

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

Office of
Supt. Fire Officer
Mumbai Fire Brigade
Vignani Park Site, L.B.S. Road,
Worli (W) Mumbai - 400 030

No- **CS/11/R/14/135**
Date- **16/11/21**
Ref: i) Letter from Architect Mr. Ankit M. Makani dated-09/11/2021.
ii) M. F. B. No. HR/ R-VI/135 dated- 09/11/2021.

Mr.Ankit M. Makani Architect:

This is a proposal for the construction of high-rise residential building having Ground floor as silt + 1st to 19th upper residential floors + fitness center on terrace level with a total height of 64.00mtrs. measured from general ground level up to top of fitness center as shown on the plans.

> **The Floor-wise user of the High Rise Residential Building are as under:**

Floors	User
Ground floor	Entrance lobby + meter room + pump room + toilet + Three & Two fire stack car parking
1 st to 7 th , 9 th to 14 th , 16 th to 19 th floors	07nos. of flats on each floor
8 th floor	05nos. of flats + refuge area
15 th floor	05nos. of flats + Society office + refuge area
Terrace	Fitness center + Terrace open to sky

THE DETAILS OF STAIRCASES:

No. of staircase	Type of Staircase	Width of Staircase	From - to
01 No.	Enclosed	01.50 mtrs.	Leading from Ground floor to terrace level

The staircase is externally located and adequately ventilated to outside air as shown on the plan.

Lifts Type:	Profile:	No. of Lifts:
Passenger	Leading from ground level up to top floor level.	02 no.
Fire	Leading from ground level up to terrace floor level.	01 no.

The lift lobby & common corridor at each floor level is directly ventilated to outside air as shown on the plan.

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> The side open spaces around the building are as follows:

Sides	Building line to plot boundary at ground level
North	3.63mtrs. to 3.68mtrs.
South	6.08mtrs. to 6.29mtrs.
East	3.03mtrs. * 3.12 mtrs. + 27.45 m. wide Existing Barristernath Pai Road
West	4.00mtrs. to 4.03mtrs.

> **The Refuge areas provided for Proposed High Rise Residential Building are as follows:**

Floors	Refuge area (required)	Refuge area (proposed)	At the height from ground level.
8 th floor	102.08sq.mtrs.	104.02sq.mtrs.	24.95mtrs.
15 th floor	71.12sq.mtrs.	72.51sq.mtrs.	44.95mtrs.

In addition to above, terrace of the building will be treated as refuge area. Refuge area calculation shall be verified by E.E.P.Cell/MHADA as per DCPR-2034.

> The proposal has been considered favorably taking into consideration the following:

- This proposal falls under 33(5) of DCPR 2034.
- The bldg. abuts on 27.45 m. wide Existing Barristernath Pai Road on East side as shown on plan hence building is accessible for fire appliances in case of emergency.
- Refuge area provided facing to the Road Side on the East side and 6.00 mtrs. open space is provided on south side of the building.
- Recommended to provide automatic sprinkler system in each habitable room of each flat on each floor, in lift lobby/common corridor at each floor level, in society office, fitness center as well as in entire car parking area covering each car parking level on ground floor.
- Recommended to provide automatic smoke detection system in society office, fitness center, in electric meter room, in lift machine room & in pump room of the building.
- During construction stage and prior to final occupation party shall comply with additional requirements stipulated by Mumbai Fire Brigade Department if any.

In the view of the above, as far as the requirements is concerned, the approval is issued herewith, on stipulating fire protection measures & fire fighting safety requirements. The proposed construction of high-rise residential building having Ground floor as silt + 1st to 19th upper residential floors + fitness center on terrace level with a total height of

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1. **ACCESS:**

64.00mtrs. measured from general ground level up to top of fitness center as shown on the plans, signed in token of approval, subject to satisfactory compliance of the following requirements:

2. **COURTYARDS:**

- The entire available courtyards on all the sides of the building shall be paved suitably to bear the load of fire engines weighing up to 58m. tones each with a point load of 10 Kgs. per sq.cms.
- The courtyards shall be kept free from obstruction at all times.
- No structure of any kind shall be permitted in courtyards of the building.

3. **STAIRCASE:**

- The layout of the staircase of the building shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level through at least one hour fire resistant self closing door (45 mm. thickness) placed in the enclosed wall of the staircase at landing.
- The light width of the staircase shall not be less than 01.50 mtrs. throughout its height.
- Permanent vent at the top equal to 5% of the cross sectional area of the staircase shall be provided.
- Operable sashes or R.C.C. grills with clear opening of not less than 0.5 sq.mtrs. per landing on the external wall of the staircase shall be provided.
- Nothing shall be kept or stored in staircase / corridor/ passage.

The terrace door shall be provided in the following manner:

- The top of portion of the doors shall be installed with louvers.
- The single latch lock shall be installed from the terrace side at the height of not more than one mtr.
- The glass front of 6 inch diameter with the breakable glass shall be provided just above the single latch lock, so as to open the latch in case of an emergency by breaking glass.

4. **CORRIDOR / LIFT LOBBY:**

- Corridor / lift lobby at each floor level shall be naturally ventilated as shown in plan.
- The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.
- Self glowing/ fluorescent exit signs in green color shall be provided showing the means of escape for entire building.

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5. **STAIRCASE AND CORRIDOR LIGHTINGS:**

- The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.
- Staircase and corridor lighting shall also be connected to alternate supply.

6. **ELECTRIC CABLE SHAFT AND ELECTRIC METER ROOM:**

- Electric cable shafts of the building shall be exclusively used for electric cables and should not open in staircase enclosure.
- Inspection doors for shafts at each floor level shall have two hours fire resistance.
- Electric shafts shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric shaft.
- Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core / fire resistance for each building with provision of ELCB/MCB.
- Electric meter room shall be provided at the location shown in the plan. It shall be adequately ventilated & easily accessible.
- Low and medium voltage wiring running in shaft and in false ceiling should run in separate conduits.
- Water mains, telephone lines, intercom lines, gas pipes or any other service line should not be laid in the duct for electrical cables, use of bus bar/solid rising mains instead of cables is preferred.
- Separate circuits for firefighting pumps, lifts, staircases and corridor lighting, blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fuse in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its non-volt coil removed.

7. **ESCAPE ROUTE LIGHTING:**

- The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor easily accessible to firefighting staff at any time irrespective of the position of the individual control of the light points, if any.
- Staircase and corridor lighting shall also be connected to alternate supply. Emergency lights shall be provided in the staircases/corridors.

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8. ENTRANCE DOOR AND EXIT/ENTRANCE STAIRCASE:

- i. Entrance door of each occupancy, including flat entrance & kitchen doors (if provided) shall be of solid core having fire resistance of not less than one hour.
- ii. The fire resistance rating for staircase F.R.D., Lift lobby / protected lobby & the lift doors shall be as per NBC provisions.

9. LIFT:

- i. Walls enclosing lift shaft shall have a fire resistance of not less than two hours.
- ii. Shafts shall have permanent vent of not less than 0.2 sq. mtrs in clear area immediately under the machine room.
- iii) Landing doors and lift-car doors of the lifts shall be of steel shuttered with fire resistance as per NBC. No collapsible shutter shall be permitted.
- iv) One of the lift shall be converted into fire lift and shall be as per specifications laid down under the regulations.
- v) Threshold of non combustible material shall be provided at the entrance of each landing door.

