

391/17570

पावती

Original/Duplicate

Saturday, August 03, 2024

नोंदणी क्र.: 39म

12:23 PM

Regn.: 39M

पावती क्र.: 18826 दिनांक: 03/08/2024

गावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल4-17570-2024

दस्तऐवजाचा प्रकार: पर्यायी जागेचा करार

सादर करणाऱ्याचे नाव: योगेश खिमजी रामंग्या

नोंदणी फी

रु. 10000.00

दस्त हाताळणी फी

रु. 1880.00

पृष्ठांची संख्या: 94

एकूण:

रु. 11880.00

मुळ दस्त परत मिळाला

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:42 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.691262.8/-

मोबदला रु.995775/-

भरलेले मुद्रांक शुल्क: रु. 60300/-

सह दु.निबंधक कुर्ला - 4

सह दुय्यम निबंधक वर्ग-२
कुर्ला-४, मंगई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु.1880/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0824023216329 दिनांक: 03/08/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.10000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006238087202425E दिनांक: 03/08/2024

बँकेचे नाव व पत्ता:

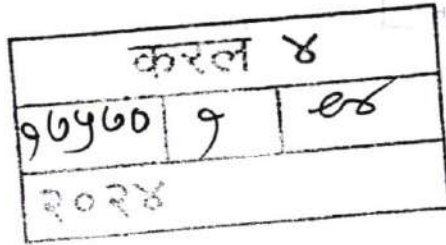
नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

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Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीय)					
Valuation ID	20240803298			03 August 2024, 12:18:40 PM	
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	123-मुंबई (प) - कुर्ला				
उप मूल्य विभाग	भूभाग, एल.बी.एस. मार्ग व गेल्वे लाईन मधील विभाग क्रमांक 123/568 मधील मिळकती सादून उद्दीष्ट सर्व मिळकती.				
सर्वे नंबर / न. भू. क्रमांक	सि.टी.एस. नंबर#1053				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	वाहतूकवाहने एकक
64240	132680	152580	176500	132680	चौरस मीटर
बांधीय क्षेत्राची माहिती	बांधकाम वेग (Built Up)-	बांधकामाचे वर्गीकरण-	उद्दीष्टन सृष्टिधा-	म्युनिसिपल -	
	5.21 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका		
	1-आर सी सी	मिळकतीचे वेग-	0 TO 2रू		
	आहे	पत्रक -	1st floor To 4th floor		
मिळकतीचा प्रकार-					
बांधकामाचा दर -					
बांधीय					
Rs. 30250/-					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
पत्रकाने निहाय परत/वाढ = 100% apply to rate= Rs.132680/-					
पत्ता-वाचूमात मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * पत्ता-वाचूमात टक्केवारी)+ खुल्या जमिनीचा दर)					
= (((132680-64240) * (100 / 100))+64240)					
= Rs.132680/-					
A) मूळ मिळकतीचे मूल्य	= वर्गल प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 132680 * 5.21				
	= Rs.691262.8/-				
Applicable Rules	= .10,4				
एकत्रित अंतिम मूल्य	= A + B + C + D + E + F + G + H + I + J				
	= 691262.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.691262.8/-				



सह दुय्यम क्रि.सं.के वगे-२
कुर्ला-४, मुंबई उपनगर जिल्हा



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0824023216329	Date 02/08/2024
Received from DHC , Mobile number 7039411234, an amount of Rs.1880/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 02/08/2024
Bank CIN 10004152024080214828	REF No. 2919048766
This is computer generated receipt, hence no signature is required.	





CHALLAN
MTR Form Number-6



GRN	MH006238087202425E	BARCODE			Date	03/08/2024-10:56:32	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				KRL4_JT SUB REGISTRAR KURLA NO 4				
Location				MUMBAI				
Year				2024-2025 One Time				
Account Head Details				Amount In Rs.				
0030045501 Stamp Duty				60300.00				
0030063301 Registration Fee				10000.00				
Total				70,300.00				
Payment Details				IDBI BANK				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN Ref. No. 69103332024080310672 2882236752				
Name of Bank				Bank Date RBI Date 03/08/2024-10:57:31 Not Verified with RBI				
Name of Branch				Bank-Branch IDBI BANK				
				Scroll No. , Date Not Verified with Scroll				
Remarks (If Any)				SecondPartyName=CITADEL LANDMARKS-				
Amount In				Seventy Thousand Three Hundred Rupees Only				
Words								

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2024
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Department ID : Mobile No. : 7039411234
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

**AGREEMENT FOR PERMANENT ALTERNATE
ACCOMMODATION**

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03rd

THIS AGREEMENT made at Mumbai this 03rd day of August, 2024

P. Pathak

BETWEEN

M/S. CITADEL LANDMARKS, a partnership concern, having PAN AAQFC7375Q, having its registered office at 502, Avior, Nirmal Galaxy, Mulund(W), Mumbai 400 080, through its partner **MR. PRANAV PATHAK** aged about 39 years, hereinafter referred to as the "DEVELOPERS" (which expression shall, unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, executors, administrators and assigns) of the **ONE PART**;

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AND

(2) **DEVHANS MAHESH KRUPA CO-OPERATIVE SOCIETY**, PAN Number AABAD9700G a Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing Registration No. MUM/WT/HSG/TC/10438/ 2012 PAN AABAD9700G having its registered office at Plot No. Devidayal Cross Road, Near BEST Depot, Mulund (W), Mumbai - 400080, having C.T.S. No. 1053, hereinafter referred to as the "SOCIETY" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their Present Office bearers, its successors and assigns) of the **SECOND PART**;



AND

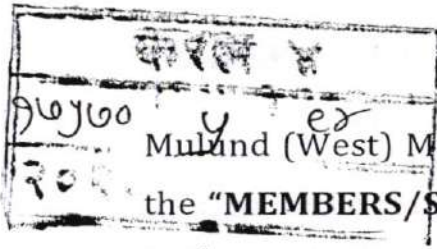
(3) **MR. YOGESH KHIMJI RAMANGYA**, aged about 58 years, having PAN AFEPR3121C, Indian Inhabitant having address at Flat No. A/2, Mahesh Krupa, Devidayal Road Opp BPS Plaza

P. Pathak

Devhans Mahesh Krupa

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Yogesh Khimji Ramangya



Mulund (West) Mumbai, Maharashtra, 400080. here in after called the "**MEMBERS/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**.

AND



(4) **RAJESH KHIMJI RAIMANGYA**, aged about 55 years, has **PAN AMPPR6919Q**, Indian Inhabitant having address at **Mahesh Krupa, Devidayal Road Opp BPS Plaza, Mulund (West) Mumbai, Maharashtra, 400080.** hereinafter called the "**CONFIRMING PARTY**" (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 **CONFIRMING PARTY**

WHEREAS:-

- (A) The society is absolute owner of and otherwise well and sufficiently entitled to all that piece and parcel of plot of land admeasuring about **1668** sq. mtrs with benefit of setback area of **73**sq.mtrs. as per BMC Sanctioned Plan bearing C.T.S No. 1053, of Village - Mulund West, Taluka - Kurla in Mumbai Suburban District along-with the building known as "**Mahesh Krupa**" consisting of Ground plus **4** Upper Floors having in all **41** Flats totally admeasuring **16965** sq. ft. usable carpet situate at Plot No.1085, Devidayal Cross Road, Near BEST Depot, Mulund (W), Mumbai - 400080(hereinafter referred to as "**the said Property**" and more particularly described in the **Schedule - I** hereunder written).
- (B) That one **SHRI KHIMJI JERAM THAKKAR** alias **RAIMANGYA** was the original owner of the Flat admeasuring **505 Sq. Ft. Carpet area or thereabouts**, Flat bearing no. 2- in the A-Wing of the building named '**Mahesh Krupa**' of "**Dev - Hans Co-**

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operative Housing Society Ltd." on the Ground floor in the said Society. That said **SHRI KHIMJI JERAM THAKKAR** alias **RAIMANGYA** expired intestate on 5th November 2001, leaving behind (1) **SMT. PRITI DEEPAK JOSHI** (Before Marriage: **PRITI KHIMJI THAKKAR/ RAIMANGYA**, (2) **SMT. NISHA ASHOK JETHANI** (Before Marriage: **NISHA KHIMJI THAKKAR/ RAIMNAGYA** (3) **SHRI YOGESH RAMANGYA** (4) **SHRI RAJESH KHIMJI RAIMANGYA** and (4) **SHRI RUPESH KHIMJI RAIMNAGYA** as his heirs under the provisions of Hindu Succession Act, 1956. (Hereinafter referred to as said "Old Premise")



- (C) That thereafter the legal heirs of **SHRI KHIMJI JERAM THAKKAR** alias **RAIMANGYA** executed Release Deed dated 19th September 2018 bearing Sr. No. **11716** of **2018** whereby the **SMT. PRITI DEEPAK JOSHI**(Before Marriage: **PRITI KHIMJI THAKKAR/ RAIMANGYA**, **SMT. NISHA ASHOK JETHANI** (Before Marriage: **NISHA KHIMJI THAKKAR/ RAIMNAGYA**, **SHRI RUPESH KHIMJI RAIMNAGYA** relinquished their rights, title and interest in the said Flat in favour of **SHRI YOGESH KHIMJI RAIMANGYA** and **SHRI RAJESH KHIMJI RAIMANGYA** the member and the Confirming Party herein. That accordingly the **SHRI YOGESH KHIMJI RAIMANGYA** and **SHRI RAJESH KHIMJI RAIMANGYA** are the co-owners in respect of the said Flat.
- (D) That the Society has allotted to the Members/s herein and the Confirming Party herein **10** Shares of **Rs.50/-** each bearing distinctive numbers from **021** to **030** under share certificate No. **03** Dated 21/06/2012 in lieu of the aforesaid Release Deed (hereinafter referred to as the "**Said Shares**").
- (E) That under Deed of Re-Development Agreement dated **20/08/2021** executed by and between the Society and the Developers herein and the Members therein; the Society has

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granted to the Developers herein with the consent and consideration of the Members therein; development rights in respect of the said Property for valid consideration and on the terms and conditions as recorded in the said Redevelopment



Agreement. The said Deed of Re-Development Agreement dated 20/08/2021 is duly stamp and registered on 20/08/2021 in Sub-Registrar of Assurance, Kurla 4, under Serial No. **KRL 5160-2021**.

Under the terms of the said Deed of Re-Development Agreement dated 20/08/2021 the Developers are authorised to develop the said property and in consideration thereof provide the Members with new flats on ownership basis as and by way of Permanent Alternate Accommodation free of costs.

- (G) The Members and the Confirming party are real brothers and also the members of the said Society. Further pursuant to the terms of the said Development Agreement they have agreed to accept as and by way of Permanent Alternate Accommodation a residential Flat in the new building to be constructed by the Developers on the said property.
- (H) That as per the terms of the said Development agreement the Members are entitled to an additional area of **25 %** as an way of Maharashtra ownership of Flats Act, 1963. That accordingly the Member and the Confirming party are entitled for an area of **122.5 Sq. Ft** in lieu of the original area of **490 Sq. Ft** being their area of said Old Premise. Thus the total area entitled in lieu of the said Old Premise is **612.5 Sq. Ft.**
- (I) That as per the understanding between the Developer and the said Member and the Confirming Party hereto it is agreed that the Developer will split the total area of 612.5 Sq. Ft. and will give two flats via Permanent alternate accommodation to the Member and the Confirming party further both the Member

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and the Confirming party have agreed to purchase addition area the details of same are narrated here below:

Sr. No	New Flat No (PAA)	Original Area of the said Flat is split as under	Additional Area	In favour of
1.	104	306.25 Sq. Ft.	46.75 Sq. Ft	 YOGESH KHEMJI RAIMANGYA
2.	901	306.25 Sq. Ft.	161.75 Sq. Ft	RAJESH KHEMJI RAIMANGYA
3.	TOTAL	612.5 Sq. Ft.		

That the present PAA is executed in lieu of the additional area purchased by the member YOGESH KHEMJI RAIMANGYA and that Confirming Party RAJESH KHEMJI RAMANGYA and the said Society has no objection for the same.

(j) 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, the development agreement dated 20-08-2021 and the Annexure therein shall form integral and operative part of this Agreement as if the same were set out and incorporated herein.

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The Members/s declares that he/she is the Co-owner with respect to the said old premises and is in use, occupation and possession of the said old premises for the residential purpose/ and the said old premises is free from any encumbrances.



The Members/s and Confirming Party declares that they are jointly entitled to the said old premises and that they are entitled to enter into this agreement. That the confirming party has no objection if an separate the Member executes present agreement whereby he gets 306.25 Sq. Ft area out of the original area of the said Old Premise and further he undertakes that he will not claim 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 Members/s hereby agree/s to get the N.O.C. from the person or persons claiming through him and further agrees to 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.

- 4) The tentative plans approved by the Society were submitted by the Developer to M.C.G.M. for its approval. Based on the tentative plan, the Society had already identified the Members/s area and allocated the New Flats to the Members/s. The Developers have on the basis of such tentative plans, submitted the plans and specifications to MCGM for its approval and has obtained final sanction of the plans for the New Building(s) from MCGM along with IOD dated 25/10/2021 bearing No. P-6806/2021/(1053)/T Ward/MULUND-W/IOD/1/New has submitted the copy of the same to the Society. Hereto annexed and marked **Annexure "A"** is the copy of the said I.O.D.

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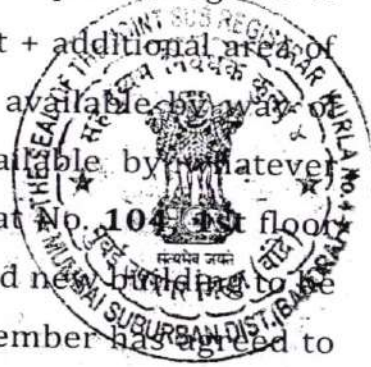
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5) The Members/has agreed to accept as and by way of Permanent Alternate Accommodation on ownership basis in lieu of the Old Premises a residential flat being Flat No. **104, 1st floor** in the new building to be constructed by the Developers on the said property. The Developer has agreed to allot existing area of **306.25 sq. Ft. Carpet** + additional area of **46.75 sq. Ft. Carpet** (inclusive of area available by way of Fungible FSI and/or any other FSI available by whatever name). Thus the total free area of the Flat No. **104, 1st floor** shall be **353 Sq. Ft. Carpet** in the proposed new building to be constructed on the said property. The member has agreed to purchase **additional area of 46.75 Sq. Ft. Carpet area**. Thus the total area of the Flat No. **104, 1st floor** shall be **353 Sq. Ft. MOFA Carpet equivalent to 363 sq. ft. RERA Carpet** in the proposed new building to be constructed on the said property. The member agrees to buy the additional carpet area of **46.75 sq. ft.** at the rate of Rs. **21,300/-** per square feet and **additional GST** (Goods & Services Tax). That accordingly member undertakes to pay an aggregate sum of Rs. **9,95,775/- (Rupees Nine lakhs Ninety-five Thousand Seven Hundred and Seventy-Five only)** as an way of additional consideration amount in lieu of the purchase of the addition carpet area. The said Permanent Alternate Accommodation along with additional carpet area purchased by the member is more particularly delineated on the plan with individual flat marked in red colour boundary line which is annexed hereto as **Annexure "B"** to this Agreement. The member/s shall also get one covered car parking in the podium as per Deed of Re-Development Agreement Dated 20/08/2021. That the Confirming Party has no objection pertaining the execution of the present PAA.



