 Existing BP no.:M/371/SS-I** and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. **P-3499/2019/(69 And Other)/K/E Ward/FP/CFO/1/NEW** dated **31 May 2024** . The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

Copy To :

1. Asstt. Commissioner, K/E Ward
 2. A.A. & C. , K/E Ward
 3. EE (V), Western Suburb I
 4. M.I. , K/E Ward
 5. A.E.W.W. , K/E Ward
 6. Architect, **AMBER VASANT NATEKAR**, A-101, First Floor ZEE Usha CHS, Veerchand Seth Chowk, 70, Mahant Chowk, Vile Parle (E)
- For information please

Digitally signed by SHIVADAS KRISHNA GURAV
Date: 05 Jun 2024 17:33:11
Organization : Brihanmumbai Municipal Corporation
Designation : Executive Engineer

Share Certificate

ALOK APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED

18, Mahant Road Extension, Vile Parle (East), Mumbai-400 057.

Regd. No. MUM / W-KE / HSG / (TC) / 11832 / 2002-2003 dtd. 30.10.2002

Mem. Register No. _____

Certificate No. _____

09

This is to certify that Mrs. Himangi Sanjay Shukla

is / are the Registered Holders of 10 (TEN)

fully paid-up shares Numbered 81 to 90

both inclusive, of Rupees 50 (FIFTY) each in the above named

ALOK APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED

Subject to the Bye - laws thereof

Rs. 500/-



Given under the Common Seal of
the said society, this 21st
day of March 2023

Hon. Chairman

Hon. Secretary

Hon. Treasurer

NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.