FIRE LIFT:

- i) To enable fire services personnel to reach the upper floors with the minimum delay, one lift shall be provided, and shall be available for the exclusive use of the firemen in an emergency.
- ii) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Light & fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 volt supply.
- iii) Fire lift should be provided with a ceiling hatch for use in case for emergency. So that when the car gets stuck up, it shall be easily openable.
- iv) In case of failure of normal electric supply, it shall automatically changeover to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
- v) The operation of fire lift should be by a simple toggle or two - button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. So this lift can be used by the occupants in normal times.
- vi) The words 'Fire lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- vii) The speed of the fire lift shall be such that it can reach the top floor from ground level within one minute.

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shall be flushed with ground level and it should bear point load of 10.00 k.g./cm², also certificate is that effect shall be submitted at the time of asking occupation certificate.

B) OVERHEAD WATER STORAGE TANK:

A tank of 30,000 liters capacity shall be provided at the terrace level of the building. The design shall be got approved from H.E.'s department prior to erection. The tank shall be connected to the wet riser through a booster pump through a non return valve and gate valve.

C) WET RISER CUM DOWN COMER:

Wet riser cum down comer of internal diameter of 15cms. of G.I. 'C' class pipe shall be provided at lift lobby as shown on the enclosed plan, with twin hydrant outlet and hose reel on each floor in such a way as not to reduce the width of the passage. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed the pressure of 5.5 kgs/sq.cm.

D) FIRE SERVICE INLET:-

- i) A fire service inlet on the external face of the building near the tank directly fronting the courtyards shall be provide to connect the mobile pump of the fire service independently to (a) The wet riser cum down comer, (b) Sprinkler system.
- ii) Breaching connection inlet shall be provided to refill U.G. tank,
- iii) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

E) AUTOMATIC SPRINKLERS SYSTEM:

Automatic sprinkler system shall be provided in each habitable room of flat on each floor, society office, Fitness centre , in lift lobby/common corridor at each floor level, as well as in entire car parking at stilt covering each car parking level. The automatic sprinkler system shall be installed as per the standard laid down by relevant I.S. specifications.

F) FIRE PUMP, SPRINKLER PUMP, JOCKEY PUMP & BOOSTER PUMP:-

- i) Wet riser shall be connected to a fire pump at ground level of 2400 litres / min capacity giving a pressure of not less than 3.2 kgs / sq.cms. at the topmost hydrant.
- ii) Booster pump of capacity of 900 liters / min. having a pressure of not less than 3.2 kgs. / sq.cms. at the hydrant outlets of the wet riser shall be provided at the terrace level of the building.
- iii) An independent sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- iv) Electric supply (normal) to these pumps shall be on independent circuit.
- v) Only surface mounted pump or vertical turbine pump shall be installed for firefighting system. Submersible pump is not permitted.

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- viii) Fire lift shall be constructed as per prevailing Indian & International standard.

10. CAR PARKING :-

- i) Car parking shall be permitted in the designated area.
- ii) Drainage of the car parking area of all the levels shall be laid independent from that of the buildings & it shall be provided with catch pit & fire trapped before connecting the building drainage or Municipal drainage.
- iii) Drainage of the car parking areas at all the levels shall be so laid as to prevent any overflow in the staircase, lift shaft etc.
- iv) The parking area shall not be used for dwelling purpose & repairing / maintenance purpose, at any time.
- v) The drive way shall be properly marked & maintained unobstructed.
- vi) The Automatic Sprinkler System provided to the entire car parking area.

A) STACK CAR PARKING:

- a. Structural design shall be of steel construction.
- b. Vertical deck separation having multi-car parking level, vertical separation between the upper & lower decks by using the non-perforated and non-combustible materials. (Structural steel plate) shall be provided. This is to minimize direct impingement of flame to the car in the upper deck and also to prevent dripping of any possible leaking fuel to the lower deck.
- c. Elements of the stacked car parking structure shall have 1 hr. fire resistance.
- d. Each car parking deck shall have 1 hr. fire resistance.
- e. Parking area shall be accessible by trained staff when carrying out the maintenance work.
- f. The parking system is to be ceased during the maintenance operation.
- g. Automatic sprinkler system shall be provided in car parking area.

11.

FALSE CEILING (if provided):

False ceiling if provided in the building shall be of non-combustible material. Similarly, the suspenders of the false ceiling shall be of non combustible materials.

12.

MATERIALS FOR INTERIOR DECORATION/FURNISHING:

The use of materials which are combustible in nature and may spread toxic fume/gases should not be used for interior decoration/furnishing, etc.

13.

FIRE FIGHTING REQUIREMENTS:

A) UNDERGROUND WATER STORAGE TANK:

An underground water storage tank of 1,50,000 liters capacity shall be provided at location marked on the plan as per design specified in the rules with battic wall and fire brigade collecting breaching. The design shall be got approved from H.E.'s department prior to erection. The slab of U.G tank

- vi) Switch of booster pump shall be provided at terrace level, ground floor as well as on refuge area of building.

G) EXTERNAL HYDRANTS:

Courtyard hydrants shall be provided within the confines of the site of the wet riser on ground floor for every 30.00 mtrs. distance around the building.

H) HOSES & HOSE BOXES:

One Hose Boxes, each with two hoses of 15mts. length of 63mm dia along with branch shall be provided near wet riser landing valve on ground floor as well as on alternate floor level.

I) ALTERNATE SOURCE OF POWER SUPPLY:

An alternate source of LV/HV supply from a separate substation OR from a D.G. set with appropriate changeover switch shall be provided for fire lifts, fire pumps, booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits , detection & fire alarm system. It shall be housed in separate cabin.

J) PORTABLE FIRE EXTINGUISHERS:

- i) One dry chemical powder type fire extinguisher of 9 kgs. capacity having B.I.S. certification mark and two bucket filled with dry clean sand shall be electric meter room, Pump room as well as in each lift machine room.
- ii) One dry chemical powder type fire extinguisher of 9 kgs. capacity having B.I.S. certification mark and two buckets filled with dry clean sand shall be kept at ground floor in car parking area at prominent place for every 100 sq.mtrs. area.
- iii) One dry chemical powder type fire extinguisher of 6 kgs capacity having B.I.S. certification mark shall be provided on alternate floor.

K) FIRE FIGHTING REQUIREMENTS AT THE CONSTRUCTION STAGE OF BUILDING:

Following fire protection arrangement shall be provided with the following fire protection measures & same shall be maintained in good working condition at all the times.

- a) Dry riser of minimum 15 cm diameter pipe with hydrant outlets on the floor constructed with fire service inlet to boost the water in the dry riser & maintenance should be in accordance with good practice.
- b) Drums of 200 liters capacity filled with water & two fire buckets shall be kept of each floor for every 100 sq. mtrs area.
- c) Water storage tank of minimum 20,000 liters capacity shall be kept at site ready to use in case of emergency, which may be used for other construction purpose also.