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The Member undertakes to pay the said consideration amount of Rs. 9,95,775/- plus the applicable GST amount for the purchase of additional carpet area as per the schedule enumerated herein below:



	Amount	Particulars
1.	Rs. 99,578/-+ 5% GST being Rs. 4,979/-	Payable at the time of development agreement.
2.	Rs. 99,578/-+ 5% GST being Rs. 4,979/-	Payable at the time of Vacating
3.	Rs. 1,49,366/-+ 5% GST being Rs. 7,468/-	Payable on completion of the Plinth.
4.	Rs. 99,578/-+ 5% GST being Rs. 4,979/-	Payable on completion of all the podium slabs.
5.	Rs. 49,789/-+ 5% GST being Rs. 2,489/-	Payable on completion 2 nd Slab
6.	Rs. 49,789/-+ 5% GST being Rs. 2,489/-	Payable on completion 4 th Slab

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7.	Rs. 49,789/-+ 5% GST being Rs. 2,489/-	Payable on completion 6 th Slab
8.	Rs. 49,789/-+ 5% GST being Rs. 2,489/-	Payable on completion 8 th Slab
9.	Rs. 49,789/-+ 5% GST being Rs. 2,489/-	Payable on completion 10 th Slab
10.	Rs. 49,789/-+ 5% GST being Rs. 2,489/-	Payable on completion 12 th Slab
11.	Rs. 49,789/-+ 5% GST being Rs. 2,489/-	Payable on completion 14 th Slab
12.	Rs. 49,789/-+ 5% GST being Rs. 2,489/-	Payable on completion 16 th Slab
13.	Rs. 49,789/-+ 5% GST being Rs. 2,489/-	Payable on completion of Brickwork & External Plaster.



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14.	Rs. 49,789/-+ 5% GST being Rs. 2,489/-	Payable on completion of Finishing Work.
	Rs. 49,789/-+ 5% GST being Rs. 2,489/-	Payable at the Possession.
	REGISTRATION CHARGES	Rs. 9,958/-
	TOTAL INCLUDING GST AMOUNT	Rs. 10,55,522 /-
IN WORDS INR - TEN LAKHS FIFTY-FIVE THOUSAND FIVE HUNDRED TWENTY-TWO ONLY		

- 7) The Member agrees and undertakes that time is the essence of the present contract. That the Developer shall give him 15-day advance intimation notice for depositing the aforesaid scheduled payment. In case of an delay in making the scheduled payment, the Developer will be entitled to retain the possession of the new flat to the Member till he pays the entire consideration amount payable as per schedule of the present agreement.
- 8) The Member agrees that the Developer is entitled to charge penalty @ **18% pa** of the scheduled payment to the Member in case of any delay in depositing the payment.
- 9) It is agreed that Permanent Alternate Accommodation and the said new building shall have the amenities as provided in the

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Annexure - Lof the Deed of Re-Development Agreement dated 20/08/2021 which shall be part and parcel of this Agreement.

10) The Member/s shall immediately upon receipt of IOD, transfer of full TDR in the name of the society and upon execution of Tripartite Agreement and fulfilling the terms of the deed of Redevelopment dated 20/08/2021 like payment of the monthly displacement compensation, hardship compensation, relocation cost, brokerage, etc., but not later than 30 Days from the date of receipt of such intimation of the notice from the Developers, vacate the Existing Premises in his/her possession, occupation and handover vacant possession thereof to the Society for enabling the Society in turn to handover the same to the Developers for demolition.



11) The Developers hereby agree, declare and confirm that:-

- (a) The Developers alone shall bear and incur and pay all costs, charges, expenses, premiums and the construction costs on the said new flat and shall obtain Commencement Certificate in due course.
- (b) Pay all the amounts payable including in the nature of refundable deposits to the M.C.G.M. for obtaining requisite approvals.
- (c) Proceed and/or commence to develop the said property at their own costs and at their own risk and on their own account, to the utmost extent permissible by constructing new building and for that purpose shall engage at their own costs, their 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

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development thereof. Time Lines to be followed by the Developer, Society and Members/s

- (d) The Developers shall obtain CC as soon as possible from the date of demolition of the entire existing building.



The Developer has agreed that subject to force majeure circumstances as defined under RERA, the Developers shall complete Redevelopment of the Building with OC by December 2024 with an additional grace period of six (6) months ("**Maximum Completion Period**"), with all the agreed Amenities and procure an OC from the MCGM.

- (f) As soon as the Developer procures the Occupation Certificate from the MCGM, the Developer shall intimate the same in writing to the Society with a copy of the OC of the New Premises ("**Possession Notice**"). The Members/s shall be bound to take possession of his/her Premises within a period of thirty 30 days after the date of the Possession Notice ("Possession Date"). The Developer shall pay the monthly Displacement Compensation till the Possession Date and on expiry of Possession date, Developer will no longer be obliged to pay the monthly Displacement Compensation to the Member/s.

- (g) If the Members/s fails to take possession of Permanent Alternate Accommodation, then the Member/s shall be personally liable to pay compensation and other outgoings of the temporary alternate accommodation and Developers shall be discharged from the said liability/obligation thereafter. It is agreed and declared that at the time of taking possession of Permanent Alternate Accommodation in the newly constructed building, the Member/s shall refund balance amount of

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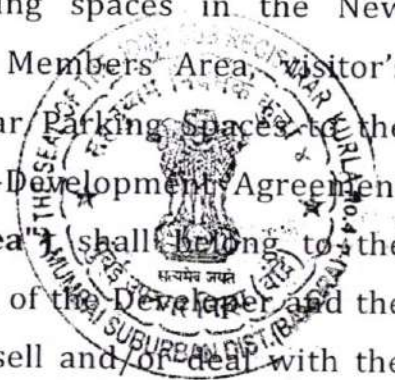
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displacement compensation, if any, to the Developers which is received for procuring Temporary Alternate Accommodation.

- 12) The remaining flats and car parking spaces in the New Building(s) (i.e. after allotment of the Members' Area, visitor's car parking spaces and Members' Car Parking spaces to the Society in terms of the Deed of Re-Development Agreement Dated 20/08/2021 ("Developer's Area") shall belong to the Developer and shall be at the disposal of the Developer and the Developer alone shall be entitled to sell and/or deal with the same and receive in their name and appropriate the sale proceeds in respect of such sales to themselves.
- 13) On and from the date of taking possession of Permanent Alternate Accommodation 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 share in the maintenance and other charges in respect of the Permanent Alternate Accommodation including property taxes, water charges, electricity charges, service charges and all other outgoings to the Society.
- 14) This Agreement will be treated as Agreement under the provisions of Real Estate Regulation Act, 2016 and all terms and conditions of the regular Agreement which the Developers enter into with the flat Purchasers in the new building shall be deemed to have been included and incorporated in these presents and the Member/s as the Purchaser of the new premises shall be bound by the same.
- 15) It is agreed that after possession of the Permanent Alternate Accommodation is taken from the Developers 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



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under no circumstances the garbage will be thrown in the passage, staircase or in the building compound.



- 16) 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 only) or allowed by the Municipal Corporation nor for any other purpose which may or is likely to cause hindrance/annoyance to the Developers and Occupiers of the other premises in the said new flat or to the Developers of the neighboring properties for any illegal or immoral purposes.

- 17) All notices/correspondence to be served on the Member/s as contemplated by this agreement shall be deemed to have been duly served if sent to the Member/s under Certificate of Posting/ Regd. A.D./courier at their address mentioned below.

Address of the Members/s

MR. YOGESH KHIMJI RAIMANGYA

Flat No. A/2, Mahesh Krupa,
Devidayal Road Opp BPS Plaza
Mulund (West) Mumbai,
Maharashtra, 400080.

Address of the Developers

502, Avior, Nirmal Galaxy, Mulund(W),
Mumbai 400 080,

Address of the Society

Plot No.1085, Devidayal Cross Road,
Near BEST Depot,
Mulund (W), Mumbai - 400080

Address of the Confirming Party

Flat No. A/2, Mahesh Krupa,
Devidayal Road Opp BPS Plaza,
Mulund (West) Mumbai,
Maharashtra, 400080.

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- 18) During the subsistence of this Agreement the Members herein will be entitled to sell/transfer their respective flats in the new building/s under construction subject to terms and conditions of this Deed of Re-Development Agreement dated **20/08/2021** and with prior approval of the Society and Developers herein.
- 19) The Society/Members and the Developer herein are free and confirm that the Deed of Re-Development Agreement dated **20/08/2021** are valid and subsisting and binding on the parties hereto and they confirm all the clauses and stipulations made herein.
- 20) The stamp duty payable in respect of the new flat to be provided free of cost shall be borne and paid by the Developers only. Further registration charges, GST and other Government charges and or future liability of the any government tax upon the present transaction if made applicable as may be applicable on this Agreement shall be paid by the Members only.
- 21) The stamp duty charges payable in lieu of the additional area of **46.75 sq. ft** purchased by the Member in the new Flat shall be borne and paid by the developer only. Further registration Charges, GST and other Government charges and or future liability of the any government tax upon the present transaction if made applicable on this Agreement in lieu of the additional area purchased by the Member shall be paid by the Member only.
- 22) That if there is any stay of the Court and or orders of the Court which prohibits the construction on site due to the institution of the legal proceedings by the Member or occupant of society then period consumed in such litigation shall be extended while counting the aforesaid period of 36 months and for such period the developers shall not be liable to pay transit rent.



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23) That After possession of the said New Ownership Premises complete in all respects is offered to the Member by the Developers, the Member shall have no right, title or interest or claim or demand of any nature whatsoever in the old premises or with respect to the said old premises or any other structures new or old on the said property save and except the right in respect of the said New premises as all the right, title and interest and or claim or demand of the Member in the said Old Premises will merge in the said New premises. The Member hereby agrees to abide by and comply with all the bye-laws, rules and regulations of the said Society and to pay all taxes, maintenances charges, outgoings and other dues payable in respect of the said New premises to the said Society. The Member also agrees to bear and pay all taxes or outgoings of the Municipal Corporation of Greater Mumbai and or any other statutory authority in respect of the said New premises will commence from the date Member has taken possession of the said New premises.

24) The Member here by agrees that in the event of any person making any claim of any nature whatsoever in or with respect to the said Old Premises or in the said New premises or any a part thereof, the Member alone shall be liable and/or responsible to settle such claim at his own costs, charges and expenses, and shall keep the Developers and/or his assigns duly indemnified, saved, well defended and harmless from and against any such claim and the loss or damage or costs, charges or expenses which the Developers and/or their assigns may suffer or incur by reason of any such nature and claim whatsoever. The Member doth here by declares that he has not created any charge, lien or mortgage or other encumbrances of any nature whatsoever on the said old premises or any part thereof nor has he inducted any person or persons in the said old premises or any part thereof, and that the said old premises

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is free from all encumbrances or any ~~third~~ party rights. The Member do hereby agrees to indemnify and keep duly indemnified saved and well defended the Developers from and against any claim or demand with respect to the said Old premises or any part thereof by any person or persons claiming by from through under or in trust for the Member and or its predecessor in title and from and against any loss or damage or costs, charges or expenses which may be suffered or incurred by the Developers by reason of any demand.



THE SCHEDULE - I HEREINABOVE REFERRED TO

All that piece or parcel of land or ground admeasuring about 1668 sq. mtrs.as per property card 1594.58 sq. mtrs as per old BMC Sanctioned plan approved under no. CE-1696-BS3-A-T on plot no. 1085, bearing C.T.S No. 1053, of Village - Mulund (West), Taluka - Kurla in Mumbai Suburban District along with the building known as "Mahesh Krupa" and society known as Devhans Mahesh Krupa Co-operative Housing Society consisting of 2 wing with Ground plus 4 Upper Floors having in all 41 Flats totally situated on Plot No.1085, Devidayal Cross Road (Baba Maharaj Sing Marg), Near BEST Depot Mulund (West), Mumbai-400080and bounded as follows:

- On or towards the North :by D. C. Das Marg
 On or towards the South : by Shivram CHS (Jyoti building)
 CTS No. 1100
 On or towards the East : by Baba Maharaj Singh Marg
 On or towards the West : by Ambe Krupa CHS Ltd. CTS No.1052

P. Patil

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THE SCHEDULE - II ABOVE REFERRED TO:

ALL THAT Flat No. 104, 1st floor admeasuring 353 Sq.Ft. MOFA Carpet equivalent to 363 sq ft RERA Carpet (inclusive of area available by way of Fungible Compensatory FSI and incentive FSI as per 33(7)(B) of DCPR 2034 and One Free Covered Podium Car Parking Free of Cost) in the new building to be constructed and known as MAHESH KRUPA and society known as "DEVHANS MAHESH KRUPA CO-OPERATIVE HOUSING SOCIETY LIMITED" on plot of land more particularly described in Schedule - I above referred to.

IN WITNESS WHEREOF the parties hereto set and subscribed their hand on the day, month and year first hereinabove written.

SIGNED SEALED AND DELIVERED by)
 Within named "THE DEVELOPERS")
 M/S. CITADEL LANDMARKS)
 THROUGH ITS PARTNER)
 MR. PRANAV PATHAK)
 In the presence of)



Pranav



1. *[Signature]*

2. *[Signature]*

SIGNED, SEALED AND DELIVERED)
 by the within named "THE SOCIETY)
 DEVHANS MAHESH KRUPA)
 CO-OPERATIVE HOUSING)
 SOCIETY LIMITED through)
 CHAIRMAN - MR. ASHISH KOTHARI)



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SECRETARY - MR. MANSUKH KATARIA)



In the presence of.....