- 1) **MANUAL FIRE ALARM SYSTEM:**
The building shall be provided with manual fire alarm system with main control panel at ground floor level and pull-boxes and hooters at each upper floor level in accordance with I.S. specification.
- 11) **AUTOMATIC SMOKE DETECTION SYSTEM:**
Automatic smoke detector system shall be installed in society office, pump room, electric meter room, in lift machine room of the building as per IS specifications with main console panel at ground floor level.
- 12) **EXIT SIGNS:**
Self glowing/fluorescent exit signs in green color shall be provided showing the means of escape for the entire building.
- 13) **PUBLIC ADDRESS SYSTEM:**
The building shall be provided with public address system as per the rules with main control operator at console panel at ground floor.
- 14) **TRAINED FIRE STAFF/SECURITY GUARDS:**
The trained fire staff / Security guards having basic knowledge of firefighting & fire fighting installation shall be posted in the building.
- 15) **PANEL BOARD OF FIRE FIGHTING SYSTEM:**
Fire alarm system, smoke detection system, sprinkler system, public address system, alternate supply, etc. panels shall be installed on ground floor at the location shown in the plans & which shall be manned 24 hrs.
- 16) **REFUGE AREA:**
Refuge area provided on 9th & 15th floor levels separate in each floor shall be conforming to the following requirements:
1) **Manner of refuge area**
a) The refuge area shall be so located that it shall preferably face the access road/wider open space of the building.
b) The refuge area shall be provided with railing / parapet of 1.20 mt.
c) The refuge area shall have a door which shall be painted or faced with a sign in luminous paint mentioning "REFUGE AREA".
d) The lift/s shall not be permitted to open into the refuge areas.
e) The refuge area provided within building line shall be accessible from common passage/ staircase.
17) **Use of refuge area:**
a. The refuge area shall be unmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when occur in the building and also for exercises/drills if conducted by the Fire Brigade Department.

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4. No any addition/alteration shall be done in the structure of the flat / building without the previous consent of all the concerned/occupier as per the provision of Section 7 of MOFA.
5. The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect/Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
6. This approval is issued only from Fire Protection & Fire-fighting requirements point of view on behalf of the online application from Architect, if any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/Developer/Architect, etc.
7. The width of abutts road, open spaces, area of the plot mentioned in plans as submitted by the Architect attached herewith. These parameters shall be verified by E.E.(B.P.) Cell/(MHADA) before granting any permission (I.O.D. / C.C. / further C.C.) If found any contradiction, the proposal shall be referred back to this Department.
8. Necessary permission shall be obtained from competent authority for elevation at terrace level.
9. E.E.(B.P.) Cell/(MHADA) shall examine the proposal as per relevant Regulations of DCFR-2034.
10. As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fixed Fire Fighting installations and shall be maintained in good working order in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.
11. This approval is issued from fire risk point of view only without prejudice to legal matters pending in court of law if any.

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16/11/2019
By, Chief Fire Officer,
Mumbai Fire Brigade.

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- b. The refuge areas shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.
 - 11) **Facilities to be provided at refuge area**
Adequate emergency lighting & drinking water facility shall be provided.
12) **Terrace floor as a refuge floor:**
a. The necessary facilities such as emergency lighting, drinking water etc. shall be provided.
b. The access door/s from the enclosed staircase/s to the terrace floor shall have louvers at top half portion of the door. The entrance doors to the terrace shall be painted or faced with sign painted in luminous paint mentioning "REFUGE AREA".
15. Necessary permission for licensable trade activity, additions/alterations etc. shall be obtained from competent authority.
 - 16) **ELEVATION FEATURES:**
a. The Elevation treatment shall be of non-combustible materials and it should not obstruct fire fighting activities.
b. Elevation features if any, for entire building shall be as per circular issued by Hon. M.C's Under No. CHE/DP/110/GEN, 2019-20 Dated 2019-20.
- The Party has paid the Scrutiny Fees of Rs 5,80,120/- vide Receipt 0274448/49/50 (SAP DOC No. 1004192326) dated-16.11.2021 on the total gross build up area of 8924.90 sq. mtrs as certified by the Architect, Dated-09.11.2021.
- Now, Architect has certified height of the building as 64.00 mtrs. & Built-up area 8924.90sq. mtrs. for the said Residential building & as per Schedule-II of Section 11(i) of Maharashtra Fire Prevention & Life Safety Measure Act-2006, has paid fire service fees of Rs. 1,33,875/- vide receipt No. 0274445/46/47 & SAP DOC No. 1004192324 dated 16.11.2021.
- However, E.E.(MHADA) is requested to verify the total built-up area & inform this Department for the purpose of levying additional Secretary fees.
- Note for E.E.(B.P.) CELL/(MHADA) Greater Mumbai and the Architect:-**
1. The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
 2. The area, size, to consult with MEP for the sprinkler system, detection system, fire alarm system, wet rater system, public address system, fire duct, electrical duct etc. to be verified & examine.
 3. There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.

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वेबसाइट - 9

782328 871809680693 बृहन्मुंबई महानगरपालिका
9869228933 करनिर्धारण व संकलन खाते
19/03/2021
108816

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये वजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक NX0306790080000	मालमत्ता कर वर्ष 2020-2021	देयक क्रमांक 202010BIL12731440 202020BIL12731441	देयक दिनांक 01/01/2021
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पक्षकाराचे नाव व पत्ता: (10) HON SECY PANT NAGAR

SHIVNERI CO OP HSG,SOC LTD 10/292 PANT NAGAR,GHATKOPAR (E)
MUMBAI 400075

पुत्रांक -
Asstt. Assessor & Collector, N Ward, Municipal Office Building
(Annex), Jawahar Road, Ghatkopar (East), Mumbai - 400 077.

ईमेल - aacn.ac@mcgm.gov.in दूरध्वनी क्र. 022 2501 1781

मालमत्ता क्रमांक, मदनिका क्रमांक, डुमारीचे नाव/ विंग, सी.टी.एम.क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गचे नाव, ट्रिक्वाण, मालमत्तेचे वर्णन, करण्याची नाव.
IN-1035(10) 90/RD.PANTNAGAR BLDG NO 10 THE MAHARASHTRA HOUSING BOARD

पक्षक प्रतिनिधीचा दिनांक: 31/03/1961 अंतिम जोडणी क्रमांक: - एकूण मांडवली मूल्य: ₹ 27875780

एकूण मांडवली मूल्य: ₹ Two Crore Seventy Eight Lakh Seventy Five Thousand Seven Hundred Eighty Only

दि. 31/03/2010 या तारखेपर्यंतची थकबाकी ₹ 0 दि. 01/04/2010 ते 31/03/2020 या तारखेपर्यंतची थकबाकी ₹ 90096

पक्षक मालमती 01/04/2020 ते 31/03/2021

मालमतीचे वर्णन	01/04/2020	ते	30/09/2020	ते	01/10/2020	ते	31/03/2021
मालमतीचे नाव							
मालमतीचे नाव			9572		9572		9572
मालमतीचे नाव			0		0		0
मालमतीचे नाव			6455		6455		6455
मालमतीचे नाव			15216		15216		15216
मालमतीचे नाव			3998		3998		3998
मालमतीचे नाव			3773		3773		3773
मालमतीचे नाव			3142		3142		3142
मालमतीचे नाव			424		424		424
मालमतीचे नाव			190		190		190
मालमतीचे नाव			4820		4820		4820
मालमतीचे नाव			47590		47590		47590
मालमतीचे नाव			0		0		0
मालमतीचे नाव			0		0		0
मालमतीचे नाव			0		0		0
मालमतीचे नाव			47590		47590		47
मालमतीचे नाव			0		0		0
मालमतीचे नाव			₹ Forty Seven Thousand Five Hundred Ninety Only		₹ Forty Seven Thousand Five Hundred Ninety Only		₹ Forty Seven Thousand Five Hundred Ninety Only

अन्तरी रुपये	31/03/2021	31/03/2021
अन्तरी रुपये	₹ Forty Seven Thousand Five Hundred Ninety Only	₹ Forty Seven Thousand Five Hundred Ninety Only

"To make payment through NEFT:
IFSC - SBIN000308, Beneficiary A/C No:- MCGMPTNX0306790080000, Name-MCGM Property Tax. Please note,
payment done through NEFT will be collected against eldest bills first. Cheque may be drawn in the name of
MCGM"

मदर इन्स्ट्रुमेंट हा नागरिकांना करांचा भरणा मुलभूतने करता यावा यासाठी मुंमनाप अधिनियमातील तरतुदीनुसार निर्मित
करव्याज आवा असून सदर इन्स्ट्रुमेंट तुमची मालमत्ता अधिकृत अमल्याचे सुचित करता नाही.

साप्ताहिक व परिस्थितीकरीय सामदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या
पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या बटकात 5% ते 15% संपत्त अनुज्ञेय आहे.

माझे कुटुंब माझी जबाबदारी

- अ) मानक वापरा
- ब) वापरवाट होत धुवा
- क) सुरक्षित अंतर राखा

श्री. रा. एस. नाईक

श्री. संजिव नाईक
कार्यनिर्वाहक व सहायक (प)

महाराष्ट्र - भारत
एक बटव संपन्नता की ओर



TRC

E & OE

Original/Deposita
 दिनांक: 31/1
 Page: 3/34
 Reg. No: 140 P/1
 चेक नं. 31
 चेक दिनांक: 30/03/2022
 चेक मूल्य: ₹. 400.00
 चेक प्राप्तकर्ता: श्री. राजेश कुमार
 चेक प्राप्त स्थान: स्टेट बँक ऑफ इंडिया, मुंबई
 चेक प्राप्त दिनांक: 30/03/2022

DEPOSITED
 RECEIVED
 30/03/2022
 ₹. 400.00
 (IN) ₹. 400.00
 (IN) ₹. 400.00

1) चेक मूल्य: ₹. 400.00
 2) चेक दिनांक: 30/03/2022
 3) चेक प्राप्तकर्ता: श्री. राजेश कुमार
 4) चेक प्राप्त स्थान: स्टेट बँक ऑफ इंडिया, मुंबई
 5) चेक प्राप्त दिनांक: 30/03/2022

₹. 400.00
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CHALLAN
 MTR Form Number 4
 Date: 30/03/2022 11:56:42 Form ID: 449

Disbursement: State Bank of India
 Type of Payment: In-person Fee
 Full Name: RAJESH K. SHARMA
 Address: 1201, Kurla Tower, Sea Trust Road, Kurla West, Mumbai - 400011
 PAN No. (if Applicable): RAJESK5432K
 Amount in Words: ₹. 400.00
 Amount in Figures: 400.00

Bank Name: STATE BANK OF INDIA
 Branch Name: STATE BANK OF INDIA
 Branch Code: 300001
 Branch Address: STATE BANK OF INDIA, KURLA WEST, MUMBAI - 400011

Date of Issue: 30/03/2022
 Validity: 30/03/2022



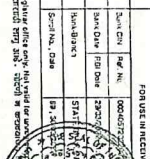
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CHALLAN
 MTR Form Number 4
 Date: 30/03/2022 11:56:42 Form ID: 449

Disbursement: State Bank of India
 Type of Payment: In-person Fee
 Full Name: RAJESH K. SHARMA
 Address: 1201, Kurla Tower, Sea Trust Road, Kurla West, Mumbai - 400011
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 Amount in Words: ₹. 400.00
 Amount in Figures: 400.00

Bank Name: STATE BANK OF INDIA
 Branch Name: STATE BANK OF INDIA
 Branch Code: 300001
 Branch Address: STATE BANK OF INDIA, KURLA WEST, MUMBAI - 400011

Date of Issue: 30/03/2022
 Validity: 30/03/2022



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Receipt of Document Handling Charges
 Receipt No: 2903202208993
 Receipt Date: 30/03/2022
 Amount: ₹. 400.00
 Bank Name: KSBK
 Branch Name: KSBK
 Branch Code: 10004
 Branch Address: STATE BANK OF INDIA, KURLA WEST, MUMBAI - 400011

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

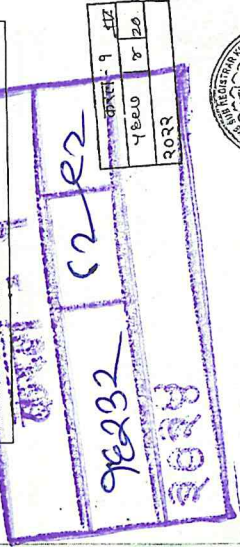


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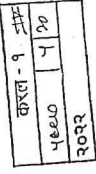
92832 09 22



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
FRN 20032206043	Date 29/03/22
Received from Mr. S. P. Mahajan (PIN 4000020000) an amount of Rs. 400/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub-Registrar office Joint S. R. Kuria 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PNBK	Date 29/03/22
Bank A/c No 1000115022022900017	Branch



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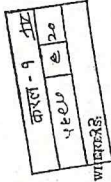
SPECIAL POWER OF ATTORNEY

IN FAVOR OF
MR. CHANDRANAGESH S. PAL
MR. KARAYAN S. PAL AND MR. MANGESH S. CHAVAN

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MR. ROCKY RAJKUMAR KHUSHALANI, Holder of Income Tax Permanent Account No. AGGPK079JA, as well as Holder of Unique Identification Authority of India AADHAR CARD NO. 7443 4877 5708 Adult, Aged about 42 years, Occupation Business, Indian Hindu Inhabitants of Mumbai, Presently Residing at Residing at 1201, Krishna Tower, Sion Trombay Road, Near R. K. Studio, Chembur, Mumbai- 400 071, herein referred to as "the EXECUTANT" Do hereby send greetings;

Rocky
Pal

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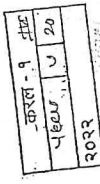
1. I the Executant herein is having the Constuction business in India and in course of these business I am actively engaged in several Partnership Firms, Limited Liability Partnership Firms as well as holding the position of Directors in various Private limited Companies (set out in "Annexure-A" annexed thereto) all mainly carrying on the business of development of immovable properties.

2. In the course of business, I am holding the different posting in different companies and/or firms as Partners and also in my personal capacity I execute several deeds and documents which included Agreement for Sale, Sale Deed, Lease and License Agreement/s, Lease Deed, Conveyance/s Deed, Development Agreement/s, Supplementary Agreement/s, Mortgage Deed/s, Supplementary Mortgage Deed/s, Memorandum of Understanding/s, Deed of Modification, Deed of Affidavitum, Supplementary agreement, Deed of Rectification, Deed of Surrender and Various Deed of Transfer, Declarations/Understandings to be given to various authorities with respect to the Development Agreement of Understanding/s, Agreement for Sale, Power of Attorney/s, Substituted Power of Attorney/s, Permanent Alternate Purchaser/s, Deed of Confirmation, Other Agreement/s and Deed of Joint Undertaking/s under Maharashtra Real Estate (Regulation and Development) Act, 1963 and under Real Estate (Regulation and Development) Act, 2016 and rules applicable thereon, Deed of Lis Pendens, Declaration/s, Indemnity, Undertaking/s, Affidavit/s, etc. which are required to be compulsorily registered under the provisions of the Indian Registration Act, 1908.