1. *Mh*
2. *Jayge*



SIGNED SEALED AND DELIVERED by)
the within named 'MEMBER'

MR. YOGESH KHIMJI RAMANGYA)

YK



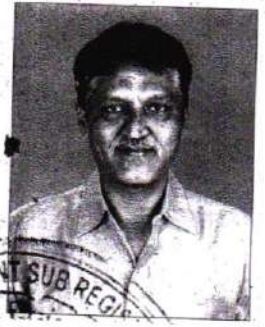
in the presence of)

1. *Mh*
2. *Jayge*

SIGNED SEALED AND DELIVERED by)
the within named 'CONFIRMING PARTY'

MR. RAJESH KHIMJI RAIMANGYA,)

R. Raimangya



in the presence of)

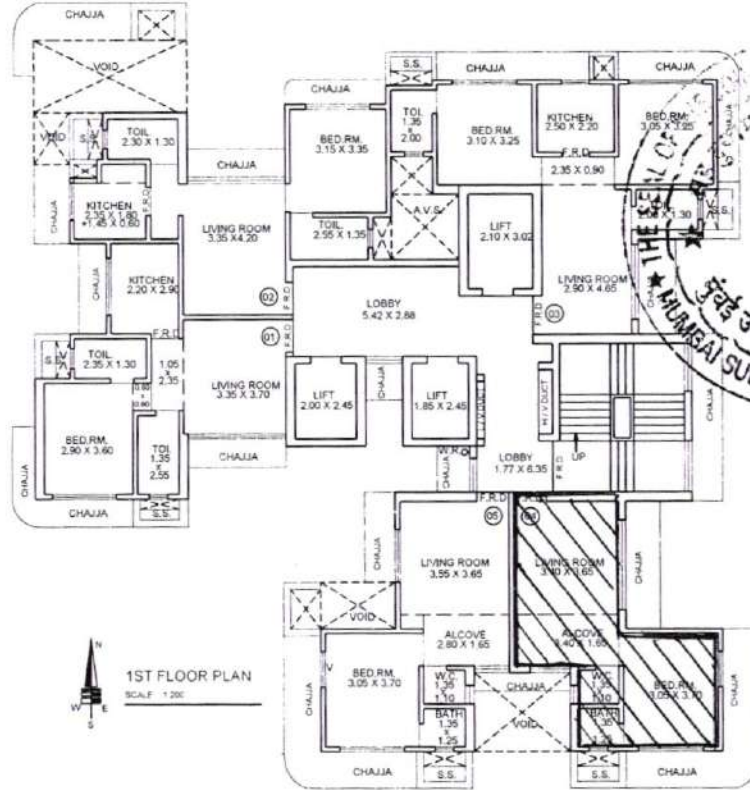
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ANNEXURE - F

MOFA / RERA CARPET AREA OF FLAT NO. 104 ON 1st FLOOR
 IS 363 SQ. FTS. WHICH IS COVERED BY 23 ex

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 2022



1ST FLOOR PLAN
 SCALE 1:200

SIGNATURE OF DEVELOPER
 CITADEL LANDMARKS

P. Patil

AUTHORIZED SIGNATORY

Arvind...

PROPOSED BUILDING ON PLOT BEARING
 C.T.S NO. 1053 OF VILLAGE MULUND (W) ,
 AT JN.OF BABA MAHARAJ SINGH MARG &
 DESHBANDHU CHITTARANJAN DAS MARG.

[Signature]

SIGNATURE OF MEMBER / PURCHASER

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DEVHANS MAHESHKRUPA CHS LIMITED					
Free Area statement					
SR.NO.	NAME & JOINT NAME	Existing Area	Free Area	Total Free area	Total Free RERA Area
1)	Mrs. Chandrika Mahesh Maru	330	82.5	412.5	429
2)	Mr. Rajesh K. Raimangya	490	122.5	306.25	318.5
	Mr. Yogesh K. Raimangya			306.25	318.5
3)	Mr. Jacob Jose Kunnan Mr. Binex Jose Kunnan Mrs. Rosy Jose Kunnan	490	122.5	612.5	637
4)	Mrs. Jayshree Ramji Asundaria Mr. Ramji P. Asundaria	330	82.5	412.5	429
5)	Mr. Ashok Kalyanji Aiya Mrs. Maniben Kalyanji Thakker	330	82.5		
6)	Mr. Navin Mangaldas Thakker	490	122.5		
7)	Mr. Harish Kheraj Chandan Mrs. Anusaya Harish Chandan	490	122.5	612.5	637
8)	Mr. Pravin Ramji Chande	330	82.5	412.5	429
9)	Mr. Ashok Vasantlal Nanda	330	82.5	412.5	429
10)	Mrs. Bhanuben L. Soni Mr. Laxmidas M. Soni	490	122.5		
11)	Mr. Hiralal Khimji Kothari Mrs. Kokilaben Hiralal Kothari	490	122.5		
12)	Mr. Mansukh A. Kataria	330	82.5	412.5	429
13)	Ms. Sharmila Parshudhar Chaudhari	330	82.5	412.5	429
14)	Mrs. Manjula Chimanlal Joshi	490	122.5	612.5	637
15)	Mr. Nitin Damji Nagda Mrs. Neeta Nitin Nagda	490	122.5	612.5	637
16)	Mr. Patramal Khima Barot	330	82.5	412.5	429
17)	Mrs. Chetna Kishor Makwana Mr. Kishor Laxman Makwana	330	82.5	412.5	429
18)	Mr. K. C. Pant	490	122.5	612.5	637
19)	Mr. Prabhat Dhondi Khandalekar Mrs. Chhaya Prabhat Khandalekar	490	122.5	612.5	637
20)	Mrs. Jogeshwari P. Barot Mr. Patramal K. Barot	330	82.5	412.5	429
20A)	Mr. Kirit Dwarkadas Chandan	265	66.25	331.25	344.5
21)	Mr. Arvind Narayan Bhat	330	82.5	412.5	429
22)	Priya Manani/Rajesh Manani	490	122.5	306.25	318.5
	Mrs. Vandana Ashish Kothari			306.25	318.5
23)	Mr. Jaywant Rajaram Shinde Mrs. Vijaya J. Shinde	490	122.5	635.5	660.92
24)	Mr. Prabhudas Vasrambhai Gohil	330	82.5	412.5	429
25)	Mr. Piyush Vinod Patel Mrs. Chhaya Piyush Patel	330	82.5	412.5	429
26)	Mr. Ashish Hariram Kothari Mrs. Vandana Ashish Kothari	490	122.5	612.5	637
27)	Mr. C. S. Ramachandran	490	122.5	635.5	660.92
28)	Mr. Dipesh Umed Savla Mrs. Hansa Umed Savla	330	82.5	471.5	490.36
29)	Mr. Rajesh Mangrooram Mishra	330	82.5	412.5	429
30)	Mr. Mayank Jitendra Pandit Mr. Deepak J. Pandit Mr. Shashank J. Pandit	490	122.5	612.5	637
31)	Mr. Prashant Dinkar Mhatre	490	122.5	612.5	637
32)	Mr. Dharamraj Bhola Singh	330	82.5	412.5	429
33)	Mr. Shanker Lokaya Shetty	330	82.5	412.5	429
34)	Mr. Shirish M. Kotak Mrs. Rekha Shirish Kotak	490	122.5	612.5	637



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35)	Mrs. Shushila Maganlal Shah	490	122.5	612.5	637
36)	Mrs. Vidya Joshi	330	82.5	412.5	429
37)	Mr. Lokesh S. Shetty	330	82.5	412.5	429
38)	S. Meera Harshad Thakker	490	122.5	612.5	637
39)	Mr. Jaysukhlal Manilal Bhatt.	490	122.5	612.5	637
40)	Mr. Rajesh Shakerlal Bhanushali	330	82.5	412.5	429
Total		16665	4166.25	20976.25	21815.3

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23/08/2021

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दुय्यम निबंधक सह दु.नि. कुर्ला 4

दस्त क्रमांक : 15160/2021

नोंदणी :

Regn.63m

गावाचे नाव : मुलुंड		करल ४
(1) विलेखाचा प्रकार	विकसनकरारनामा	१०५७०० २६ ६४
(2) मोबदला	137164000	२०२४
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	157419000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव मुंबई मनपा इतर वर्णन : इतर माहिती: जमिन व बांधकाम - सी टी एस नं 1053, व्हिलेज मुलुंड(पश्चिम), एकूण जमिन क्षेत्र 1668 चौ मी व त्यावरील बांधकाम, महेश कृपा देवहंस महेश कृपा को ऑप ही सो लि, प्लॉट नं 1085, देवीदयाल क्रॉस रोड, बेस्ट डेपो जवळ, मुलुंड(पश्चिम) मुंबई - 400080, सदर मिळकतीबाबतचा विकसनकरारनामा कलेक्टर ऑफ स्टॅम्पस कुर्ला कार्यालयाने प्रकरण क्र एडीजे/1100901/294/21/के /782/21 दिनांक 10/08/2021 अन्वये मोबदला रु. 13,71,64,000/- बाजारभाव रु. 15,74,19,000/- आणि सिक्युरिटी फ्लॉट वॅल्यू 2,58,79,000/- व बँक मॅरंटी रु. 10,00,000/- व त्यावर येणारे मुदतेचे वॉल्यूट 80,05,400/- भरून दस्त अभिनिर्णीत केलेला आहे ((C.T.S. Number 1053	
(5) क्षेत्रफळ	1) 1668 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:-देवहंस महेश कृपा को ऑप ही सो लि तर्फे चेअरमन आरिफ खान यांच्या अध्यक्षतेखाली कोठारी वय:-51; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: - इमारतीचे नाव: देवहंस महेश कृपा को ऑप ही सो लि , ब्लॉक नं: प्लॉट नं.1085, देवीदयाल क्रॉस रोड बेस्ट डेपोच्या जवळ, मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AABAD9700G 2): नाव:-देवहंस महेश कृपा को ऑप ही सो लि तर्फे सेक्रेटरी मनसुख कटारिया वय:-53, पत्ता:-प्लॉट नं: ऑफिस , माळा नं: - इमारतीचे नाव: देवहंस महेश कृपा को ऑप ही सो लि, ब्लॉक नं: प्लॉट नं.1085, देवीदयाल क्रॉस रोड बेस्ट डेपोच्या जवळ, रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AABAD9700G 3): नाव:-देवहंस महेश कृपा को ऑप ही सो लि तर्फे ट्रेझरर चंद्रिका मारु वय:-59; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: - इमारतीचे नाव: देवहंस महेश कृपा को ऑप ही सो लि, ब्लॉक नं: प्लॉट नं.1085, देवीदयाल क्रॉस रोड बेस्ट डेपोच्या जवळ, रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AABAD9700G 4): नाव:-चंद्रिका महेश मारु मॅबर ऑफ देवहंस महेश कृपा को ऑप ही सो लि - मान्यता देणार वय:-59; पत्ता:-प्लॉट नं: ए-1, माळा नं: - इमारतीचे नाव: देवहंस महेश कृपा को ऑप ही सो लि, ब्लॉक नं: प्लॉट नं.1085, देवीदयाल क्रॉस रोड बेस्ट डेपोच्या जवळ, रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ABRPM2576K 5): नाव:-राजेश के रायमंग्या मॅबर ऑफ देवहंस महेश कृपा को ऑप ही सो लि - मान्यता देणार वय:-53; पत्ता:-प्लॉट नं: ए-2, माळा नं: - इमारतीचे नाव: देवहंस महेश कृपा को ऑप ही सो लि, ब्लॉक नं: प्लॉट नं.1085, देवीदयाल क्रॉस रोड बेस्ट डेपोच्या जवळ, रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AMPPR6919Q 6): नाव:-योगेश के रायमंग्या मॅबर ऑफ देवहंस महेश कृपा को ऑप ही सो लि - मान्यता देणार वय:-57; पत्ता:-प्लॉट नं: ए-2, माळा नं: - इमारतीचे नाव: देवहंस महेश कृपा को ऑप ही सो लि, ब्लॉक नं: प्लॉट नं.1085, देवीदयाल क्रॉस रोड बेस्ट डेपोच्या जवळ, रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AFEPR3121C 7): नाव:-जॅकोब जोस कुन्नन मॅबर ऑफ देवहंस महेश कृपा को ऑप ही सो लि - मान्यता देणार वय:-51; पत्ता:-प्लॉट नं: ए-3, माळा नं: - इमारतीचे नाव: देवहंस महेश कृपा को ऑप ही सो लि , ब्लॉक नं: प्लॉट नं.1085, देवीदयाल क्रॉस रोड बेस्ट डेपोच्या जवळ, रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ADUPK4085A 8): नाव:-बिनेक्स जोस कुन्नन तर्फे मुखत्यार म्हणुन जॅकोब जोस कुन्नन मॅबर ऑफ देवहंस महेश कृपा को ऑप ही सो लि - मान्यता देणार वय:-51; पत्ता:-प्लॉट नं: ए-3, माळा नं: - इमारतीचे नाव: देवहंस महेश कृपा को ऑप ही सो लि, ब्लॉक नं: प्लॉट नं.1085, देवीदयाल क्रॉस रोड बेस्ट डेपोच्या जवळ, रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AGGPK8040C 9): नाव:-रोसी जोस कुन्नन मॅबर ऑफ देवहंस महेश कृपा को ऑप ही सो लि - मान्यता देणार वय:-74; पत्ता:-प्लॉट नं: ए-3, माळा नं: - इमारतीचे नाव: देवहंस महेश कृपा को ऑप	



करल ४		
१०५००	३९	er
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(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता

(9) दस्तऐवज करून दिल्याचा दिनांक
 (10) दस्त नोंदणी केल्याचा दिनांक
 (11) अनुक्रमांक, खंड व फूट
 (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
 (13) बाजारभावाप्रमाणे नोंदणी शुल्क
 (14) शेर

ऑप ही सो लि , ब्लॉक नं: प्लॉट नं.1085, देवीदयाल क्रॉस रोड, बॅस्ट डेपोच्या जवळ , रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAIPT1437C
 67): नाव:-अरविंद कांतिलाल भट्ट तर्फे मुखत्यार म्हणून तेजस विरेंद्र शाह मॅबर ऑफ देवहंस महेश कृपा को ऑप ही सो लि - मान्यता देणार वय:-42; पता:-प्लॉट नं: बी-39, माळा नं: -, इमारतीचे नाव: देवहंस महेश कृपा को ऑप ही सो लि , ब्लॉक नं: प्लॉट नं.1085, देवीदयाल क्रॉस रोड, बॅस्ट डेपोच्या जवळ , रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ANSPB6710D
 68): नाव:-राजेश शंकरलाल भानुशाली मॅबर ऑफ देवहंस महेश कृपा को ऑप ही सो लि - मान्यता देणार वय:-49; पता:-प्लॉट नं: बी-40, माळा नं: -, इमारतीचे नाव: देवहंस महेश कृपा को ऑप ही सो लि , ब्लॉक नं: प्लॉट नं.1085, देवीदयाल क्रॉस रोड, बॅस्ट डेपोच्या जवळ , रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAEPB8697E
 69): नाव:-पिती राजेश भानुशाली मॅबर ऑफ देवहंस महेश कृपा को ऑप ही सो लि - मान्यता देणार वय:-45; पता:-प्लॉट नं: बी-40, माळा नं: -, इमारतीचे नाव: देवहंस महेश कृपा को ऑप ही सो लि , ब्लॉक नं: प्लॉट नं.1085, देवीदयाल क्रॉस रोड, बॅस्ट डेपोच्या जवळ , रोड नं: मुलुंड पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ABAPB4229K
 1): नाव:-सिटाडेल सॅन्डमार्क्स तर्फे पार्टनर पणव पाठक वय:-36, पता:-प्लॉट नं. ऑफिस नं. 202, माळा नं: -, इमारतीचे नाव एडियर , ब्लॉक नं: निमेल गॅलेक्सी , रोड नं: मुलुंड पश्चिम मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAQFC7375Q

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे. या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे. आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात 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 21/08/2021) toMunicipal Corporation of Greater Mumbai.

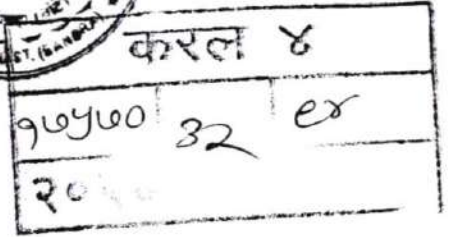
No need to spend your valuable time and energy to submit this documents in person.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	294/21/21/782/21	1100901	8005400	SD		
2		eChallan		MH005146817202122E	30000	RF	0002485376202122	20/08/2021
3		DHC		2008202109428	1600	RF	2008202109428D	20/08/2021
4		DHC		1908202103025	2000	RF	1908202103025D	20/08/2021
5		DHC		1908202102995	2000	RF	1908202102995D	20/08/2021
6		DHC		1908202103061	2000	RF	1908202103061D	20/08/2021
7		DHC		1908202103040	2000	RF	1908202103040D	20/08/2021

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



खरी प्रत

स. दुयान निबंधक कुर्ला-४
मिर्त, मुम्बई जिल्हा



करल ४
 १५१६० ४०५८०
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The allotment of the Society Car Parking Spaces shall be done by the Society entirely at its discretion and without in any way involving the Developers.