3. In the course of business, I have to travel out of Mumbai for various business purposes and during such period as well as at several times due to other pre-occupation in business activities or other reasons, I am not in a position to personally visit/attend the Office of Sub-Registrar of Stamps & Registration, within the meaning of the Indian Registration Act, 1908 and Maharashtra States Registration Act and the Rules framed thereunder, concerning of such deeds and/or documents which is executed by me and to enable such documents to be duly

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registered. I am therefore, desirous of appointing 1) Mr. Chandranagesh S. Pal, adult, aged about 36 years, Advocate by Profession, Indian Inhabitant of Mumbai, presently residing at Flat No.1602, 16th Floor, "C" Wing, Building No.42, Thak Nagar, Chembur, Mumbai-400089, And/or 2) Mr. Karayan S. Pal, adult, aged about 38 years, Advocate by Profession, Indian inhabitant of Mumbai, presently residing at Flat No.1106, 11th Floor, Building No.26, Regency Tower, Ganapati Mandir Road, Titwala-East, Thane-421605 And/or 3) Mr. Mangesh S. Chavan, adult, aged about 30 years, Indian Inhabitant of Mumbai, presently residing at Room No.5, First Floor, Building No.9, BMC Building, Near Fish Market, P. L. Lokhande Marg, Chembur, Mumbai-400089 (hereinafter referred to as "the SAID ATTORNEY/S"), as my SPECIAL ATTORNEY to attend the Office of the Registrar/Sub-Registrar or any Authority, competent and Authorized to accept Presentation, admit and Register the said Deeds / Declarations / Undertakings / Agreements and any Other relevant documents, for the Limited purpose TO ADMIT EXECUTION of the said Deeds and various documents, and complete Registration Formalities, under the Indian Registration Act, 1908 and Maharashtra States Registration Act, and to do all such acts and things thereunder on my behalf and which the said ATTORNEY/S has agreed to do.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS, that I, MR. ROCKY RAJKUMAR KHUSHALANI in my individual capacity and as Partner/Director of various Partnership firms and Private Limited Companies and Limited Liability Partnership (set out in Annexure-A annexed hereto), do hereby nominate, constitute and appoint 1. Mr. Chandranagesh S. Pal, 2. Mr. Karayan S. Pal and/or 3. Mr. Mangesh S. Chavan, to be my true and lawful attorney for the purpose expressed that is to say:

1) To present me for registration and lodge in the Office of the Sub-Registrar of Assurances Mumbai City / Taluka Andheri, Borivli & Kurla / Bandra / Goregaon / Chembur / Vikhroli / Mulund / Thane / Kharva / Navi Mumbai/Vashi/Panvel and/or at other places within the

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2) To represent me before any adjudicating authority in Maharashtra for the purpose of stamping/ lodging any document for adjudication under the Maharashtra/Bombay Stamp Act, 1956 and rules framed thereunder for all or any of the documents applied by us for adjudication before the relevant authority at Mumbai City / Taluka Ashtori, Borivali & Kurla / Bandra / Goregaon / Chembur / Winkrell / Malind / Thane / Kalyan / Vashi / Parel/ Pune and/or at other places within the entire State of Maharashtra, as may be required for all the deeds and documents which I have personally executed or which I may execute.



By my signature and admit execution of the same.
 other acts, deeds, matters and things incidental to the heretofore mentioned and/or necessary steps as may be required to be taken in connection with the for the effective registration of such deed/document/s with the Office of the Sub Registrar as the Attorney may deem fit and proper, which have already been signed, executed, or which may hereafter be signed and executed by me and/or on my behalf as Directors/Partners of various Private Limited Companies/Partnership Firm/LPP etc. in compliance with the law then being in force hereof;

AFFID : DO HEREBY agree to ratify and confirm all and whatever my said Attorney shall or purport to do or cause to be done by virtue of these presents.

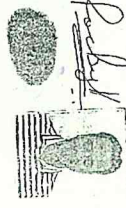
Prabhu
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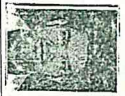
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IN WITNESS WHEREOF "MR. ROCKY RAJKUMAR KHUSHMALANI" hereunto set and subscribed my hand and seal at Mumbai this 20th day of March, 2022.

SIGNED AND DELIVERED by the
 Withnamed "the EXECUTANT"
 MR. ROCKY RAJKUMAR KHUSHMALANI
 In the presence of
 1) *Prabhu*
 2) *Prabhu*



Specimen Signature, Thumb Impression & Photograph of the Constituted Attorney
 (f) Mr. Chandrasekhar S. Pal



PHOTOGRAPH OF ATTORNEY LEFT HAND THUMB IMPRESSION SIGNATURE OF ATTORNEY

(g) Mr. Narayan S. Pal



Narayan S. Pal

PHOTOGRAPH OF ATTORNEY LEFT HAND THUMB IMPRESSION SIGNATURE OF ATTORNEY



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By Mr. Mahipal S. Chavhan



Mahipal

PHOTOGRAPH OF ATTORNEY LEFT HAND THUMB IMPRESSION SIGNATURE OF ATTORNEY
 In presence of.....
 1) *Prabhu*
 2) *Prabhu*

Annexure 22

Sr No.	Name of Company
1	Shri. Mahipal S. Chavhan & Partners
2	Shri. Mahipal S. Chavhan & Partners
3	Shri. Mahipal S. Chavhan & Partners
4	Shri. Mahipal S. Chavhan & Partners
5	Shri. Mahipal S. Chavhan & Partners
6	Shri. Mahipal S. Chavhan & Partners
7	Shri. Mahipal S. Chavhan & Partners
8	Shri. Mahipal S. Chavhan & Partners
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15	Shri. Mahipal S. Chavhan & Partners
16	Shri. Mahipal S. Chavhan & Partners
17	Shri. Mahipal S. Chavhan & Partners
18	Shri. Mahipal S. Chavhan & Partners
19	Shri. Mahipal S. Chavhan & Partners
20	Shri. Mahipal S. Chavhan & Partners