करल ४
 १५१६० ४०५८०
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d) On the plans being sanctioned the Developers shall in consultation and agreement with the Society earmark the Society Car Parking Spaces as provided hereinabove.

e) It is hereby agreed and clarified by the Parties that after allotment of independent covered car parking space to each of the existing members of the Society in Podium free of cost on ownership basis and reserving car parking spaces for visitors of minimum Five (5) car parking spaces all the remaining car parking spaces shall belong to the Developers ("Developer's Car Parking Spaces") which shall be allotted by the Developers to the Purchasers of the Developer's portion Premises which shall be accepted by the Society without any dispute or raising any query in any manner howsoever of any nature whatsoever the nomination so made by the Developers shall be final, binding and conclusive on the Society and neither the Society nor any of the member/s shall be entitled to question the same in any manner howsoever.



A-1 Manoj C. Soni	A-2 Rajesh	A-3 JACOB ROSY	A-4 Jaysheer Romi	A-5 ASTHAK महाशेठ	A-6 Nanir
A-7 Heerish Anusger.	A-8 Ravin	A-9 ANM	A-10 Rajesh	A-11 Rajesh S. S. S.	A-12 Rajesh
A-13 S.P. Chaudhari	A-14 Nishu 2d. 4th Vandana	A-15 Mitin Neeta	A-16 P. L. D.	A-17 Schetnu K.	A-18 MITIN
A-19 P. K. Chhaya	A-20 J. P. B. R. S.	A-21 20A Geeta	B-21 A. B. K.	B-22 V. K. P. M.	B-23 R. S. विजय
B-24 V. S. K.	B-25 Rajesh Chhaya	B-26 Anand Dandani	B-27 P. R.	B-28 DIPESH Hansa	B-29 RAJESH
B-30 S. K.	B-31 P. D. MHATRE	B-32 R. S.	B-33 Vaijay	B-34 SHIRISH R. S. K.	B-35 Rajesh
B-36 Guge	B-37 L. S. SHET	B-38 meena	B-39 V. S.	B-40 Rajesh Rajesh	Chairman Anand
Secretary Rajesh	Treasurer Manoj C. Soni	Citadel Landmarks Rajesh			

गा. न. नं. ७, ७ - अ व १२

स. नं. १०००	हिस्सा नं. १०८५	१९	कवजेदार	गांव - मुल्लुड
क्षेत्र लावणी लायक	१६६६-०७		देवप्रिय सरदेसाई पा. को.	तालुका कुर्ला
पोट छरवा			डॉ. ए. ए. लि	इतर हक्क -
एकूण	१६६६-०७		(५३०२)	करल ४
आकार	रुपये आ.	पैसे		१०५००
बुई अथवा ..				२०२४
जादा आकार ..				er
पाणी				

वर्ष	लागवड करणाराचे नाव	क्षेत्र	रीत	पिक्के आणि लागवड	क्षेत्र
	लागवड करणाराचे नाव			पिक्के आणि लागवड	
	लागवड करणाराचे नाव			पिक्के आणि लागवड	
	लागवड करणाराचे नाव			पिक्के आणि लागवड	
	लागवड करणाराचे नाव			पिक्के आणि लागवड	

लागवड करणाराचे नाव: इलापकावणी शाना विजा
 नं. १११०५१६
 तलाठी सजा-मुल्लुड
 तहसिल-कुर्ला



अस्सल घरहुकुम खरी नक्कल असे तयार ता.

तलाठी.



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-6806/2021/(1053)/T Ward/MULUND-W/FCC/3/Amend

COMMENCEMENT CERTIFICATE



To,
Citadel Landmarks C.A. to Owner Devhans Mahesh
Krupa CHS Ltd.

Office at Office no. 202, 2nd floor, Avior Corporate
Park, L.B.S. Marg, Near Deep Mandir, Opp. Johnson
& Johnson, Mulund West, Mumbai. 400 080

Sir,

With reference to your application No. **P-6806/2021/(1053)/T Ward/MULUND-W/FCC/3/Amend** Dated. **05 Mar 2021** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **05 Mar 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **1085** C.T.S. No. **1053** Division / Village / Town Planning Scheme No. **MULUND-W** situated at **Devidayal cross road Road / Street in T Ward** Ward.

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

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

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

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2021		



करल ४		
१७५००	३०	६४
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This CC is valid upto 4/1/2023 .



Issue On : 05 Jan 2022

Valid Upto : 04 Jan 2023

Application Number

P-6806/2021/(1053)/T
Ward/MULUND-W/CC/1/New

Remark :

CC up to stilt slab as per IOD plans approved on 25.10.2021

Approved By
Executive Engineer (BP) ES III
Executive Engineer

Issue On : 11 Jul 2022

Valid Upto : 10 Jul 2023

Application Number :

P-6806/2021/(1053)/T
Ward/MULUND-W/FCC/1/New

Remark :

Full CC is granted as per approved IOD plans dated 25.10.2021.

Approved By
AE BP S&T ward
Assistant Engineer (BP)

Issue On : 25 Apr 2023

Valid Upto : 24 Apr 2024

Application Number :

P-6806/2021/(1053)/T
Ward/MULUND-W/FCC/1/Amend

Remark :

Further CC is granted as per approved amended plan 23.03.2023 up to top of 14th upper floor subject to timely renewal of B.G., SWM NOC, Workmen's insurance policy and taking all sorts of precautions during construction.

Approved By
AE BP S&T ward

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Assistant Engineer (BP)		
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Issue On : 10 Jan 2024 Valid Upto : 09 Jan 2025

Application Number : P-6806/2021/(1053)/T
 Ward/MULUND-W/FCC/2/Amend

Remark :

Further C.C. is granted up to top of 15th upper floor (by restricting C.C. for 16th upper floor for instalment facility) as per approved plan dated 12.12.2023 as proposed subject to timely renewal of B.G, SWM-NOC, Workmen's compensation policy and taking all sorts of precautions during construction along with preliminary measures for air pollution.



Issue On : 14 Mar 2024 Valid Upto : 04 Jan 2025

Application Number : P-6806/2021/(1053)/T
 Ward/MULUND-W/FCC/3/Amend

Remark :

Full C.C. is granted as per approved amended plan dated 12-12-2023 subject to timely renewal of B.G, SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.

करल ४		
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Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.



Digitally signed by Nitin Vasantao Patil
Date: 14 Mar 2024 18:56:12
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (BP)

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer, Building Proposal

Eastern Suburb T Ward Ward

346

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

करल ४		
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MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. P-6806/2021/(1053)/T
Ward/MULUND-W/IOD/1/New



MEMORANDUM

To,

Citadel Landmarks C.A. to Owner Devhans Mahesh Krupa CHS Ltd.

Office at Office no. 202, 2nd floor, Avior Corporate Park, L.B.S. Marg, Near Deep Mandir, Opp. Johnson & Johnson, Mulund West, Mumbai. 400 080

With reference to your Notice 337 (New) , letter No. 8457 dated. 5/3/2021 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed redevelopment of existing building on plot bearing C.T.S. No. 1053 of village Mulund (W) at Jn. of Baba Maharaj Singh marg and Deshbandhu Chittaranjan Das marg CTS/CS/FP No. 1053 furnished to me under your letter, dated 5/3/2021. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

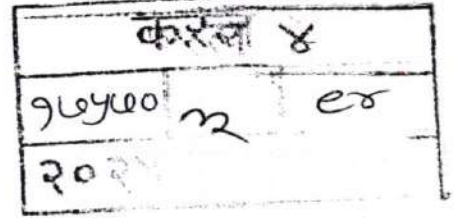
- 1 That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act shall not be obtained before starting the proposed work.
- 2 That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession for holding before starting the work.
- 3 That the low lying plot shall not be filled up to reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will be levelled, rolled, consolidated and sloped towards road side before starting the work.
- 4 That the licensed Structural Engineer shall not be appointed and his supervision memo as per Regulation shall not be submitted by him.
- 5 That the structural design and calculations for the proposed building considering seismic and wind forces as per relevant I.S. Code Nos. 1893 and 4326 etc. shall not be got carried out and accordingly, the structural work shall not be carried out under supervision of Structural Engineer.
- 6 That the regular/sanctioned/proposed lines, DP roads and reservations shall not be got demarcated at site through A.E. (Survey)/ E.E. (T&C) / E.E. (D.P.)/ D.I.L.R. before applying for C.C.

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२०२४		



No. P-6806/2021/(1053)/T
Ward/MULUND-W/IOD/1/New

- That the registered undertaking and additional copy of plan shall not be submitted for agreeing to handover the setback and free of compensation and that the setback handing over certificate shall not be obtained from Ward Officer and the ownership of the setback land shall not be transferred in the name of S.G.M.
- 8 That the Indemnity bond, indemnifying the Corporation for damages, risks, accidents, to the occupiers and an Undertaking regarding no nuisance shall not be submitted before C.C./starting the work.
 - 9 That the N.O.C. of Chief Fire Officer will not be obtained & the requisition, if any, shall not be complied with before occupation certificate/B.C.C.
 - 10 That the specific NOC from Electric supply co. for substation shall not be obtained and the requisitions, if any, shall not be complied with before occupation certificate/BCC.
 - 11 That the adequate care in planning, designing and carrying out construction shall not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
 - 12 That adequate care shall not be taken to safeguard the trees existing on the plot while carrying out construction work and remarks from S.G. shall not be submitted.
 - 13 That the qualified registered Site supervisor through Architect / Structural Engineer shall not be appointed before applying for C.C. & his name and license no. duly revalidated shall not be submitted.
 - 14 That the notice under Sec. 347(1)(a) of the Mumbai Municipal Corporation Act shall not be sent for intimating the date of commencement of the work.
 - 15 That the clearance Certificate from Assessment Department ('T' Ward) regarding up to date payment of Municipal taxes etc. shall not be submitted.
 - 16 That the copy of Intimation of Disapproval conditions imposed by the Corporation in connection with the development at site shall not be given to the would be purchaser and also displayed at site.
 - 17 That Janata Insurance policy shall not be submitted before asking C.C. and renewed during the construction of work and owner developer should not submit revalidated Janata Insurance Policy from time to time.
 - 18 That the development charges as per M.R.T.P (Amendment) Act 1992 shall not be paid.
 - 19 That the carriage entrance shall not be provided before starting the work.
 - 20 That the undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted.
 - 21 That the adequate and decent temporary sanitary accommodation shall not be provided for construction workers before starting the work. The mobile toilet shall not be provided on site to keep proper sanitation as per CircularU/No.CHE/DP/27391/Gen dated 07/01/2019.
 - 22 That the documentary evidence regarding ownership, area & boundaries of holding is not produced by way of extracts from District Inspector of Land Records, extracts from City Survey Record and Conveyance Deed etc. Separate PRC of land under reference in the name of Society shall not be submitted.
 - 23 That the NOC from S.W.M. Department shall not be obtained in view of order of Hon'ble Supreme Court of India dated 15/03/2018(SLP Civil NoD-23708 of 2017), for disposal of C & D waste.



No. P-6806/2021/(1053)/T
Ward/MULUND-W/IOD/1/New

- 24 That the Undertaking for paying additional premium due to increase in land rate as and when demanded and registered undertaking for handing over of excess parking in case full FSI is not consumed shall not be submitted.
- 25 That the N.O.C. from Insecticide officer shall not be obtained.
- 26 That the board mentioning the name of Architect / Owner shall not be displayed on site.
- 27 That the C.C. shall be asked unless payment of advance for providing treatment at construction site to prevent epidemics like dengue, malaria etc. is made to the insecticide officer of the concerned ward office and provision shall not be made as and when required by insecticide officer for inspection of water tanks by providing safe and stable ladder etc, and requirement as communicated by the insecticide officer shall not be complied with.
- 28 That the bore well shall not be constructed in consultation with H.E.
- 29 That the work shall not be carried out only between 6.00 am to 10.00 pm as per ChE/DP/7749/Gen dt 07.06.2016.
- 30 That the requisitions of clause 49 and 50 of DCPR- 2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 31 That the soil investigation of site shall not be got carried out from the empanelled soil investigation consultant and accordingly the structural design of foundation and superstructure shall not be carried out.
- 32 That the remarks from Suptd. Of Garden shall not be obtained before commencement of work.
- 33 That the necessary remarks for training of nalla/ construction of S.W.D. shall not be obtained from Dy.Ch. E. (S.W.D.) City & Central cell, before plinth C.C. and compliance of said remarks shall not be submitted before granting full C.C. for the building.
- 34 That registered undertaking for agreeing to hand over excess parking in case full potential is not consumed shall not be submitted.
- 35 That the developer / owner shall not demolish the structure/ building proposed to be demolished by following the guidelines proposed in the IS Code 4130:1991 amended up to date in respect of demolition of building-code of safety and not under the supervision of approved structural engineer duly registered with MCGM.
- 36 That the No Objection Certificate from Hydraulic Engineer for the proposed development shall not be obtained and his requirements shall not be complied with.
- 37 That the remarks from Asst. Engineer, Water Works regarding location, size, capacity of the suction tank and overhead storage tank for proposed existing work shall not be submitted before starting the work and his requirements shall not be complied with.
- 38 That remarks from various consultants for internal services shall not be submitted.
- 39 That the requirement of bye law 4(c) shall not be complied with before starting the drainage work and in case Municipal sewer is laid, the drainage work shall not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & Completion certificate from him shall not be submitted.
- 40 That the Owner shall not give advance possession of the land to be surrendered to MCGM. The said

करल ४		
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No. P-6806/2021/(1053)/T
Ward/MULUND-W/IOD/1/New

- land free of encumbrances shall not be handed over to MCGM within 24 months from the date of approval of the building plans.
- 41 That NOC remarks from National Board of Life from 'Eco-sensitive Zone of Thane Creek Flamingo Sanctuary Buffer' point of view shall not be obtained and submitted.
- 42 That all the conditions stated in Directives issued by State Govt. u/no. TPS-1820/AN27/CA 80729/UD-13 dated 01.01.2021 and clarification issued dated 12.02.2021 and guidelines issued by MCGM u/no. CHE/DP/21546/Gen dated 22.02.2021 and 05.03.2021 shall not be complied with.
- 43 That fitness centre shall not be handed over to the proposed Co-operative Society and in turn shall not ensure handing over on completion and registered undertaking to that effect shall not be submitted to this office.
- 44 That M & E consultant remarks will not be submitted before C.C. and the same will not be installed before asking for OCC along with completion certificate of the concern consultant.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That this office shall not be intimated in prescribed proforma for checking the open spaces & building dimensions as soon as the work up to plinth is completed and plinth/stilt height shall not be got checked from this office staff.
- 2 All the payments as intimated by various departments of MCGM shall not be paid.
- 3 That the Material testing report shall not be submitted.
- 4 That Civil Aviation NOC shall not be submitted.
- 5 That the quarterly progress report of the work will not be submitted by the Architect.
- 6 That the elevation treatment plan shall not be submitted & got approved.

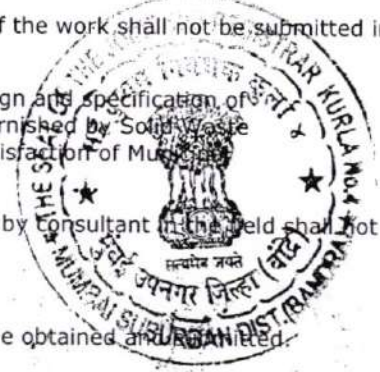
D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That the dustbin will not be provided.
- 2 That 3.00 mt. wide paved pathway upto staircase will not be provided.
- 3 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 4 That the name plate / board showing Plot No. , Name of the building etc. will not be displaced at a prominent place.
- 5 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 6 That terrace sanitary blocks, nahanis in kitchen will not be made Water proof and same shall not be provided by method of pounding and all sanitary connections will not be leak proof and smoke will not be done in presence of licensed plumber.
- 7 That final N.O.C. from concerned authorities / empanelled consultants for a) S.W.D. b) Sewerage c) Water Works d) CFO / Fire Fighting Provisions e) Tree authority f) Hydraulic Engineer g) Mechanical Ventilation shall not be submitted before occupation.
- 8 That structural Engineer's final Stability Certificate along with upto date License copy and R.C.C. design PDF plan shall not be submitted.

करल ४		
१७५००	२	६४
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No. P-6806/2021/(1053)/T
Ward/MULUND-W/IOD/1/New

- 9 That PDF plans shall not be submitted along with Notice of Completion of work u/sec.353-A of M.M. C. Act. for work completion on site.
- 10 That site supervisor Certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 11 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organizations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.
- 12 That the provision for rain water harvesting as per design prepared by consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
- 13 That the Certificate from lift inspector shall not be submitted.
- 14 That height verification from Competent Authority of AAI shall not be obtained and submitted.



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No. P-6806/2021/(1053)/T
Ward/MULUND-W/IOD/1/New

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

Guidance is given to you to modify your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 24 October day of 2022 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

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

**Executive Engineer, Building Proposals,
Zone, Wards.**

SPECIAL INSTRUCTIONS

- 1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.**
- Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
- Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-
"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-
a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street
b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
c) Not less than 92 ft. ([!TownHall]) above Town Hall Datum.
- Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
- Your attention if further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
- Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
- One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

No. P-6806/2021/(1053)/T
Ward/MULUND-W/IOD/1/New

8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

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

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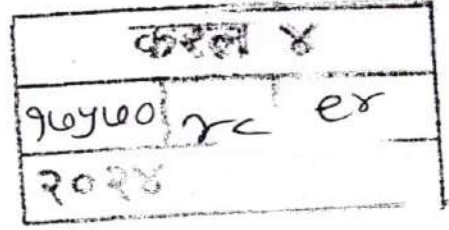


No. P-6806/2021/(1053)/T
Ward/MULUND-W/IOD/1/New

No. EB/CE/ /BS /A/

NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to



No. P-6806/2021/(1053)/T
Ward/MULUND-W/IOD/1/New

avoid the excavation of the road an footpath.

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event f your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions has to be duly approved by this office before

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No. P-6806/2021/(1053)/T
Ward/MULUND-W/IOD/1/New

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

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No. P-6806/2021/(1053)/T
Ward/MULUND-W/IOD/1/New

Executive Engineer, Building Proposals
Zones wards.



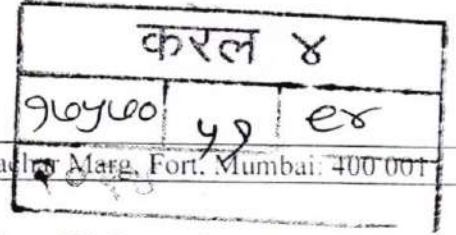
P-6806/2021/(1053)/T Ward/MULUND-W/IOD/1/New

- Copy To :-
1. RAMJIBHAI POPATBHAI ASUNDARIA
236, Avior Bldg., Nirmal Galaxy, Near Deepmandir Cinema, L.B.S Marg, Mumbai 400080
 2. Asst. Commissioner T Ward.
 3. A.E.W.W. T Ward.
 4. Dy.A & C. Eastern Suburb
 5. Chief Officer, M.B.R. & R. Board T Ward .
 6. Designated Officer, Asstt. Engg. (B. & F.) T Ward ,
 7. The Collector of Mumbai

✓
Name : Hardeepsingh
Balwantsingh Sachdeo
Designation : Executive
Engineer
Organization : Personal
Date : 25-Oct-2021 15: 58:47

M/S. LEGAL VISION

ADVOCATES & LEGAL CONSULTANTS



Office No.11, 22, 2nd Floor, Rajabhadur Mansion, Mumbai Samachar Marg, Fort, Mumbai: 400 001

To,
MahaRERA at Bandra, Maharashtra

Date 20th December 2021

LEGAL TITLE REPORT

Ref: Title Clearance Certificate with respect to Plot of land i.e., all the piece and parcel of land admeasuring about 1995 Square Yards i.e., 1668.07. Square meters, bearing Plot No. 1085 and bearing Survey No. 1000, CTS No. 1053 of Village Mulund of Development Road Mulund (West), Mumbai 400080, in the Registration Sub-District of Bandra and Greater Mumbai Suburban District, Mumbai Registration District and Sub-District of Mumbai City and Mumbai Suburban, situate within the limits of "T" Ward, Mumbai Sub-urban District of Greater Mumbai, (Hereinafter referred to as the said property").



We have investigated the title of the said property on the request of our client i.e., M/s. Citadel Landmarks, a registered partnership firm having its registered office at 202, Avior, Nirma! Galaxy, Mulund (West), Mumbai 400801 (hereinafter referred to as the "Developer"), and following documents i.e.: -

2. On perusal of the abovementioned documents and all other relevant documents relating to title of the said property we have noticed that the said property was originally belongs to one DEVHANS COOPERATIVE HOUSING SOCIETY LTD.
3. That in the year 1976 said DEVHANS COOPERATIVE HOUSING SOCIETY LTD., as promoter has developed the said property and has sold the apartments under the provision of MOF Act to the various purchasers by obtaining the various permission from the Municipal Corporation consisting of totally 41 Flats, Consisting of Two Wings namely A and B known as "Mahesh Krupa".

E-8, Nemikrishna CHS Ltd., V.L. Road, Near Platform No.1, Opp. Bajaj School, Kandivali (West) Mumbai-400 067

Email : ms.legalvision@gmail.com

Contact : + 91 9372272220, 022 49678805

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4. That Purchasers of flats in said building know as Mahesh Krupa has formed and registered society as per provision of Maharashtra Cooperative Housing Society Act, 1960 and rules made therein in the name "Devhans Mahesh Krupa Cooperative Housing Society Ltd., as per the Order dated



June, 2013. The said Society, through their legal representatives/ heirs and the land owners, are required to convey the said Land/ subject premises, along with the said building to/ in favour of the said Society within four months of registration of the said society as provided under Section 11 of the Maharashtra Ownership Flats Act, 1963 read with Rule 9 of the Maharashtra Ownership Rules, 1964 under which the Promoter has constructed and sold the flats to the respective Purchasers. The said Promoter grossly failed and neglected to comply with the mandatory statutory obligation of conveying the said land and the said building in favour of the said SOCIETY.

6. That the said Society, therefore, made an application being an deem conveyance Application No. 223/2013, (hereinafter referred as "Said Application"), with respect to the said land referred above, before the Competent Authority appointed under section 5A of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963, (hereinafter referred as "MOF ACT"), viz. the District Deputy Registrar of Co-operative Societies, Mumbai City-2, under the provisions of sub-section (3) of Section 11 of MOFA for issuing a Certificate of Entitlement to the said society to have an Unilateral Deemed Conveyance executed in its favour and to have it registered, by exercising the powers granted under law to this effect.

7. That the Competent Authority being satisfied with the merits of the submissions of the Applicant Society, was pleased to pass an Order Cum Certificate bearing No. 2134 Deemed Conveyance dated 14th August 2013,

M/S. LEGAL VISION

ADVOCATES & LEGAL CONSULTANTS

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Office No.11, 22, 2nd Floor, Rajabhadur Mansion, Mumbai Samachar Marg, Fort, Mumbai: 400 001

Certifying that, the Applicant society is entitled to Unilateral Conveyance of the said Land as more specifically described in the said Order dated 14th August 2013, and the said building standing therein, and directed to execute Deed of Unilateral Conveyance and have it registered as provided under Registration Act, 1908.

8. That by Conveyance deed (Unilateral deed) conveyance deed dated 3rd July 2015 duly stamp and registered under No. KRL/9826 of 2015 with the sub registrar of assurances the Devhans Mahesh Krupa Co-operative Housing Society Ltd. has become owner of the said land i.e. piece or parcel of land measuring about 1668 sq. mtrs. as per property card with benefit of setback, area of 1594.58 sq.mtrs. as per BMC Sanctioned plan approved U/No. CE / 1696 / BS-III / AT on plot No. 1085 bearing C.T.S No. 1053, of Village - Mulund (West), Taluka - Kurla in Mumbai Suburban District along-with the building known as "Devhans Mahesh Krupa Co-operative Housing Society Ltd" consisting of Ground plus 4 Upper Floors having in all 41 Flats totally admeasuring 16965 sq. ft. usable carpet situate at Plot No.1085, Devidayal Cross Road, Near BEST Depot Mulund (West), Mumbai-400 080 land bearing of said larger plot of landas such Devhans Mahesh Krupa Cooperative Housing Society Ltd, had become the sole and absolute owner of the said property and their names has been recorded as owner in the Index II of the land as well as revenue record.

8. That said society has granted Development Agreement to the Citadel landmarks and has execute dteh said Development Agreement in favour of the M/s. Citadel Landmarks for development of the said plot of land that the said Development Agreement is dated 20th August 2021 is duly stamp and registered under No. KRL-4/15160/2021 with the sub registrar of assurances That the said society has also granted a registered power of

E-8, Nemikrishna CHS Ltd., V.L. Road, Near Platform No.1, Opp. Bajaj School, Kandivali (West) Mumbai-400 067

Email : ms.legalvision@gmail.com

Contact : + 91 9372272220, 022 49678805

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attorney to the Developer i.e. M/s. Citadel Landmarks on same day i.e. 20th August 2021 which is also duly stamp and registered under serial No. No.



We have also got the search carried out through Mr. Kamlesh Satnam, Search Clerk, who has taken the search in the offices of Sub-Registrar of Assurances at Bombay and Bandra from year 1976 to 2021 with respect to said property and as per his report, there are no registered encumbrances of any nature whatsoever with respect to the said property.

10. In light of the facts stated hereinabove and based on the examination of relevant documents and papers, we are of the opinion that the said "M/s. Citadel Landmarks," has clear and marketable title in respect of the said property described hereinabove and the same is free from all encumbrances.

11. We have also got the search carried out through Mr. Kamlesh Sharad Satnam, Search Clerk, who has taken the search in the offices of Sub-Registrar of Assurances at Bombay and Bandra from year 1975 to 2021 with respect of the said property and as per his report, there are no registered encumbrances of any nature whatsoever with respect to the said property.

12. We therefore are of opinion that M/s. Citadel Landmarks (hereinafter referred to as the "developer") is having all rights and authority in relation to said land and structures standing thereon. This title clearance certificate is issued after carefully going through and perusing the documents provided to us which are referred to hereinafter. This Clearance Certificate of Title is issued for the purpose of granting development rights to the proposed builder and developers by society

In light of the facts stated hereinabove and based on the examination of relevant documents and papers, we are of the opinion that the said "M/s. Citadel Landmarks," has clear and marketable title in respect of the said

M/S. LEGAL VISION

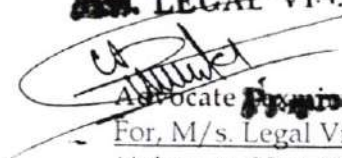
ADVOCATES & LEGAL CONSULTANTS

Office No.11, 22, 2nd Floor, Rajabhadur Mansion, Mumbai Samachar Marg, Fort, Mumbai: 400 001

property and has absolute rights to develop the said land as described hereinabove and the same is free from all encumbrances.

Yours Truly,

~~M/S. LEGAL VIS. IN~~


Advocate ~~P. Pradyuman~~ Shukla
For, M/s. Legal Vision
(Advocate High Court, Bombay)

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E-8, Nemikrishna CHS Ltd., V.L. Road, Near Platform No.1, Opp. Bajaj School, Kandivali (West) Mumbai-400 067

Email : ms.legalvision@gmail.com

Contact : + 91 9372272220, 022 49678805



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

करल ४		
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This registration is granted under section 5 of the Act to the following project under project registration number : **P51800032901**

Project: **Devhans Mahesh Krupa** , Plot Bearing / CTS / Survey / Final Plot No. : **1053** at **Kurla, Kurla, Mumbai Suburban, 400080**;

- Citadel Landmarks** having its registered office / principal place of business at **Sensil, Kurla District: Mumbai Suburban, Pin: 400080**.
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottees of the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **02/02/2022** and ending with **27/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:02-02-2022 11:41:13

Dated: **02/02/2022**
Place: **Mumbai**

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

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391/1421
Monday, January 24, 2022
7:12 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 1544 दिनांक: 24/01/2022

गावाचे नाव: मुलुंड
दस्तऐवजाचा अनुक्रमांक: करल4-1421-2022
दस्तऐवजाचा प्रकार: पॉवर ऑफ अॅटर्नी
सादर करणाऱ्याचे नाव: प्रणव मुकुंद पाठक पार्टनर ऑफ सिटाडेल लॅन्डमार्क्स

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 19

DELIVERED

एकूण:



आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे
7:32 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दु. निबंधक कुर्ला - 4
मुंबई उपनगर जिल्हा (बॉटे)

1) देयकाचा प्रकार: DHC रकम: रु. 380/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2401202213541 दिनांक: 24/01/2022
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012105947202122E दिनांक: 24/01/2022
बँकेचे नाव व पत्ता:

DELIVERED

Department of Stamp & Registration, Maharashtra					
Receipt of Document Handling Charges					
PRN 2401202213541	Date 24/01/2022				
Received from CITADEL LANDMARKS, Mobile number 7039411234, an amount of Rs.380/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.					
<table border="1"> <tr> <td>करल ४</td> <td rowspan="3">Payment Details</td> </tr> <tr> <td>90460 42 ex</td> </tr> <tr> <td>२०</td> </tr> </table>		करल ४	Payment Details	90460 42 ex	२०
करल ४	Payment Details				
90460 42 ex					
२०					
Bank Name IBKL	Date 24/01/2022				
Bank CIN 10004152022012412168	REF No. 2739708424				
This is computer generated receipt, hence no signature is required.					



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CHALLAN
MTR Form Number-6



GRN	MH012105947202122E	BARCODE			Date	24/01/2022-17:19:55	Form ID	48(f)	
Department					Inspector General Of Registration				
Type of Payment					Stamp Duty				
Registration Fee					Payer Details				
Office Name					KRL4_JT SUB REGISTRAR KURLA NO 4				
Location					MUMBAI				
Year					2021-2022 One Time				
Account Head Details					Amount In Rs.				
0030045501 Stamp Duty					500.00				
0030063301 Registration Fee					100.00				
Full Name					करल ४				
Flat/Block No.					CITADEL LANDMARKS १७५०० ५९ २०२२				
Premises/Building					OFFICE NO. 202,-AVIOR,				
Road/Street					NIRMAL GALAXY				
Area/Locality					MULUND WEST MUMBAI				
Town/City/District									
PIN									
Remarks (If Any)					SecondPartyName=SACHIN ARJUN HOTRE-				
Total					600.00				
Payment Details					IDBI BANK				
Cheque-DD Details					FOR USE IN RECEIVING BANK				
Cheque/DD No.					Bank CIN		Ref. No.		69103332022012418720
Name of Bank					Bank Date		RBI Date		24/01/2022-17:20:51
Name of Branch					Bank-Branch		IDBI BANK		2725843474
					Scroll No. , Date		Not Verified with Scroll		Not Verified with RBI



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दृश्य निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.
Mobile No. : 7039411234

Pyatun
Vinod
Arvind

करल ४
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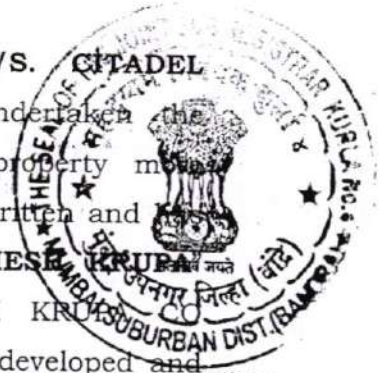
करल ४		
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**SPECIFIC POWER OF ATTORNEY
FOR REGISTRATION OF DOCUMENTS**

TO ALL TO WHOME THESE PRESENTS SHALL COME I,
Mr. PRANAV MUKUND PATHAK aged about 36 years, partner
of **M/S. CITADEL LANDMARKS**, having PAN **AAOFC7375Q**,
having its registered office at 202, Avior, Nirmal Galaxy,
Mulund (W), Mumbai 400080, hereinafter referred to as the
"DEVELOPERS", DO SEND GREETINGS:-

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WHEREAS I am the Partner of **M/S. CITADEL LANDMARKS** and our Partnership firm has undertaken the development work of that piece or parcel of property more particularly described in the 'Schedule' hereunder written and constructed thereon a building known as **"MAHESH KRUPA"** building society known as **DEVHANS MAHESH KRUPA OPERATIVE HOUSING SOCIETY LIMITED** being Redeveloped and constructed in the said project **M/S. CITADEL LANDMARKS** situated at plot no. 1085, bearing C.T.S No. 1053, of Village - Mulund (West), Taluka - Kurla in Mumbai Suburban District Devidayal Cross Road (Baba Maharaj Sing Marg), Near BEST Depot Mulund (West), Mumbai-400080.



AND WHEREAS as Partner of the said firm I execute various writings, deeds and documents such as Agreement for sale of flats, and/or Parking/s, Agreement for Allotment of Flats to the Members of the Society (Alternate Accommodation Agreement), Declarations; Undertakings; Indemnity Bonds; Affidavits, Deed of Cancellation, Deed of Rectifications, Supplementary Agreement & any other document pertaining to the said immovable property being developed by me and the said writings; deeds and documents are required to be only registered with the Sub-Registrar of Assurance.

Pranav
Vinod
[Signature]

करल ४		
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AND WHEREAS due to pre occupation I, the Partner of the said Firm may not be available to appear before the Sub-Registrar Assurances and lodge the said writings, deeds and documents and to admit execution of various documents for and on my behalf.

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AND WHEREAS due to exigencies of work, I am not in a position to personally remain present and lodge & register the documents and therefore I am desirous of appointing (1) **MR. SACHIN ARUN DHOTRE**, Age 40 Years, having PAN : AITPD2210J (2) **MRS. MANSI CHETAN KENI**, Age 36 Years, having PAN : BCBPM7062G (3) **MR. VINOD KRISHNA PEJE**, Age 40 Years, having PAN : BBIPR1962Q (4) **MR. ANANT SHANKAR BHUWAD**, Age 40 Years having PAN : AYBPB8212A (5) **MR. SANDEEP VISHNU GIRKAR** Age 48 Years, having PAN : ANWPG0775F having their office address as SACHIN CONSUTANCY, Shop No. 6, Ground Floor, Link Building, Mulund Goregaon Link Road, Nahur (West) Mumbai - 400078, as my true and lawful attorneys in my name and



on behalf of CITADEL LANDMARKS firm jointly and / or severally to enable them to register the documents on my behalf as hereinafter appearing.



NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that **MR. PRANAV MUKUND PATHAK**, Partner of M/S. CITADEL LANDMARKS, do hereby nominate, constitute and appoint (1) **MR. SACHIN ARUN DHOTRE** (2) **MRS. MANSI CHETAN KENI** (3) **MR. VINOD KRISHNA PEJE** (4) **ANANT SHANKAR BHUWAD** and (5) **MR. SANDEEP VISHNU GIRKAR** (hereinafter for the sake of brevity referred to as "Said Attorney/s") as my true and lawful attorneys for me in my name and on behalf of CITADEL LANDMARKS firm, at my risk, cost and expenses to do, execute and perform, jointly and / or severally, the following acts, deeds, matters and things, that is to say :-

Pranav *A* *M* *Vinod* *Sachin*

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To appear before the Sub-Registrar of Assurance having appropriate jurisdiction and, for and on my behalf, to lodge for registration the deeds and documents duly signed and executed by me such as Agreement for sale of flats, and/or car parking, Agreement for Allotment of Flats to the Members of the Society (Alternate Accommodation Agreement), constructed area; Declarations; undertakings; Indemnity Bonds; Affidavits; Deed of Cancellation, Deed of Rectifications, Supplementary Agreement and other documents of whatsoever nature pertaining to the said immovable property fully and more particularly described in the schedule hereunder AND, for and on my behalf, to admit the execution of the documents executed by me.

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GENERALLY to do all such other matters, act and things as may be necessary for the purpose of due and proper registration of the said documents executed by me as fully and effectually were done by us on behalf of myself and the said Firm.

AND WE HEREBY AGREE to rectify and confirm and whatever acts of said attorney shall lawfully do execute to perform or cause to be done, executed or performed in connection with the powers confirmed hereunder in respect of the said lodgment of agreement and admitting execution thereof for me under and by virtue of this Power Of Attorney.

IN WITNESS WHEREOF **MR. PRANAV MUKUND PATHAK, Partner OF M/S. CITADEL LANDMARKS, PAN: AAQFC7375Q.** have subscribed their respective hands in the matter hereinafter to this writing on this **24th day of January, 2022.**



Pranav Pathak
[Signature]

Vined
[Signature]

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SCHEDULE ABOVE REFERRED TO

करल ४	
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All that piece or parcel of land or ground admeasuring about 1668 sq.mtrs. as per property card 1594.58 sq.mtrs as per old BMC Sanctioned plan approved under no. CE-1696-BS3-A-T on plot no. 1085, bearing C.T.S No. 1053, of Village - Mulund (West), Taluka - Kurla in Mumbai Suburban District alongwith the building known as "Mahesh Krupa " and society known as Devhans Mahesh Krupa Co operative Housing Society consisting of 2 wing with Ground plus 4 Upper Floors having in all 41 Flats totally situated on Plot No.1085, Devidayal Cross Road (Baba Maharaj Sing Marg), Near BEST Depot Mumbai-400080 and bounded as follows:
 North: by D. C. Das Marg



and delivered by the within named 'THE DEVELOPERS'

MR. PRANAV MUKUND PATHAK

Partner of

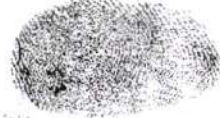
M/S. CITADEL LANDMARKS

PAN : AAQFC7375Q

In the presence of

1. Ms. Devshree Salvi *Salvi*

2. Mahesh Mungelkar *Mungelkar*



For CITADEL LANDMARKS



Pranav Pathak



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I accept the power of attorney

1. MR. SACHIN ARUN DHOTRE



2. MRS. MANSI CHETAN KENI



3. MR. VINOD KRISHNA PEJE

Vinod



4. MR. ANANT SHANKAR BHOWAD

Anant Bhowad



5. MR. SANDEEP VISHNU GIRKAR

Specimen Signature of Attornies

Sandeep Girkar



In the presence of

1. Ms. Devshree Salvi

Devshree Salvi

2. Mahesh Mungekar

Mahesh Mungekar





Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number : 27AAQFC7375Q1ZD


करल ४
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करल ४
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1.	Legal Name	Citadel Landmarks			
2.	Trade Name, if any	Citadel Landmarks			
3.	Constitution of Business	Partnership			
4.	Address of Principal Place of Business	2nd floor, 202, Nirmal Galaxy Bldg, Avior Bldg, Near Deep Mandir, LBS Marg, Mulund West, Mumbai Suburban, Maharashtra, 400080			
5.	Date of Liability				
6.	Period of Validity	From	14/09/2021	To	Not Applicable
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Maharashtra			
Signature		Signature valid Digitally signed by DEEPALI BHARAT VAIDYA SERVICES TAX NETWORK(4) Date: 2021.09.14 13:47:12 IST			
Name	DEEPALI BHARAT VAIDYA				
Designation	State Tax Officer				
Jurisdictional Office	MULUND-WEST_706				
9. Date of issue of Certificate	14/09/2021				
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					



This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 14/09/2021 by the jurisdictional authority.

 कर ४ संलग्न पत्र		
96460	GSTIN ex	27AAQFC7375Q1ZD
२०	Legal Name	Citadel Landmarks
	Trade Name, if any	Citadel Landmarks

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 0





सत्यमेव जयते

Annexure B

GSTIN

27AAQFC7375Q1ZD

Legal Name

Citadel Landmarks

Trade Name, if any

Citadel Landmarks

करल ४		
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Details of Managing / Authorized Partners

- | | | |
|---|--|--------------------|
| 1 | | Name |
| | | Designation/Status |
| | | Resident of State |
| 2 | | Name |
| | | Designation/Status |
| | | Resident of State |

Pranav Mukund Pathak
Partner

Maharashtra	करल ४
Gauri Mukund Pathak	
Partner	२०१००
Maharashtra	६० ९४
२०२२	



करल ४
 94560 EC ex
 २०२२

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVERNMENT OF INDIA
 स्थायी लेखा संख्या कार्ड Permanent Account Number Card
 AAQFC73750
 नाम: Name CITADEL LANDMARKS
 निगम/पत्र को तारीख Date of Incorporation/Formation 14/05/2021

Pratik

आयकर विभाग भारत सरकार
 प्रभाकर मकुंद पाठक
 1970/1/1985
 मुंबई उपनगर जिल्हा (बंडरा)

करल ४
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Pratik
Pratik

भारत सरकार Unique Identification Authority of India
 मोबाईल क्रमांक : Enrolment No.: 1102040000295
 To: Pransav Mukund Pathak
 पत्ता मुद्रा पाठक Pransav Mukund Pathak
 Opp Trupil Stores 502, Vaidya Apts, Rajanwadi Mithoshi Road, Mumbai
 Maharashtra 400081
 Mobile: 9820100270
 UC 05299350 5 IN
 Ref No.: 412B3E9X-5299350
 आपला आधार क्रमांक / Your Aadhaar No. : **7734 3449 5672**
 आधार - सामान्य माणसाचा अधिकार
 प्रभाकर मकुंद पाठक Pransav Mukund Pathak
 जन्म वर्ष / Year of Birth : 1985
 पुरुष / Male
 7734 3449 5672
 आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
DHOTRE SAGHIN ARUN
ARUN PARSHURAM DHOTRE
13/09/1981
Permanent Account Number
AITPD2210J
Signature

भारत सरकार
GOVT. OF INDIA



करल ४
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आयकर विभाग
INCOME TAX DEPARTMENT
MANSI CHETAN KENI
SHRINIVAS VAMAN MOHIRE
10/07/1985
Permanent Account Number
BCBPM7062G

भारत सरकार
GOVT. OF INDIA




आयकर विभाग
INCOME TAX DEPARTMENT
VINOD KRISHNA PEJEE
KRISHNA PEJEE
13/02/1981
Permanent Account Number
BBIPP1982Q
Signature

भारत सरकार
GOVT. OF INDIA



Vinod

आयकर विभाग
INCOME TAX DEPARTMENT
BHUWAD ANANT SHANKAR
SHANKAR ARJUN BHUWAD
07/02/1981
Permanent Account Number
AYBPP8212A
Signature

भारत सरकार
GOVT. OF INDIA



Bhuwad

आयकर विभाग
INCOME TAX DEPARTMENT
SANDEEP VISHNU GIRKAR
VISHNU GOPAL GIRKAR
19/08/1977
Permanent Account Number
ANWPG0775F
Signature

भारत सरकार
GOVT. OF INDIA



करल ४		
१०२९	१२	१८
२०२२		



करल ४
 १०५०० ७० २४
 २०२२

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No: MH01 20100005128 DOI: 14-01-2010
 Valid Till: 02-11-2024 (NT) 27-09-2021 (TR) 31-01-2019
 FORM 7
 RULE 16 (2)

Authorisation to drive following class
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LMV-TR 14-01-2010
 MCWG 14-01-2010

DOB: 03-11-1974 BG: A+

Name: MAHESH MUNGEKAR
 SDW of: SODMAKAR MUNGEKAR
 Add: ZOPADA RD-312, JAI SHIVAJI NAGAR,
 G.D AMBEKAR MARG, WADALA MUMBAI
 MUMBAI
 PIN: 400037
 Signature & ID Of: 
 Issuing Authority: MH01

Signature/Thumb
 Impression of Holder 



भारत सरकार
GOVERNMENT OF INDIA

देवश्री जितेंद्र साळवी
 Devshree Jitendra Salvi
 जन्म वर्ष / Year of Birth: 1996
 स्त्री / Female



2664 4652 7716



करल ४
 १४२१ १३ १८
 २०२२

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता बी/१०१, सह्याद्री वि. लोक एवरेस्ट
 ए सी सी रोड, मुलुंड, मुंबई, महाराष्ट्र,
 400080

Address: B/101, Sahayadri Bldg.
 Lok Everest A C C Road, Mulund
 (West), Mumbai(Sub Urban),
 Maharashtra, 400080





CHALLAN
MTR Form Number-6

करल ४
७७५००
करल ४ ७९
२०२२

GRN	MH012105947202122E	BARCODE			Date	24/01/2022-17:19:55	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)						
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4	Full Name	CITADEL LANDMARKS					
Location	MUMBAI	Flat/Block No.	OFFICE NO. 201					
Year	2021-2022 One Time	Premises/Building	NIRMAL GALAXY					
Account Head Details	Amount In Rs.	Road/Street	MULUND WEST MUMBAI					
0030045501 Stamp Duty	500.00	Area/Locality						
0030063301 Registration Fee	100.00	Town/City/District						
		PIN	4 0 0 0 8 0					
		Remarks (If Any)	SecondPartyName=SACHIN ARUN DHOTRE-					
		Amount In	Six Hundred Rupees Only					
		Words						
		Total	600.00					
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque/DD Details	Bank CIN	Ref. No.	69103332022012418720		2725843474			
Cheque/DD No.	Bank Date	RBI Date	24/01/2022-17:20:51		Not Verified with RBI			
Name of Bank	Bank-Branch		IDBI BANK					
Name of Branch	Scroll No. , Date		Not Verified with Scroll					



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 7039411234
सदर चलान केवल दुर्यम निबधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-391-1421	0005832506202122	24/01/2022-19:12:29	IGR200	100.00
2	(IS)-391-1421	0005832506202122	24/01/2022-19:12:29	IGR200	500.00
Total Defacement Amount					600.00

Signature

Page 1/1

Print Date 24-01-2022 07:13:09

करल ४	
96900	62 ex
२०२४	

करल ४	
१० २१	१० २१
२०२४	२०२४

कागज
१४२१ १९१९
२०२२



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

Receipt of Document Handling Charges

PRN 2401202213541

Receipt Date 24/01/2022

Received from CITADEL LANDMARKS, Mobile number 7039411234, an amount of Rs.380/-, towards Document Handling Charges for the Document to be registered on Document No. 1421 dated 24/01/2022 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

DEFACED

₹ 380

DEFACED

Payment Details

Bank Name IBKL

Payment Date 24/01/2022

Bank CIN 10004152022012412168

REF No. 2739708424

Deface No 2401202213541D

Deface Date 24/01/2022

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



Pre-Registration summary(नोंदणी पूर्व गोषवारा)

391/1421

सोमवार, 24 जानेवारी 2022 7:12 म.नं.

दस्त गोषवारा भाग-1

करल4

दस्त क्रमांक: 1421/2022

दस्त क्रमांक: करल4 /1421/2022

क र ल 4	मूल्य रु. 01/-
969600	भरलेले मुद्रांक मूल्य रु.500/-
20	दु. नि. सह. दु. नि. करल4 यांचे कार्यालयात

मोबदला: रु. 00/-

अ. क्र. 1421 वर दि. 24-01-2022
रोजी 7:11 म.नं. वा. हजर केला.

पावती: 1544

पावती दिनांक: 24/01/2022

सादरकरणाराचे नाव: प्रणव मुकुंद पाठक पार्टनर ऑफ सिटाडेल
लॅन्डमार्क्स

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 380.00

पृष्ठांची संख्या: 19

एकुण: 480.00

सह दु.निबंधक कुर्ला - 4



मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 24 / 01 / 2022 07 : 11 : 53 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 24 / 01 / 2022 07 : 12 : 30 PM ची वेळ: (फी)





24/01/2022 7 17:53 PM

दस्त गोपवारा भाग-2

करल4

दस्त क्रमांक:1421/2022

दस्त क्रमांक :करल4/1421/2022

दस्ताचा प्रकार :-पॉवर ऑफ अटॉर्नी

90700

loy

er

प्राधिकारित

अंगठ्याचा ठसा

- अनु क्र. पक्षकाराचे नाव व पत्ता
- नाव:सचिन अरुण धोत्रे
पता:प्लॉट नं: शॉप नं 6 , माळा नं: तळ मजला, इमारतीचे नाव: एकझीम लिंक, सचिन कन्सल्टन्सी, ब्लॉक नं: मुलुंड गोरेगाव लिंक रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई.
पॅन नंबर:AITPD2210J
 - नाव:मानसी चेतन केणी
पता:प्लॉट नं: शॉप नं 6 , माळा नं: तळ मजला, इमारतीचे नाव: एकझीम लिंक, सचिन कन्सल्टन्सी, ब्लॉक नं: मुलुंड गोरेगाव लिंक रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई.
पॅन नंबर:BCBPM7062G
 - नाव:विनोद कृष्णा पेजे
पता:प्लॉट नं: शॉप नं 6 , माळा नं: तळ मजला, इमारतीचे नाव: एकझीम लिंक, सचिन कन्सल्टन्सी, ब्लॉक नं: मुलुंड गोरेगाव लिंक रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.
पॅन नंबर:BBIPP1962Q
 - नाव:अनंत शंकर भुवड
पता:प्लॉट नं: शॉप नं 6 , माळा नं: तळ मजला, इमारतीचे नाव: एकझीम लिंक, सचिन कन्सल्टन्सी, ब्लॉक नं: मुलुंड गोरेगाव लिंक रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई.
पॅन नंबर:AYBPB8212A
 - नाव:संदीप विष्णु गिरकर
पता:प्लॉट नं: शॉप नं 6 , माळा नं: तळ मजला, इमारतीचे नाव: एकझीम लिंक, सचिन कन्सल्टन्सी, ब्लॉक नं: मुलुंड गोरेगाव लिंक रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.
पॅन नंबर:ANWPG0775F
 - नाव:प्रणव मुकुंद पाठक पार्टनर ऑफ सिटाडेल लॅन्डमाक्स
पता:प्लॉट नं: ऑफिस नं. 202, माळा नं: -, इमारतीचे नाव: एवियर , ब्लॉक नं: निर्मल गॅलेक्सी , रोड नं: मुलुंड पश्चिम मुंबई , महाराष्ट्र, MUMBAI.
पॅन नंबर:AAQFC7375Q

पक्षकाराचा प्रकार

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-40

स्वाक्षरी:-



पॉवर ऑफ अटॉर्नी

होल्डर

वय :-36

स्वाक्षरी:-



पॉवर ऑफ अटॉर्नी

होल्डर

वय :-40

स्वाक्षरी:-



पॉवर ऑफ अटॉर्नी

होल्डर

वय :-40

स्वाक्षरी:-



पॉवर ऑफ अटॉर्नी

होल्डर

वय :-43

स्वाक्षरी:-



कुलमुखत्यार देणार

वय :-36

स्वाक्षरी:-



वरील दस्तऐवज करुन देणार तथाकथीत पॉवर ऑफ अटॉर्नी चा दस्त ऐवज करुन दिल्याचे कबुल करणत.
शिक्का क्र.3 ची वेळ:24 / 01 / 2022 07 : 17 : 02 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची असा अंगठ्याचा ठसा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:देवश्री जितेंद्र साळवी

वय:25

पता:बी/१०१, सहयाद्री बिल्डिंग, लोक एव्हरेस्ट, ए सी सी रोड, मुलुंड पश्चिम, मुंबई

पिन कोड:400080

2 नाव:महेश - मुणगेकर

वय:45

पता:सचिन कन्सल्टन्सी,शॉप नं-6,एकझीम लिंक,मुलुंड गोरेगाव लिंक रोड,मुलुंड पश्चिम, मुंबई

पिन कोड:400080

Daw

स्वाक्षरी



स्वाक्षरी



शिका क्र.4 ची वेळ:24 / 01 / 2022 07 : 17 : 38 PM

शिका क्र.5 ची वेळ:24 / 01 / 2022 07 : 17 : 57 PM नोंदणी पुस्तक 4 मध्ये

सह दु.निबंधक कुर्ला

Payment Details.

sr.	Purchase	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	करल ४ CITADEL LANDMARKS	eChallan	69103332022012418720	MH012105947202122E	500.00	SD	0005832506202122	24/01/2022
2	करल ४ CITADEL LANDMARKS	eChallan		MH012105947202122E	100	RF	0005832506202122	24/01/2022
3		DHC		2401202213541	380	RF	2401202213541D	24/01/2022

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

1421 /2022

Know Your Rights as Registrants

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

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



करल ४
१४२९ / १९ / १९
२०२२

प्रमाणित करणान्त येते की या दस्तामध्ये
सह. दु.निबंधक कुर्ला...पावे आहेत. (१९)
करल-४/ १४२९ / २०२२
पुस्तक क्रमांक १ क्रमांकावर नोंदला.
दिनांक. २४/०१/२०२२



आदिती दि. गडसकर
सह. दु.निबंधक कुर्ला-४
मुंबई उपनगर जिल्हा

“कुलमुखत्यारधारकाचे घोषणापत्र”

	करल ४	
मी श्री. सचिन अरुण धोत्रे / माननी चेतन केणी / श्री. विनोद कृष्ण यज्ञ / श्री. अश्विनी शिंदे	१७५७०	ex
भवड / श्री. संदीप विष्णु गिम्कर याद्वारे घोषित करते की, दुय्यम निबंधक कुर्वा ४ यांचे	२००५	

कार्यालयात पर्यायी जागेचा करार या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

सिटॅडेल लॅन्डमार्क्स चे पार्टनर प्रणव मुकुंद पाठक यांनी दि. २४/०१/२०२२ रोजी मला

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

कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेबाबत सही

कुलमुखत्यारपत्र लिहून देणार यांच्या पैकी कोणीही व्यक्ती मयत झालेले नाही किंवा कोणत्याही

कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे

उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास,

अधिनियम १९०८ चे कलम ८२ अन्वय शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



Vinod

कुलमुखत्यारपत्रधारकाचे नाव व सही

दिनांक : 3/8/24

ठिकाण : मुंबई

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAQFC7375Q

नाम / Name
CITADEL LANDMARKS

निर्माण / गठन की तारीख
Date of Incorporation / Formation
14/05/2021

17082021

Pranav

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRANAV MUKUND PATHAK
MUKUND KASHINATH PATHAK

19/01/1985
Permanent Account Number
ARBPP1495J

Signature

099-423007

करल ४
१०५५०१६८६४
२०२४

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

नोंदणी क्रमांक : Enrolment No.: 1104/2011/90/3295

17/11/2011

To,
Pranav Mukund Pathak
प्रणव मुकुंद पाठक
S/O Mukund Pathak
Opp Trupti Stores 502, Vaidehi Apt, Sajjanwadi Mithagar Road
Mulund (East)
Mumbai
Maharashtra 400081
Mobile: 9820100270

UC 05299350 5 IN
Ref No.: 4I2B3E9X-5299350

आपला आधार क्रमांक / Your Aadhaar No. :
7734 3449 5672
आधार - सामान्य माणसाचा अधिकार

भारत सरकार

प्रणव मुकुंद पाठक
Pranav Mukund Pathak

जन्म वर्ष / Year of Birth : 1985
पुरुष / Male
7734 3449 5672

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
DEVHANS MAHESHKRUPA CHS LIMITED
 21/06/2012
 Permanent Account Number
AABAD9700G

भारत सरकार
GOVT. OF INDIA

करल ४
 १०५७००
 २०२४



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 Address: B 26/1085 Devhans Mahesh Krupa CHSL, Devidayal Cross Road, Mulund West, Mumbai Maharashtra 400080
 पता: B 26/1085 देवहंस महेश क्रुपा सीएसएल देविदायल क्रॉस रोड, मुलुंद पश्चिम, महाराष्ट्र 400080

भारत सरकार
GOVERNMENT OF INDIA
 अशिश हरिराम कोथारी
 Ashish Hariram Kothari
 जन्म तिथि/DOB 01/06/1970
 लिंग/SEX MALE
 8421 8942 7103

माझी आधार, माझी ओळख


आयकर विभाग
INCOME TAX DEPARTMENT
ASHISH HARIRAM KOTHARI
HARIRAM GANGARAM KOTHARI
 01/06/1970
 Permanent Account Number
AACPK5196P
 Signature

भारत सरकार
GOVT. OF INDIA

Amid



करम ४
 १७५७०० २० २०
 २०१०



2646 9192 1422

आयुक्त सामान्य माणगाचा अधिकारी



आयकर विभाग
 INCOME TAX DEPARTMENT
 MANSUKH A KATARIA
 ARJUN NERU KATARIA
 21/06/2012
 ACYPA15555

भारतीय रिझर्व बँक प्राधिकरण
 RESERVE BANK OF INDIA

Address: A-12, Mahesh Road,
 Dev Nagar, Lower Parel, Mumbai
 Mumbai West, Maharashtra
 400 012

भारत सरकार
 GOVT OF INDIA



Handwritten signature

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

DEVHANS MAHESHKRUPA CHS
 LIMITED

21/06/2012
 Permanent Account Number
 AABAD9700G

65012015

Rajesh Khimji Raimangya

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA



RAJESH KHIMJI RAIMANGYA

KHIMJI JERAM RAIMANGYA

18/03/1968

Permanent Account Number

AMPPR6919Q



Raimangya

Signature

Rajesh Khimji Raimangya
Devi



करल ४
90900 ८९ ex
२०२२

Raimangya

करल ४
96960 C2 ex
२०२४

Mahesh K. P. A/2



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

प्रमाणित प्रत - Enrollment No. MAH 20049 01/2024
 राजेश खोमपे रामभागा
 १०१ B.P.S. Plaza A/2, Mahesh K. P. A/2, Jayd. B.
 Mulund West S.T.
 मुंबई
 Maharashtra 400060
 9820650618

Rajesh Khompe

396977 / 397706 F



JE116720759IN

Devdhar Mahesh Khompe



गावधर
 क. १०२
 मणी भुवन, वातावरण, वापराच्या वास्तू
 गणेश गावडे रोड,
 मुसुंड (प), मुंबई-६०० ०६६



आपला अधिक क्रमांक / Your No. :

5270 5990 1187

अधिका - सामान्य माणसाचा अधिकार



भारत सरकार
 GOVERNMENT OF INDIA


राजेश खोमपे रामभागा
 Rajesh Khompe Rambhaga
 १०१ B.P.S. Plaza A/2
 पुरुष / Male



Rajesh Khompe

कश्ल ४		
१७५००	८३	९४
२०		




 PERMANENT ACCOUNT NUMBER
AFEP3121C
 NAME
YOGESH KHIMJI RAMANGYA
 FATHER'S NAME
KHIMJI RAMANGYA
 DATE OF BIRTH
26-01-1965
 SIGNATURE

 Commissioner of Income Tax (Circular)

Handwritten mark

Handwritten mark

करल ४	
१७५७०	८४ ६४
२०२४	



भारत सरकार
GOVERNMENT OF INDIA

योगेश खिमजी रामंग्या
Yogesh Khimiji Ramangya

जन्म वर्ष / Year of Birth : 1965
पुरुष / Male



5989 6486 8341

आधार - सामान्य माणसाचा अधिकार

JK

JK

करल ४
 १७५७०५ ०६



Share Certificate No. 4 Member's Regn. No. 4 No. of Shares 10 (Ten)

Share Certificate

DEVHANS MAHESH KRUPA CO-OP. HSG. SOC. LTD
 Plot No. 1043, Devidayal Cross Road,
 Near B.E.S.T. Depot, Mulund (West),
 Mumbai-400 060

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

Authorised Share Capital 20,500/- Divided into 410 Shares of 50/- each
 Registration No. Regd. No. MUM/WTH/HSG/TC/1043R/2012-13 Date 21/6/2012

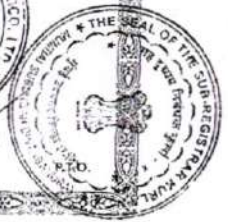
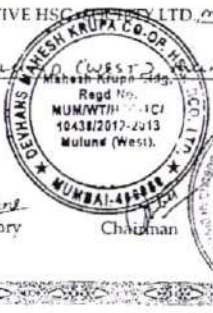
This is to certify that Shri / Smt / M/s K. D. JOSE
 _____ is the Registered Holder of 10 fully paid up shares
 of FIFTY each numbered from 031 to 040 both inclusive, in DEVHANS
MAHESH KRUPA CO-OPERATIVE HSG. SOC. LTD, MULUND (WEST)
 Subject to the Bye Laws of the said Society

Given under the Common Seal of the said Society at MULUND (WEST) MUMBAI
 this 24TH day of OCTOBER 2012


 Authorised
 M.C. Member


 Secretary


 Chairman

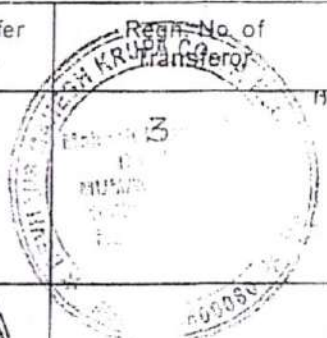


3882
 078 6083 696
 8 12/12

ADU/11009/6/10/2012/KK
 Pages 2/3

करल ४
 १५१६० २२२४८०
 २०२१

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES				
Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
25/3/2015	50	3	MR. YOGESH K. RAIMANGYA / MR. RAJESH K. RAIMANGYA Man C.M. Authorized M.C. Member Chairman	Secretary
			Authorized M.C. Member	Chairman Secretary
			Authorized M.C. Member	Chairman Secretary
			Authorized M.C. Member	Chairman Secretary
			Authorized M.C. Member	Chairman Secretary



करल ४
 १६५०० ६६४०८
 २०२४





THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

Dx No: MH01 20100006128 DOI: 14-01-2010
Valid Till: 02-11-2024 (NT) 27-09-2021 (TR)
31-01-2019



FORM 7
RULE 16 (2)



AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
COV DOI
LMV-TR 14-01-2010
MCWO 14-01-2010



DOB: 03-11-1974 BG: A+

Name: MAHESH MUNGEKAR
S/O of: SUDHAKAR MUNGEKAR
Add: ZOPADA NO-312, JAI SHIVAJI NAGAR,
G.D AMBEKAR MARG, WADALA MUMBAI
MUMBAI
PIN 400037
Signature & ID Of: [Signature]
Issuing Authority: MH01

Signature/Thumb
Impression of Holder

करल ४
१०५६०२०८



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAGAR VILAS CHAVAN
VILAS GANGARAM CHAVAN
11/08/1988
Permanent Account Number
AKGPC4068C

[Signature]

CHALLAN
MTR Form Number-6



GRN	MH006238087202425E	BARCODE			Date	03/08/2024-10:56:32	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				KRL4_JT SUB REGISTRAR KURLA NO 4				
Location				MUMBAI				
Year				2024-2025 One Time				
Account Head Details			Amount In Rs.	Payer Details				
0030045501 Stamp Duty			60300.00	TAX ID / TAN (If Any)				
0030063301 Registration Fee			10000.00	PAN No.(If Applicable)				
				Full Name		YOGESH KHIMJI RAMANGYA		
				Flat/Block No.		FLAT NO. 104, 1 ST FLOOR, MAHESH KRUPA,		
				Premises/Building		DEVHANS MAHESH KRUPA CHS LTD		
				Road/Street		DEVIDAYAL CROSS ROAD, NEAR BEST DEPOT		
				Area/Locality		MULUND WEST MUMBAI		
				Town/City/District				
				PIN		4 0 0 0 8 0		
				Remarks (If Any)				
				SecondPartyName=CITADEL LANDMARKS-				
				Amount In		Seventy Thousand Three Hundred Rupees Only		
				Words				
Total				70,300.00				
Payment Details				IDBI BANK				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
				Bank CIN	Ref. No.	6910333202408031967		2882238752
Cheque/DD No.				Bank Date	RBI Date	03/08/2024-10:56:32		Not Verified with RBI
Name of Bank				IDBI BANK				
Name of Branch				Scroll No. , Date				



Department ID : 7039411234
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हाचा कालावधी संपल्यानंतर या कागदावर कोणतीही कार्यवाही घेता येणारी नाही. कोणत्याही प्रकारचा नोंदणी कर घेण्यासाठी हा कागद वाचू नये.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-391-17570	0003408411202425	03/08/2024-12:23:02	IGR200	10000.00
2	(iS)-391-17570	0003408411202425	03/08/2024-12:23:02	IGR200	60300.00
Total Defacement Amount					70,300.00

करल ४		
१७५७०	२६	२६
२०२४		





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

Receipt of Document Handling Charges

PRN 0824023216329

Receipt Date 03/08/2024

Received from DHC, Mobile number 7039411234, an amount of Rs.1880/-, towards Document Handling Charges for the Document to be registered on Document No. 17570 dated 03/08/2024 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

DEFACED

₹ 1880

DEFACED

Payment Details

Bank Name IBKL

Payment Date 02/08/2024

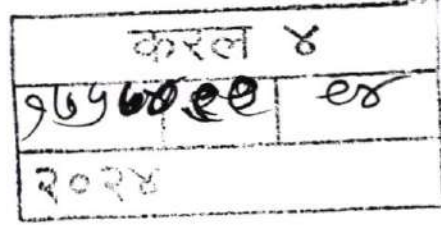
Bank CIN 10004152024080214828

REF No. 2919048766

Deface No 0824023216329D

Deface Date 03/08/2024

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



करल ४		
१०५००	२१	२४
२०२४		



Pre-Registration summary(नोंदणी पूर्व गोपवाग)

391/17570

शनिवार,03 ऑगस्ट 2024 12:23 म.नं.

दस्त गोपवाग भाग-1

करल4

दस्त क्रमांक: 17570/2024

दस्त क्रमांक: करल4 /17570/2024

वाजार मूल्य: रु. 6,91,263/-

मोवदला: रु. 9,95,775/-

भरलेले मुद्रांक शुल्क: रु.60,300/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. मह. दु. नि. करल4 यांचे कार्यालयात

पावती:18826

पावती दिनांक: 03/08/2024

अ. क्र. 17570 वर दि.03-08-2024

मादरकरणाचे नाव: योगेश खिमजी गमंग्या

गेजी 12:21 म.नं. वा. हजर केला.

नोंदणी फी

रु. 10000.00

दस्त हाताळणी फी

रु. 1880.00

पृष्ठांची संख्या: 94

एकूण: 11880.00

दस्त हजर करणाऱ्याची मही:

सह दुय्यम निबंधक कुर्ला-4 वग-2

कुर्ला-4, मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: पर्यायी जागेचा करार

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

शिक्रा क्रं. 1 03 / 08 / 2024 12 : 21 : 39 PM ची वेळ: (मादगीकरण)

शिक्रा क्रं. 2 03 / 08 / 2024 12 : 22 : 57 PM ची वेळ: (फी)



दस्त गोषवारा भाग-2




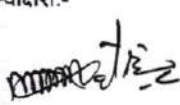


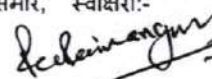








करल4

03/08/2024 12 34:42 PM

दस्त क्रमांक:17570/2024

दस्त क्रमांक :करल4/17570/2024




दस्ताचा प्रकार :-पर्यायी जागेचा करार

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:देवहंस महेश कृपा को ऑप हौ सो लि. तर्फे चेअरमन आशिष हरिराम कोठारी-मान्यता देणार पत्ता:प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: देवहंस महेश कृपा को ऑप हौ सो लि., ब्लॉक नं: प्लॉट नं.1085, देवीदयाल क्रॉस रोड बेस्ट डेपोच्या जवळ, रोड नं: मुलुंड पश्चिम, मुंबई , महाराष्ट्र, MUMBAI. पॅन नंबर:AABAD9700G	मान्यता देणार वय :-51 स्वाक्षरी:- 		
2	नाव:देवहंस महेश कृपा को ऑप हौ सो लि. तर्फे सेक्रेटरी मनसुख कटारिया-मान्यता देणार पत्ता:प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: देवहंस महेश कृपा को ऑप हौ सो लि., ब्लॉक नं: प्लॉट नं.1085, देवीदयाल क्रॉस रोड बेस्ट डेपोच्या जवळ, रोड नं: मुलुंड पश्चिम, मुंबई , महाराष्ट्र, MUMBAI. पॅन नंबर:AABAD9700G	मान्यता देणार वय :-53 स्वाक्षरी:- 		
3	नाव:राजेश खिमजी रायमंग्या - मान्यता देणार पत्ता:प्लॉट नं: फ्लॅट नं. ए/2 , माळा नं: -, इमारतीचे नाव: महेश कृपा , ब्लॉक नं: देवीदयाल रोड,बीपीएस प्लाझा समोर, रोड नं: मुलुंड पश्चिम, मुंबई , महाराष्ट्र, MUMBAI. पॅन नंबर:AMPPR6919Q	मान्यता देणार वय :-55 स्वाक्षरी:- 		
4	नाव:सिटाडेल लॅन्डमार्क्स तर्फे पार्टनर प्रणव पाठक तर्फे कबुलीजबाबाकरिता मुखत्यार म्हणून विनोद कृष्णा पेजे पत्ता:प्लॉट नं: ऑफिस नं. 202, माळा नं: -, इमारतीचे नाव: एवियर , ब्लॉक नं: निर्मल गॅलेक्सी , रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAQFC7375Q	लिहून देणार वय :-43 स्वाक्षरी:- 		
5	नाव:योगेश खिमजी रामंग्या पत्ता:प्लॉट नं: फ्लॅट नं. ए/2 , माळा नं: -, इमारतीचे नाव: महेश कृपा , ब्लॉक नं: देवीदयाल रोड, बीपीएस प्लाझा समोर , रोड नं: मुलुंड पश्चिम, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AFEPR3121C	लिहून घेणार वय :-58 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:03 / 08 / 2024 12 : 31 : 17 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित	
1	नाव:सागर विलास चव्हाण वय:33 पत्ता:सचिन कन्सल्टन्सी,शॉप नं-6,एकझीम लिंक,मुलुंड गोरेगाव लिंक रोड,मुलुंड पश्चिम, मुंबई पिन कोड:400080	स्वाक्षरी:- 		



2 नाव:महेश सुधाकर मुणगेकर

वय:48

पत्ता:सचिन कन्सल्टन्सी,शॉप नं-6,एक्झीम लिंक,मुलुंड गोरेगाव लिंक
रोड,मुलुंड पश्चिम, मुंबई

पिन कोड:400080

स्वाक्षरी



शिकका क्र.4 ची वेळ:03 / 08 / 2024 12 : 32 : 04 PM

शिकका क्र.5 ची वेळ:03 / 08 / 2024 12 : 34 : 55 PM नोंदणी पुस्तक 1 मध्ये

सह दु.निबंधक कुर्ला - 4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	YOGESH KHIMJI RAMANGYA	eChallan	69103332024080310672	MH006238087202425E	60300.00	SD	0003408411202425	03/08/2024
2		DHC		0824023216329	1880	RF	0824023216329D	03/08/2024
3	YOGESH KHIMJI RAMANGYA	eChallan		MH006238087202425E	10000	RF	0003408411202425	03/08/2024

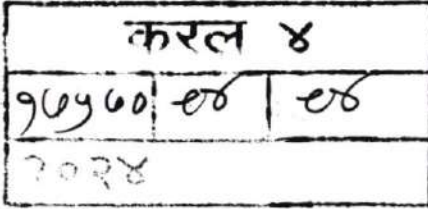
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

17570 /2024

Know Your Rights as Registrants

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

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



प्रमाणित करण्यात येते की सा करतामध्ये (०४)
एकूण १७५७०/२०२४ या मध्ये
करल-४/ १७५७०/२०२४
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक ३/८/२०२४

सह दुय्यम निबंधक कुर्ला-४
मुंबई उपनगर जिल्हा





03/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 17570/2024

नोंदणी :

Regn:63m

गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	पर्यायी जागेचा करार
(2) मोबदला	995775
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	691262.8
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॅट नं. 104, माळा नं: 1 ला मजला, इमारतीचे नाव: महेश कृपा,देवहंस महेश कृपा को ऑप हौ सोसा लि., ब्लॉक नं: प्लाॅट नं. 1085,देवीदयाल क्रॉस रोड, रोड : बेस्ट डेपो जवळ,मुलुंड पश्चिम,मुंबई-400080, इतर माहिती: एकुण क्षेत्रफळ 353 चौ फुट मोफा कारपेट म्हणजेच 363 चौ. फुट. रेरा कारपेट,एक कार पार्किंग सहित,सी टी एस नं 1053,व्हिलेज मुलुंड(पश्चिम)((C.T.S. Number : 1053 ;))
(5) क्षेत्रफळ	1) 363 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिटाडेल लॅन्डमार्क्स तर्फे पार्टनर प्रणव पाठक तर्फे कबुलीजबाबाकरिता मुखत्यार म्हणून विनोद कृष्णा पेजे वय:-43; पत्ता:-प्लॉट नं: ऑफिस नं. 202, माळा नं: - इमारतीचे नाव: एवियर , ब्लॉक नं: निर्मल गॅलेक्सी , रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAQFC7375Q 2): नाव:-देवहंस महेश कृपा को ऑप हौ सो लि. तर्फे चेअरमन आशिष हरिसम कोठारी-मान्यता देणार वय:-51; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: - इमारतीचे नाव: देवहंस महेश कृपा को ऑप हौ सो लि., ब्लॉक नं: प्लाॅट नं.1085, देवीदयाल क्रॉस रोड बेस्ट डेपोच्या जवळ, रोड नं: मुलुंड पश्चिम, मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AABAD9700G 3): नाव:-देवहंस महेश कृपा को ऑप हौ सो लि. तर्फे सेक्रेटरी मनसुख कटारिया-मान्यता देणार वय:-53; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: - इमारतीचे नाव: देवहंस महेश कृपा को ऑप हौ सो लि., ब्लॉक नं: प्लाॅट नं.1085, देवीदयाल क्रॉस रोड बेस्ट डेपोच्या जवळ, रोड नं: मुलुंड पश्चिम, मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AABAD9700G 4): नाव:-राजेश खिमजी रायमंग्या - मान्यता देणार वय:-55; पत्ता:-प्लॉट नं: फ्लॅट नं. ए/2 , माळा नं: - इमारतीचे नाव: महेश कृपा , ब्लॉक नं: देवीदयाल रोड,बीपीएस प्लाझा समोर, रोड नं: मुलुंड पश्चिम, मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AMPFR6919Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-योगेश खिमजी रामंग्या वय:-58; पत्ता:-प्लॉट नं: फ्लॅट नं. ए/2 , माळा नं: - इमारतीचे नाव: महेश कृपा , ब्लॉक नं: देवीदयाल रोड, बीपीएस प्लाझा समोर , रोड नं: मुलुंड पश्चिम, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AFEP3121C
(9) दस्तऐवज करून दिल्याचा दिनांक	03/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	03/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	17570/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	60300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	10000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	YOGESH KHIMJI RAMANGYA	eChallan	69103332024080310672	MH006238087202425E	60300.00	SD	0003408411202425	03/08/2024
2		DHC		0824023216329	1880	RF	0824023216329D	03/08/2024
3	YOGESH KHIMJI RAMANGYA	eChallan		MH006238087202425E	10000	RF	0003408411202425	03/08/2024

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

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कुर्ला-४, मुंबई उपनगर जिल्हा