Sr No.	Name of Company
1	Khuskhus Associates LLP
2	Khuskhus Associates LLP

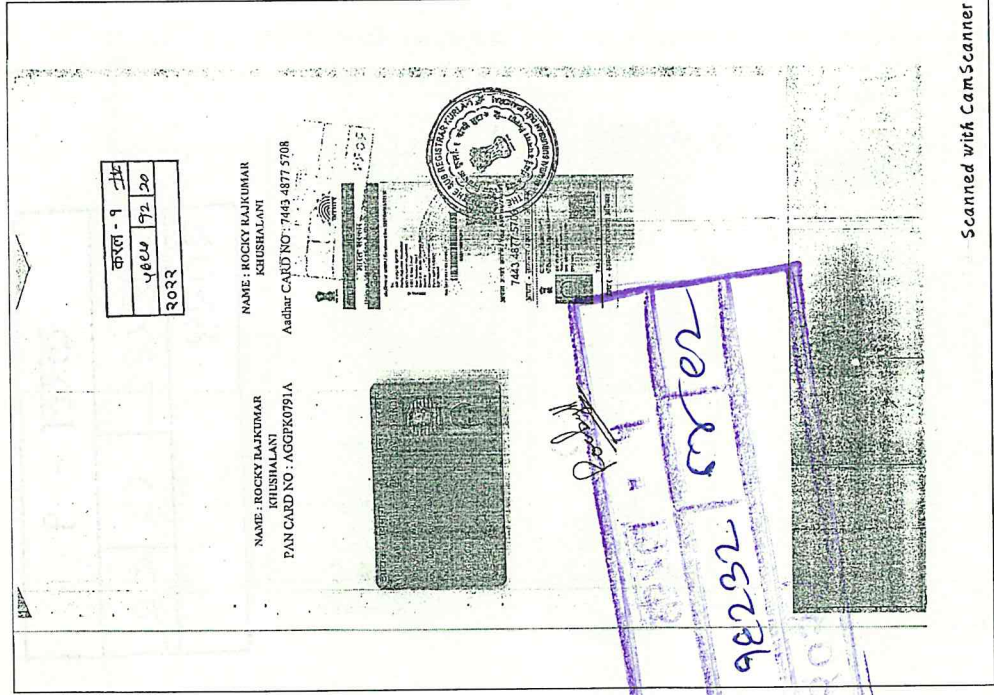
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Sr No. Name of Limited Liability Partnership Firm

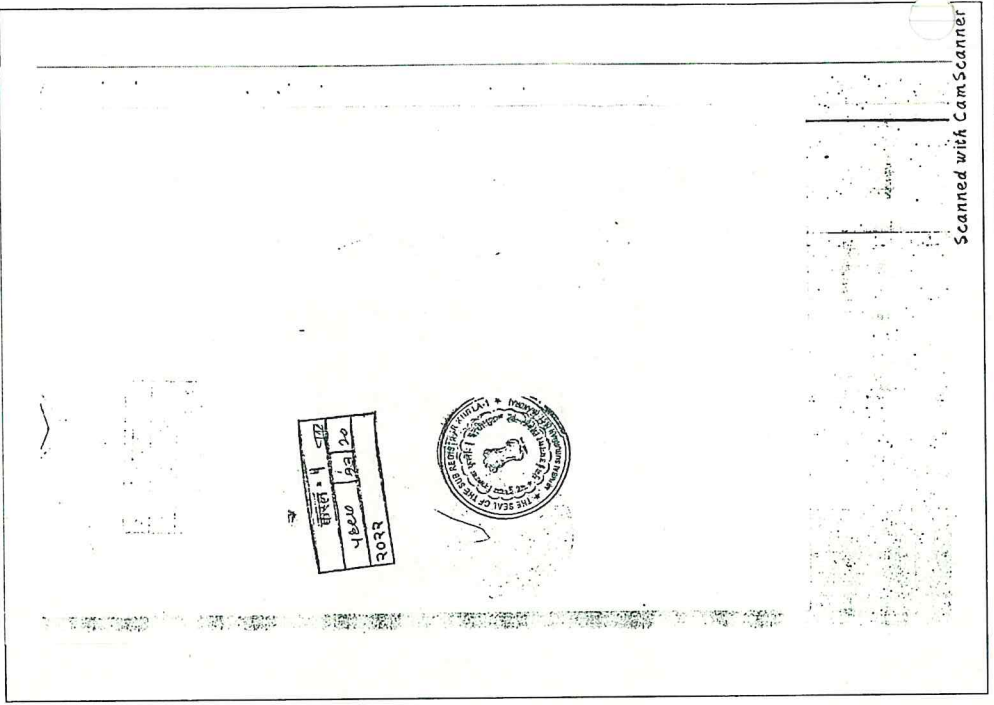


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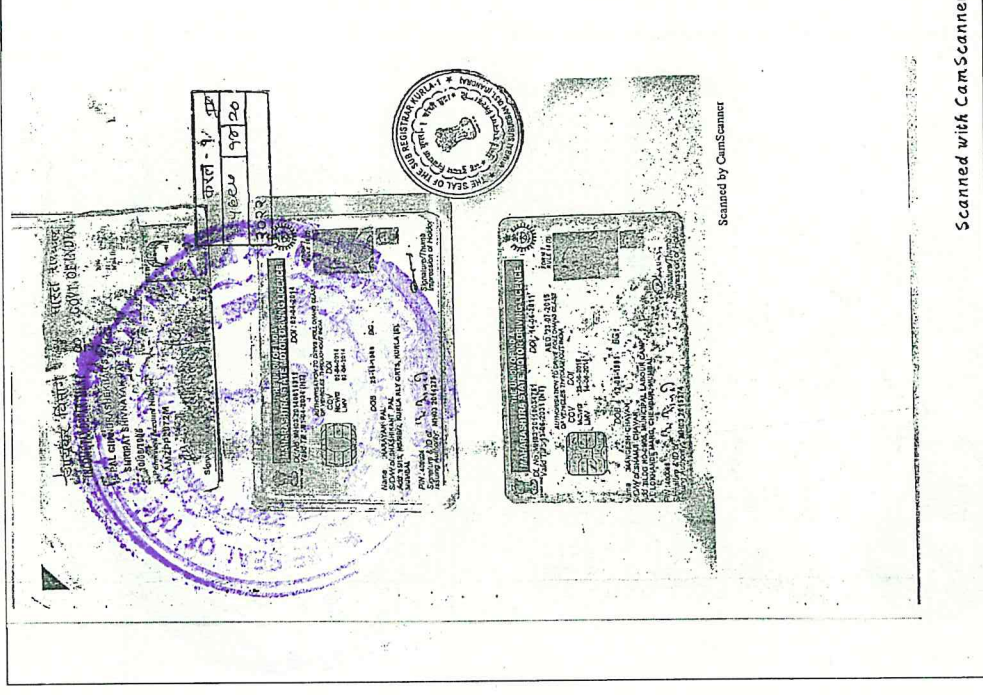
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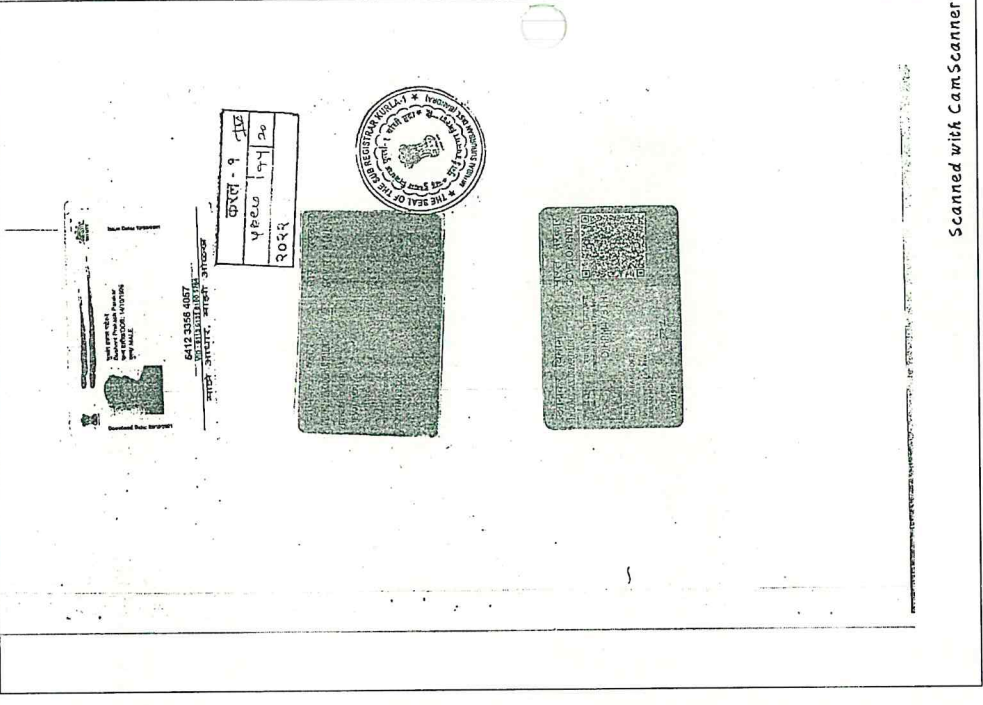


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Sl. No.	Particulars	Type	Verification no./order	CRN/Serial	Amount	Used	Dated	Amount	Dr. Cr.
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2	ROOBY KHUDSHAH	ROOBY	000457202202201150	MA010201151020112E	500.00	50	00010201151020112E	500.00	500.00
3	ROOBY KHUDSHAH	ROOBY	000457202202201150	MA010201151020112E	500.00	50	00010201151020112E	500.00	500.00

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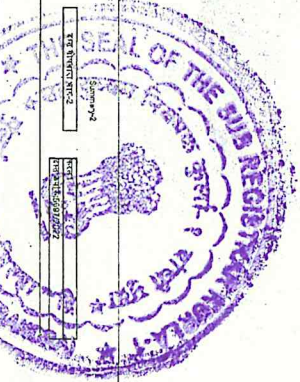
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करल - १
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घोषणापत्र

मी, ...जगन्नाथपाल याद्वारे घोषित करतो की, दुय्यम निबंधक कुर्ला - १ यांचे कार्यालयतात ...क२१२नाभा ... या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. ...मोसर्स आविस्त्याबाज दियन्दी ... व इ. यांनी दि. ...३०/०३/२०२३ मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे./ निष्पादीत करून कबुलीजबाब दिला आहे.

सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्तीपैकी कोणीही मयात झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्तकृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०६ च्या नियम ८२ अन्वये मी पात्र राहिन याची जाणीव आहे.



दिनांक:

१३/०४/२०२५

कुलमुखत्यारपत्र धारकाचे

नाव व सही

हमीपत्र

आम्हीपत्राद्वारे - १
१९२३२ < r e 2
२०२४

लिहून देणार : ~~Mr. Rocky R. Khushalani~~

M/s. Adityaraj Realty

लिहून घेणार : Mrs. Vrushali Vivek Punekar &

Mr. Vivek Prakash Punekar

या हमीपत्राद्वारे सह दुय्यम निबंधक कुर्ला - !... यांना हमी देतो की, सदर दस्तामध्ये नमूद सिळकतीसोबत कोणतेही बाहनतळ (कार पार्किंग)यांची विक्री, हस्तांतरण होत नाही.

दिनांक : 10/05/2024

लिहून देणार सही : Mr. Rocky R. Khushalani

M/s. Adityaraj Realty





लिहून घेणार सही : Mrs. Vrushali Vivek Punekar &


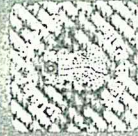
Mr. Vivek Prakash Punekar



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 VIVEK PRAKASH PUNEKAR
 PRAKASH JANARDHAN PUNEKAR
 02/09/1981
 Permanent Account Number
 ANPPP2085C
 ANPP2085C
 Signature

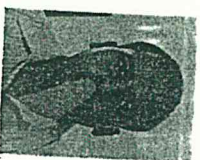




आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 VRUSHALI VIVEK PUNEKAR
 PRAKASH VISHNU MUSALE
 11/09/1983
 Permanent Account Number
 AVJPM0887B
 AVJPM0887B
 Signature
 21032013

करदा - १	
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भारत सरकार
 GOVERNMENT OF INDIA
 भारत सरकार
 GOVERNMENT OF INDIA
 नारायण शशिकान्त पाल
 Narayan Shashikant Pal
 जन्म वर्ष / Year of Birth : 1986
 पुरुष / Male
 3571 3914 8936
 आयकर - सामान्य माणसाचा अधिकार


Issue Date: 06/10/2011


रितेश देवकी मरिया
 Ritesh Devki Meriya
 जन्म वर्ष / DOB: 20/04/1994
 पुरुष / Male

7850 3531 2665

माझे आधार, माझी ओळख



भारत सरकार
 Government of India

रमेश जशीत भास्कर
 Ramesh Ashok Sankar
 जन्म तारीख / DOB: 16/09/2006
 पुरुष / Male



2239 0531 6496

माझे आधार, माझी ओळख

दस्त क्रमांक: करल1/1623212024

बाजार मुल्य: रु. 86,61,855/-

मोबदला: रु. 88,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,28,000/-

दु. ति. सह. दु. ति. करल1 यांचे कार्यालयात

पावती:18338

पावती दिनांक: 13/08/2024

अ. क्र. 16232 वर दि.13-08-2024

सादरकरणाचे नाव: वृषाली विवेक पुणेकर

रोजी 6:32 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

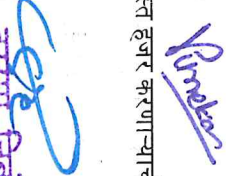
दस्त हाताळणी फी


रु. 1840.00

पुष्टाची संख्या: 92

एकुण: 31840.00

दस्त हजर करणाऱ्याची सही:


दयम निबंधक
ड. निबंधक कुर्ला 1
कुर्ला-9 (वर्ग-2)


सह. दु. निबंधक
कुर्ला-9 (वर्ग-2)

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्र. 1 13 / 08 / 2024 06 : 32 : 31 PM ची वेळ: (सादरीकरण)


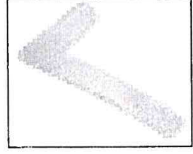

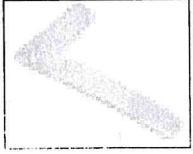

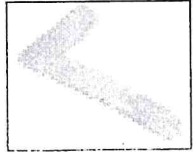
शिक्रा क्र. 2 13 / 08 / 2024 06 : 33 : 40 PM ची वेळ: (फी)

करल - 9		
98232	E0	E2
२०२४		



दस्त क्रमांक :करल1/162321/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उभा प्रमाणित
1	नाव:मेसर्स आदित्यराज रिअल्टी नॉर्क भागीदार रॉकी राजकुमार बुधलाणी ब्याब्या नॉर्क कुलमुब्यतार म्हणून नारायण पाल पत्ता:प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: पूर्णिमा प्राईड, ब्लॉक नं: विन्डिंग नं. 03, रोड नं: टगोर नगर, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पंन नंबर:ABKFA6572A	लिहून देणार वय :-36 स्वाक्षरी:-		
2	नाव:बुधाली विवेक पुणेकर पत्ता:प्लॉट नं: 5/बी, माळा नं: -, इमारतीचे नाव: आशीर्वाद रो हाऊस, ब्लॉक नं: -, रोड नं: कामगार नगर, एस.जी. बर्वे मार्ग, कुर्ला पूर्व, मुंबई, महाराष्ट्र, मुंबई. पंन नंबर:AVJPM0887B	लिहून देणार वय :-41 स्वाक्षरी:-		
3	नाव:विवेक प्रकाश पुणेकर पत्ता:प्लॉट नं: 5/बी, माळा नं: -, इमारतीचे नाव: आशीर्वाद रो हाऊस, ब्लॉक नं: -, रोड नं: कामगार नगर, एस.जी. बर्वे मार्ग, कुर्ला पूर्व, मुंबई, महाराष्ट्र, मुंबई. पंन नंबर:ANPPP2085C	लिहून देणार वय :-43 स्वाक्षरी:-		

बऱ्याल दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्यातं कवुल करतात.
शिक्रा क्र.3 ची वेळ:13 / 08 / 2024 06 : 39 : 01 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

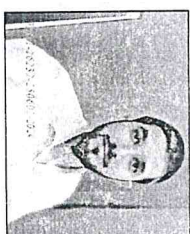
1 नाव:रितेश मेरिया

वय:28

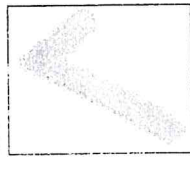
पत्ता:बॅवूर, मुंबई

पिन कोड:400071

स्वाक्षरी



छायाचित्र



उभा प्रमाणित

2 नाव:रमेश सकपाळ

वय:19

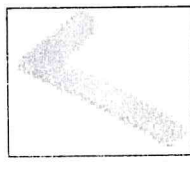
पत्ता:बॅवूर, मुंबई

पिन कोड:400071

स्वाक्षरी



छायाचित्र



उभा प्रमाणित

शिकका क्र.4 ची वेळ:13 / 08 / 2024 06 : 39 : 35 PM

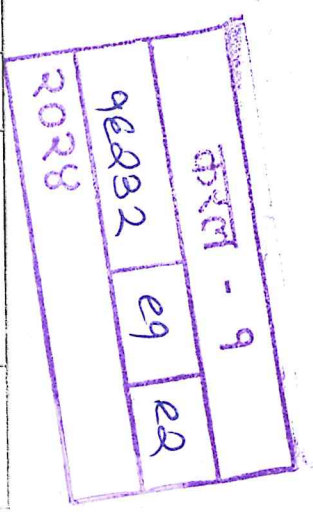
शिक्रा क्र.5 ची वेळ:13 / 08 / 2024 06 : 39 : 43 PM नोंदणी पुस्तक 1 मध्ये

दस्त क्रमांक: करल-9 (वॉ-2)
दस्ताचा प्रकार: करल-9 (वॉ-2)

Payment Details:

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used Ai	Deface Number	Deface Date
1	ADITYARAU REALTY	eChallan	00040572024081338749	MH006722911202425E	528000.00	SID	0003707533202425	13/08/2024
2		DHC		0824130116103	1840	RF	0824130116103D	13/08/2024
3	ADITYARAU REALTY	eChallan		MH006722911202425E	30000	RF	0003707533202425	13/08/2024

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



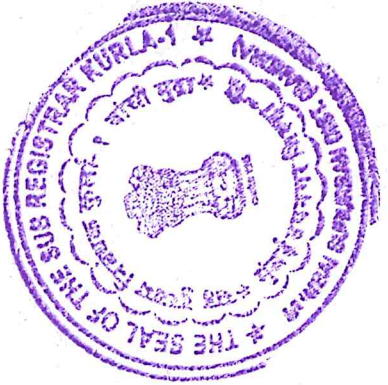
Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

2. Got print immediately after registration.

For feedback, please write to us: at feedback.isarita@gmail.com

करल - १		
१९२३२	९२	९२
२०२४		



प्रमाणित करण्यात येते कि या दस्तावेज
एकूण ०२४ ठाव ९२ घाणे आहे
करल-१/ १९२३२ /२०२४
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक: १३/०६/२०२४

शु.सा. म्हैसने

सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा

गावाचे नाव : घाटकोपर

(1) विनोदाचा प्रकार	करारनामा
(2) मोबदला	88000000
(3) बाजारभाव(भाडेपट्टयाच्या याचानिपट्टाकार आकारणी देतो की पट्टेदार न समुद्र कराचे)	8661855.07
(4) भू-मापन, पोट्टिम्या व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :मदनिका नं: 1606, माळा नं: 16 वा मजला, इमारतीचे नाव: पंत नगर शिवनेरी को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: विल्डिंगा नं. 10, आदित्यराज रोडचे, रोड : पंत नगर, घाटकोपर पूर्व, मुंबई - 400075, इतर माहिती: क्षेत्रफळ 499 चौ. फूट रेंग कार्पेट.(भाडे घाटकोपर - फिनोळ)((C.T.S. Number : 5681 part ;)) 1) 51.01 चौ.मीटर
(5) क्षेत्रफळ	1) 51.01 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/विहित ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाने हस्तगत केलेला किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स आदित्यराज रिअल्टी नर्फे भागीदार रॉकी राजकुमार खुशालानी ह्यांच्या नर्फे कुलमुख्यनगर म्हणून नारायण पाल वय:-36; पत्ता:-ब्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: पूर्णिमा शाईड, ब्लॉक नं: विल्डिंगा नं. 03, रोड नं: टायोर नगर, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पंत नं:-ABKFA6572A
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाने हस्तगत केलेला किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-वृषाली विवेक पुणेकर वय:-41; पत्ता:-ब्लॉट नं: 5/बी, माळा नं: -, इमारतीचे नाव: आशीर्वाद रो हाऊस, ब्लॉक नं: -, रोड नं: कामगार नगर, एस.जी. वॉर्गे मार्ग, कुर्ला पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400024 पंत नं:-AVJPM0887B 2): नाव:-विवेक प्रकाश पुणेकर वय:-43; पत्ता:-ब्लॉट नं: 5/बी, माळा नं: -, इमारतीचे नाव: आशीर्वाद रो हाऊस, ब्लॉक नं: -, रोड नं: कामगार नगर, एस.जी. वॉर्गे मार्ग, कुर्ला पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400024 पंत नं:-ANPPP2085C
(9) दस्तावेज करून दिल्याचा दिनांक	13/08/2024
(10) दस्ता नोंदणी केल्याचा दिनांक	13/08/2024
(11) अस्तक्रमांक, वॉड व पुष्ट	16232/2024
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	528000
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



व्यावसायिकी विचारात घेतलेला नपथीन:-

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

मूलभूत व्यवहारासाठी नागरिकांचे मक्षमीकरण

दस्तावेज नोंदणीनंतर मिळकत पत्रिका/ का नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहत्सुबई महानगरपालिकेस पाठविणाने आलेला आहे.

आता हे दस्तावेज दाखल करण्यासाठी कार्यालयाने स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 13/08/2024) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ADITYARAJ REALTY	eChallan	00040572024081338749	MH006722911202425E	528000.00	SD	0003707533202425	13/08/2024
2		DHC		0824130116103	1840	RF	0824130116103D	13/08/2024
3	ADITYARAJ REALTY	eChallan		MH006722911202425E	30000	RF	0003707533202425	13/08/2024

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



खरी प्रत

सह. डुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा