



V + J

## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51900076770**

Project: **MANSION 835**, Plot Bearing / CTS / Survey / Final Plot No.: **835** at **GNorth-400028, Ward GNorth, Mumbai City, 400028**;

1. **Rajadhiraj Construction Llp** having its registered office / principal place of business at Tehsil: **Borivali, District: Mumbai Suburban, Pin: 400064.**

2. 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 allottee or 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 (l) 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 **28/06/2024** and ending with **31/12/2027** 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

3. 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: 7/1/2024 11:46:04 AM

Dated: 28/06/2024

Place: Mumbai

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



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51900076770**

Project: **MANSION 835** , Plot Bearing / CTS / Survey / Final Plot No.: **835** at **GNorth-400028, Ward GNorth, Mumbai City, 400028;**

1. **Rajadhiraj Construction Llp** having its registered office / principal place of business at *Tehsil: Borivali, District: Mumbai Suburban, Pin: 400064.*
2. 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 allottee or 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 (l) 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 **28/06/2024** and ending with **31/12/2027** 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
3. 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: 7/7/2024 11:46:04 AM

Dated: **28/06/2024**  
Place: **Mumbai**

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


**BRIHANMUMBAI MUNICIPAL CORPORATION**
**FORM 'A'**
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No P-14331/2022/(835)/G/North/FP/CC/1/New

**COMMENCEMENT CERTIFICATE**


To,  
 M/s Rajadhiraj Construction LLP  
 105, 1st floor , Vijay Industrial Estate ,Chincholi  
 Bunder , New link Road ,Malad (west) Mumbai 64

Sir,

With reference to your application No. **P-14331/2022/(835)/G/North/FP/CC/1/New** Dated. **28 Dec 2022** 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 **28 Dec 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **835** C.T.S. No. **835** Division / Village / Town Planning Scheme No. -1 situated at **MTNL Marg/ Collage Lane** Road / Street in **G/North** 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 used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Jitendra A Khonde - Exe.Eng.(BP)City-III** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 15/5/2025

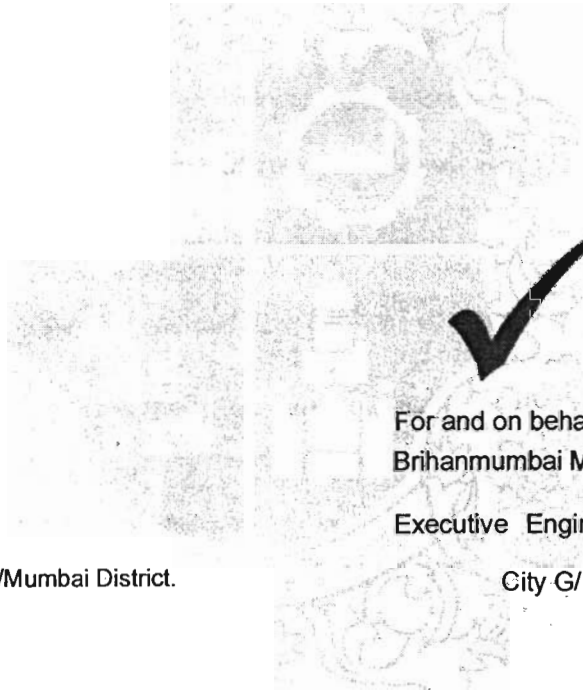
Issue On : 16 May 2024

Valid Upto : 15 May 2025

Application Number : P-14331/2022/(835)/G/North/FP/CC/1/New

Remark :

This C.C. is granted up to the plinth level as per amended approved plan dt. 03.05.2024.



Digitally signed by JITENDRA ARJUNRAO KHONDE  
Date: 16 May 2024 15:07:16  
Organization: Brihanmumbai Municipal Corporation  
Designation: Executive Engineer

For and on behalf of Local Authority  
Brihanmumbai Municipal Corporation  
Executive Engineer . Building Proposal  
City G/North Ward

Cc to :

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



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST B-101623/807165

मालिक का नाम एवं पता

Shri. Shishir S. Maheshwari Partner Of M/s.  
Rajadhiraj Construction LLP.

दिनांक/DATE:

29-11-2023

OWNERS Name & Address

105/106, Vijay Industrial Estate, New Link  
Road, Chincholi Bunder, Malad (West),  
Mumbai - 400064.

वैधता/ Valid Up to:

28-11-2031

## ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

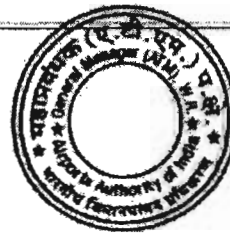
1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	JUHU/WEST/B-101623/807165
आवेदक का नाम / Applicant Name*	Mr. Vilas Sawant
स्थल का पता / Site Address*	F.P. No. 835, Of TPS- IV, Mahim Division, at MTNL Marg, Dadar ( West), Mumbai, Mahim, Mumbai, Maharashtra
स्थल के निर्देशांक / Site Coordinates*	19 01 11.92N 72 50 02.39E, 19 01 10.87N 72 50 02.44E, 19 01 11.05N 72 50 02.44E, 19 01 11.71N 72 50 02.56E, 19 01 12.29N 72 50 02.92E, 19 01 10.89N 72 50 03.18E, 19 01 11.62N 72 50 03.38E
स्थल की ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	6.63 M
अनुमत्य अधिकतम ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	163.63 M (Restricted)



*(Signature)*  
29/11/23

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, किल्लेवास्त इन्डिया

मुंबई - 400099 दूरभाष संख्या 91-22-25300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, W. of, Parle East, Mumbai-400099 Tel. no. 91-22-25300606



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/101623/807165

\* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant\*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है :-

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की पथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the "NOC" is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो, टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढिया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio TV Antenna, lightning arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, त्रिलोकपाल इस्ट  
मुंबई - 400099 दूरभाष संख्या 91-22-28300606

Regional headquarter Western Region,Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vise Parle East  
Mumbai-400099 Tel no. 91-22-28300606



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU: WEST B-101623-807165

ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

(1.1) ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैधानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट [www.dgca.nic.in](http://www.dgca.nic.in) पर उपलब्ध) नागर विमानान आवश्यकताएं श्रंखला 'बी' पार्ट I, सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: [www.dgca.nic.in](http://www.dgca.nic.in)

(स) ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन Juhu, Navi Mumbai, Santa Cruz विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग- 1), अनुसूची- IV (भाग -2: केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Juhu, Navi Mumbai, Santa Cruz Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule- IV (Part-2: RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR 770(E).

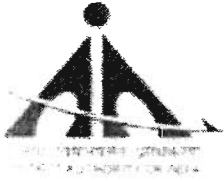


102

पश्चिमी क्षेत्र, पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट

मुंबई - 400099 दूरभाष संख्या 91-22-28300606

Regional headquarter Western Region Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East, Mumbai-400099 Tel no 91-22-28300606



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/101623/807165

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची-IV (भाग -2: आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2: other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

e. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

f. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.



*[Handwritten signature]*

अंशदाय प्रमुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपार्ले ईस्ट

मुंबई - 400099 दूरभाष संख्या 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel no. 91-22-28300606



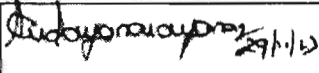
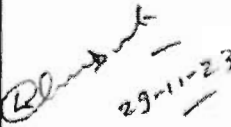


# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/101623/807165

क्षेत्र का नाम / Region Name:

पश्चिम/WEST

पदनामित अधिकारी/Designated Officer	
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	ए. पी. उदयनारायणन / A. P. UDAYANARAYANAN महाप्रबंधक (ए टी एम) पक्षे / General Manager (ATM), WR भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India मुंबई / Mumbai - 400 099
द्वारा तैयार Prepared by	 29-11-23 R. SAMBATH R MGR (ATM - DCAAS)
द्वारा जांचा गया Verified by	R. Sambath R 29-11-23 SAMBATH R JGM (ATM - DCAAS)

ईमेल आईडी / EMAIL ID : nocwr@aai.aero

फोन/ Ph: 022-28300656

ANNEXURE/अनुलग्नक

## Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Juhu	8577.1	180.56
Navi Mumbai	25011.3	277.15
Santa Cruz	8593.8	203.65
NOCID	JUHU/WEST/B/101623/807165	

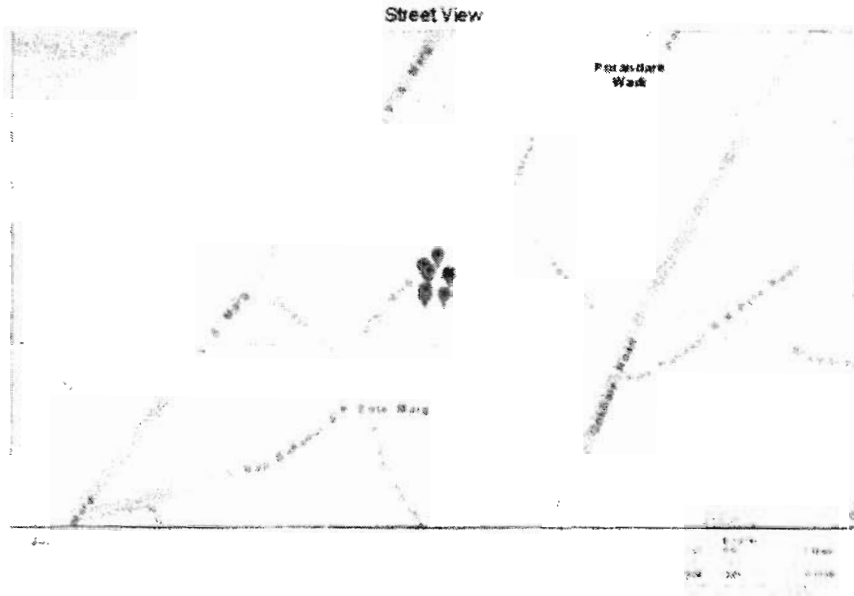
क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलिंगडॉन ईस्ट  
मुंबई- 400099 दूरभाष संख्या 91-22-28300606

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel. no. 91-22-28300606



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

JUHU/WEST/B/101623/807165



62

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र शाखा कार्यालय, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपार्ले ईस्ट  
मुंबई - 400099 दूरभाष संख्या 91-22-28300606

Regional headquarter Western Region Parle Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East  
Mumbai-400099 Tel no 91-22-28300606

# **BRIHANMUMBAI MUNICIPAL CORPORATION**

Office of the Assistant Engineer (B&F), Buildings & Factory, G/ North Ward, Room No. 39, 1<sup>st</sup> floor,  
Harishchandra Yelwe Road, Dadar(w), Mumbai-400 028. Tel. 24397800.

No. ACGN/5673/B-191/BF-III-8/5/24

To,  
M/s. Rajadhiraj Construction LLP  
10/106, Vijay Industrial Estate,  
1<sup>st</sup> Floor, New link Road,  
Chincholi Bunder, Malad(W), Mumbai-064.

Sub : Compliance of Air Pollution Mitigation Plan's requirement for  
Proposed redevelopment of Property Bearing F.P No. 835, Anand Niketan  
Co.Op Hou Soc Ltd, MTNL Marg, Dadar(W), Mumbai-028.

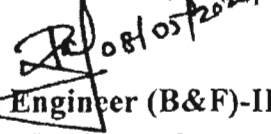
Ref :- 1) Your letter dtd. 03.05.2024 u/no. (ACGN/005673).  
2) Building Proposal File No. P-14331/2022/(835)/G/North/FP

Sir,

Kindly refer to your letter dtd. 03.05.2024. In this letter you have informed this office that you have fulfilled the Hon'ble M.C. Guidelines for Air pollution Mitigation issued under no. MGC/F/1102 Dt. 25.10.2023. Accordingly, this office staff has inspected the site under reference and observed that you have taken the measures for air pollution mitigation.

In view of above, it is inform you herein that no action is pending against the site under reference as per as Building and Factory department is concerned. This letter is issued without prejudice to the right of the B.M.C. to take action in future against the said property as per M.M.C. / M.R.T.P. Act, if any kind of violation / unauthorized work / Non compliance of Hon'ble M.C. Guidelines for Air pollution Mitigation is observed, which please be noted.

Yours faithfully

  
Assistant Engineer (B&F)-III  
G/North ward (vc)

# **BRIHANMUMBAI MUNICIPAL CORPORATION**

Office of the Assistant Engineer (B&F), Buildings & Factory, G/ North Ward, Room No. 39, 1<sup>st</sup> floor,  
Harishchandra Yelwe Road, Dadar(w), Mumbai-400 028. Tel. 24397800.

No. ACGN/5673/B-191/BF-II-8/5/24

To,  
M/s. Rajadhiraj Construction LLP  
10/106, Vijay Industrial Estate,  
1<sup>st</sup> Floor, New link Road,  
Chincholi Bunder, Malad(W), Mumbai-064.

Sub : Compliance of Air Pollution Mitigation Plan's requirement for  
Proposed redevelopment of Property Bearing F.P No. 835, Anand Niketan  
Co.Op Hou Soc Ltd, MTNL Marg, Dadar(W), Mumbai-028.

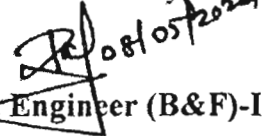
Ref :- 1) Your letter dtd. 03.05.2024 u/no. (ACGN/005673).  
2) Building Proposal File No. P-14331/2022/(835)/G/North/FP

Sir,

Kindly refer to your letter dtd. 03.05.2024. In this letter you have informed this office that you have fulfilled the Hon'ble M.C. Guidelines for Air pollution Mitigation issued under no. MGC/F/1102 Dt. 25.10.2023. Accordingly, this office staff has inspected the site under reference and observed that you have taken the measures for air pollution mitigation.

In view of above, it is inform you herein that no action is pending against the site under reference as per as Building and Factory department is concerned. This letter is issued without prejudice to the right of the B.M.C. to take action in future against the said property as per M.M.C. / M.R.T.P. Act, if any kind of violation / unauthorized work / Non compliance of Hon'ble M.C. Guidelines for Air pollution Mitigation is observed, which please be noted.

Yours faithfully

  
Assistant Engineer (B&F)-III  
G/North ward (i/c)

<b>FLAT AREA STATEMENT</b>			
<b>MANSION- 835</b>			
<b>Sr. No.</b>	<b>FLAT NO.</b>	<b>AREA IN SQ. FT.</b>	<b>Flat Allocations</b>
1	101	575	Rehab
2	102	300	Rehab
3	103	300	Rehab
4	201	624	Rehab
5	202	790	Rehab
6	301	624	Rehab
7	302	790	Rehab
8	401	624	Rehab
9	402	697	Rehab
10	501	694	Rehab
11	502	697	Rehab
12	601	694	Rehab
13	602	697	Rehab
14	701	694	Rehab
15	702	697	Rehab
16	801	694	Rehab
17	802	697	Rehab
18	901	694	Rehab
19	902	697	Rehab
20	1001	694	Rehab
21	1002	697	Rehab

A VENTURE OF



© 9001 - 2015 Certified Construction Company

**Corporate Office:**  
105/106, Vijay Industrial Estate, 1st Floor,  
New Link Road, Chincholi Bunder,  
Malad (W), Mumbai - 400 064,

**Connect:**  
Tel.: 022 2873 5741, 2876 5111, 35112612  
Mail: rajadhirajconstruction@gmail.com  
Web: www.shreedhamgroup.com

Sr. No.	FLAT NO.	AREA IN SQ. FT.	Flat Allocations
22	1101	746	Sale
23	1102	747	Sale
24	1201	746	Sale
25	1202	747	Sale
26	1301	746	Sale
27	1302	747	Sale
28	1401	746	Sale
29	1402	747	Sale
30	1501	746	Sale
31	1502	747	Sale
32	1601	746	Sale
33	1602	747	Sale
34	1701	746	Sale
35	1702	747	Sale
36	1801	746	Sale
37	1802	405	Rehab
38	1803	315	Sale
39	1901	318	Sale
40	1902	377	Rehab
41	1903	405	Rehab
42	1904	315	Sale
43	2001	318	Sale
44	2002	406	Rehab
45	2003	376	Rehab

A VENTURE OF

**Shreedham Group**<sup>TM</sup>  
Builders & Developers

ISO 9001 - 2015 Certified Construction Company

**Corporate Office:**

105/106, Vijay Industrial Estate, 1st Floor,  
New Link Road, Chincholi Bunder,  
Malad (W), Mumbai - 400 064,

**Connect:**

Tel.: 022 2873 5741, 2876 5111, 35112612  
Mail: rajadhirajconstruction@gmail.com  
Web: www.shreedhamgroup.com

Sr. No.	FLAT NO.	AREA IN SQ. FT.	Flat Allocations
46	2004	314	Sale
47	2101	318	Sale
48	2102	376	Rehab
49	2103	405	Rehab
50	2104	314	Sale
51	SHOP	185	Sale

For RAJADHIRAJ CONSTRUCTION LI

  
Designated Partner



Mr. Leslie Lobo



Mrs. Anuradha M. Patil

A VENTURE OF

 **Shreedham Group**<sup>TM</sup>  
Builders & Developers

ISO 9001 - 2015 Certified Construction Company

**Corporate Office:**

105/106, Vijay Industrial Estate, 1st Floor,  
New Link Road, Chincholi Bunder,  
Malad (W), Mumbai - 400 064,

**Connect:**

Tel.: 022 2873 5741, 2876 5111, 35112612  
Mail: rajadhirajconstruction@gmail.com  
Web: www.shreedhamgroup.com

<b>FLAT AREA STATEMENT</b>			
<b>MANSION- 835</b>			
<b>Sr. No.</b>	<b>FLAT NO.</b>	<b>AREA IN SQ. FT.</b>	<b>Flat Allocations</b>
1	101	575	Rehab
2	102	300	Rehab
3	103	300	Rehab
4	201	624	Rehab
5	202	790	Rehab
6	301	624	Rehab
7	302	790	Rehab
8	401	624	Rehab
9	402	697	Rehab
10	501	694	Rehab
11	502	697	Rehab
12	601	694	Rehab
13	602	697	Rehab
14	701	694	Rehab
15	702	697	Rehab
16	801	694	Rehab
17	802	697	Rehab
18	901	694	Rehab
19	902	697	Rehab
20	1001	694	Rehab
21	1002	697	Rehab

A VENTURE OF

**Shreedham Group**<sup>TM</sup>  
Builders & Developers  
ISO 9001 - 2015 Certified Construction Company

**Corporate Office:**  
105/106, Vijay Industrial Estate, 1st Floor,  
New Link Road, Chincholi Bunder,  
Malad (W), Mumbai - 400 064,

**Connect:**  
Tel.: 022 2873 5741, 2876 5111, 35112612  
Mail: rajadhirajconstruction@gmail.com  
Web: www.shreedhamgroup.com



Sr. No.	FLAT NO.	AREA IN SQ. FT.	Flat Allocations
22	1101	746	Sale
23	1102	747	Sale
24	1201	746	Sale
25	1202	747	Sale
26	1301	746	Sale
27	1302	747	Sale
28	1401	746	Sale
29	1402	747	Sale
30	1501	746	Sale
31	1502	747	Sale
32	1601	746	Sale
33	1602	747	Sale
34	1701	746	Sale
35	1702	747	Sale
36	1801	746	Sale
37	1802	405	Rehab
38	1803	315	Sale
39	1901	318	Sale
40	1902	377	Rehab
41	1903	405	Rehab
42	1904	315	Sale
43	2001	318	Sale
44	2002	406	Rehab
45	2003	376	Rehab

A VENTURE OF

**Shreedham Group**<sup>TM</sup>  
Builders & Developers  
ISO 9001 - 2015 Certified Construction Company

**Corporate Office:**  
105/106, Vijay Industrial Estate, 1st Floor,  
New Link Road, Chincholi Bunder,  
Malad (W), Mumbai - 400 064,

**Connect:**  
Tel.: 022 2873 5741, 2876 5111, 35112612  
Mail: rajadhirajconstruction@gmail.com  
Web: www.shreedhamgroup.com

Sr. No.	FLAT NO.	AREA IN SQ. FT.	Flat Allocations
46	2004	314	Sale
47	2101	318	Sale
48	2102	376	Rehab
49	2103	405	Rehab
50	2104	314	Sale
51	SHOP	185	Sale

For RAJADHIRAJ CONSTRUCTION LLP

*Shrihari*  
Designated Partner



Mr. Deslie Lobo



Mrs Anuradha N. Pathare

A VENTURE OF

**Shreedham Group™**  
Builders & Developers

ISO 9001 - 2015 Certified Construction Company

**Corporate Office:**  
105/106, Vijay Industrial Estate, 1st Floor,  
New Link Road, Chincholi Bunder,  
Malad (W), Mumbai - 400 064,

**Connect:**  
Tel.: 022 2873 5741, 2876 5111, 35112612  
Mail: rajadhirajconstruction@gmail.com  
Web: www.shreedhamgroup.com

**On Builders Letter Head**

We Partners of M/s. M/S. Rajadhiraj Construction LLP, having its Office at 105, 1<sup>st</sup> Floor, Vijay Industrial Estate, Link Road, Chincholi Bunder, Malad –West, Mumbai- 400064

I/We state and declare that the property bearing New Survey No. 2/1605 admeasuring 835 Sq. Mtr. being and lying at Plot No. 835, Agar Bazar Road, College Lane, Dadar (West), Mumbai – 400028 is having clean, clear and marketable title and is free from all encumbrances of whatsoever nature [hereinafter referred to as the said land property]

I/We state and declare that I/we am/are constructing buildings consisting of various flats under Housing Project named as **"Mansion- 835"** on the said land and declare that I/we have availed Project Loan of Rs 15,00,00,000/- [Rupees Fifteen Crore only] from Capri Global Capital Ltd. 502, Tower A, Peninsula Business Park, Lower Parel (W), Mumbai – 400 013,

57500001504633	Rajadhiraj Construction LLP Mansion 835 Master Collection Escrow A/C
----------------	---

HDFC Bank Ltd., Branch-411, Mindspace, Malad- West and we hereby undertake to obtain the NOC from the said Bank for creating first mortgage charge on the flats financed by State Bank of India.

I/We further state that I/we have not received any notice of acquisition or requisition in respect of the said land from the Government and Public Land Acquisition Authorities till date, nor any litigation is pending in the court.

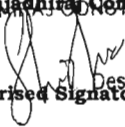
Yours Faithfully,  
M/S. RAJADHIRAJ CONSTRUCTION LLP

Authorised Signatories  
Shishir Maheshwari  
Partner

**COST SHEET**

<b>Cost for Flat at MANSION 835 RERA Carpet Area 747 Sq.ft. (2BHK)</b>		
<b>S. no.</b>	<b>Particulars</b>	<b>Value</b>
1	Agreement value @ Rs. 55,000/- per Sq. Ft.	4,10,85,000
2	GST @ 5%	20,54,250
3	Stamp Duty	24,65,100
4	Registration Charges	30,000
5	Other Charges & Parking	20,00,000
6	GST on Other Charges & Parking @ 18%	3,60,000
	<b>Total Consideration value</b>	<b>4,79,94,350/-</b>

For **Rajadhiraj Construction LLP**

  
Designated Partner  
**Authorised Signatory**

A VENTURE OF



**Corporate Office:**  
105/106, Vijay Industrial Estate, 1st Floor,  
New Link Road, Chincholi Bunder,  
Malad (W), Mumbai - 400 064.

**Connect:**  
Tel.: 022 2873 5741, 2876 5111, 35112612  
Mail: rajadhirajconstruction@gmail.com  
Web: www.shreedhamgroup.com

Date: - 06.01.2023

To,  
The Assistant Engineer,  
(D.P) Department, 'GN Ward'  
5<sup>th</sup> floor, Municipal Head office,  
Annex Building Fort,  
Mumbai - 400001.



Sub: Request to issue specific remarks for CRZ point of view for Proposed redevelopment of Property on F.P. NO. 835, MTNL Marg, Dadar (West), known as Anand Niketan, Mahim Division, Mumbai-400028.

Dear Sir,

With reference to above refer subject, on behalf of our client, we would like to state as under, In this case as per Survey remarks which was issued from Survey Department under no. EEBP/1863/Survey/City- III dated 11.08.2022 mentioning that "*By Direction, specific CRZ remarks as per approved CZMP- 2011 shall be obtained from A.E. (D.P) City G/N Ward*".

We are humbly requesting you to issue specific remarks for CRZ point of view. We are ready to pay necessary charges if any.

Thanking you,  
Yours faithfully,

  
For Aparna Consultant



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202208111407882 D.P. Rev. dt. Refer Inward Number: G/N/2022/111407898 Payment Dated 03/08/2022

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

DP 2034 Remarks

To,

Mr./Mrs. RAJADHIRAJ CONSTRUCTION LLP  
malad west

Sub: Development Plan 2034 remarks in respect to Land Bearing F.P. No(s) 835 of TPS MAHIM No. IV situated in G/N Ward, Mumbai.

Ref : Application u/no. G/N/2022/111407898 Payment Challan No. DP34202208111407882 Dated 03/08/2022 certifying payment of charges made under Receipt no. 18200018242 Dated 03/08/2022

Gentleman/Madam,

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

Description	Nomenclature	Remarks
FP No.	835	
TPS	TPS MAHIM No. IV	
Development Plan 2034 referred to Ward	G/N	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	NO	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	
Land affected by Coastal Regulation Zone as per CZM P approved u/no. J-17011/8/95-1A.III dt. 19.1. 2000	The land under reference falls within the Coastal Regulation Zone (CRZ) as shown in the location plan and development thereof shall be governed as per the Government of India notification under No : SO 114(E) of 19.2.1991 as amended upto date. the HTL ( High Tide Line) indicated in DP remark is subjected to confirmation of the same by MCZMA or the appropriate authority As per sanctioned CZMP, HTL/setback lines with map scale as shown in	

**BRIHANMUMBAI MUNICIPAL CORPORATION**

Office of Dy.ChE.(B.P.) City, Valmiki Chowk, Off SM Road, Opp. Hanuman mandir,  
Vidyaankar marg, Antop Hill, Wadala (E), Mumbai 400 037.

No. EEBP/1563 /Survey/City III dtd. 11 AUG 2022

**SURVEY REMARKS (CITY)**

To,

SHWETA KULKARNI,  
Sai Arcade, B/501  
Chhatrapati Shivaji Maharaj Chowk,  
Kalyan, Maharashtra-421301

Sub : Survey Remarks, as per Sanctioned Development Plan 2034 and  
Road Line for the land bearing F.P / C.S. No.  
835 of Mahim TPS IV Div.

Ref : Your Application u/no \_\_\_\_\_ dtd. 25/7/2022  
and payment of Survey Remarks charges made under Report no.  
SAP DOC No. 1004393816 dtd. 04/08/2022

Sir / Madam,

Survey Remarks, as per Sanctioned Development Plan 2034 for the land shown  
bounded Black.

Description of Land	DP - 2034
Sanctioned Development Plan referred to DP Sheet No.	: IC-27
Reservation, affecting the land (as shown plan)	: NIL
Reservation, abutting the land (as shown plan)	: NIL
Existing facilities & amenities, affecting the land under reference (as shown plan)	: NIL
Existing facilities & amenities, abutting the land under reference (as shown plan)	: NIL
Proposed Road, affecting the land (as shown plan)	: NIL
Road Widening, affecting the land (as shown plan)	: NIL

Rel  
Director

Rel

This plan is to be read with  
 letter D/No. 1863 Dt: 11 AUG 2022

- 3) Specific remarks regarding acquisition/possession of reservation/Existing Facilities & Amenities plot shall be obtained from EEDP  Yes/ No
- 4) i) Means of access to the plot is from

Side	Description of Road	Width of Road					
		Proposed DP road	DP Road Widening	RL	TP	Existing	Layout
North	College Street					40' or (12.19m)	Status of Exist Road shall be obtained T.P. Road from A.E. (Maint.) G/H
South	---						
East	---						
West	---						

- ii) a) Is the property landlocked? :  Yes/ No
- b) The status of existing roads affecting/abutting the plot u/r shall be obtained/ ascertained on site from AE(Maint.) G/H Ward.  Yes/ No

5) The proposal is affected by -

- i) Sanctioned \_\_\_\_\_ m ( \_\_\_\_\_ ft ) wide RL of \_\_\_\_\_ by EE(Tr. Planning)City / AE(Survey)City
- Proposed \_\_\_\_\_ m ( \_\_\_\_\_ ft ) wide RL of \_\_\_\_\_ EE(Tr. Planning)City / AE(Survey)City
- ii) 12.19 m wide DP / TP / Layout Road.  Yes/ ~~No~~
- iii) A) Setback Shown on the Plan  Yes/ No
- B) Whether the set back advantage is previously taken or not taken should be verified. Yes
- iv) RL /DP/TP/Estate layout Road / Mhada layout road etc shall be got demarcated at site before commencement of development.  Yes/No
- v) If the road shown as Existing road in DP 2034 which was earlier shown as proposed D.P. road in SRDP 1991, then the alignment and width mentioned in SRDP 1991 (till correction/overcome of discrepancy of width of such road to be made in DP 2034) shall be got demarcated at site before commencement of development. Yes

*Signature*  
 Dmr

*Signature*



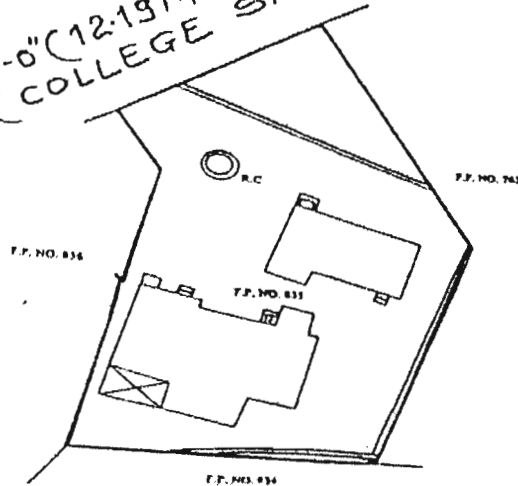
This plan is to be read with  
letter U/No. 1863 Dt: 11 AUG 2022

17)	i) The Civil Aviation remarks regarding permissible top elevation, site elevation & WGS-84 co-ordinates, etc w.r.t. A.M.S.L. etc shall be obtained from AAI/MIAL/Authorized Consultants approved by AAI, as per prevailing policy/circular issued time to time by competent authority. Please refer website AAI i.e. <a href="http://www.aai.aero/nocas2">http://www.aai.aero/nocas2</a> for guidelines, procedure etc	Yes
	ii) If the land u/r is situated in FUNNEL LINE or within the Aerodrome zone, then NOC from appropriate authority shall be obtained.	Yes
18)	Whether proposal falls within 2 kilometer from Lagoon.	Yes / No / NA
19)	Previous Proposal/file Nos. Prior to submission of online proposal :	—
20)	If plot is affected by safety clearance zone from Army/Naval depot, Specific remarks shall be obtained from Competent Authority.	Yes
21)	NOC from Geologist.	Yes
22)	Other Remarks	
	<p>✓ a) The Block plan is not Correct as per True Extract of the Survey sheet No</p> <p>✓ b) Plot boundaries may be got checked from A.C. (Estate)/ E.E.T.P.'s office/DILR or as applicable.</p> <p>✓ c) The status of structure as proposed / listed heritage structure/precinct shall be ascertained from D.P. Department or appropriate authority. NOC from Heritage Conservation Committee is necessary.</p> <p>✓ d) That the remarks are given on the basis of documents submitted by the Architect/ party and if any time, is found fake/fraudulent, then the remarks shall be treated as revoked/ cancelled.</p> <p>✓ e) If the road width abutting/affecting the plot u/r is less than 9.00 mtr, then the cognizance of Clause 19:Note (1) of DCPR 2034, 'MCGM shall convert all roads of width less than 9m to 9m &amp; above as per site condition through MR&amp;TP Act or MMC Act' shall be taken before any approval.</p> <p>✓ f) The conditions mentioned in DP 2034 remarks shall be complied with.</p> <p>✓ g) The conditions mentioned in TP remarks shall be complied with.</p> <p>✓ h) Specific remarks/ demarcation from E.E. (T&amp;C)/A.E. (Survey) ) for R.L., are necessary.</p> <p>✓ i) If the land u/r is the part of Amalgamation /sub-division/layout, then development thereof shall be as per the terms and conditions of the approved Amalgamation /sub-division/layout.</p> <p>✓ j) Ownership of the plot is not scrutinized by this office.</p> <p>✓ k) These remarks are offered as per Sanctioned DP - 2034 sheet of Excluded Part and Substantial Modification uploaded on 27.07.2018 and 14.09.2018 respectively and same are available online on MCGM portal.</p>	

*Arul*  
Dmm

*Arul*

40'-0" (12.19M. T.P. ROAD  
(COLLEGE STREET))



BLOCK PLAN  
SCALE-1: 500



*[Signature]*  
28/08/22  
DMAN (SUR)  
(CITY)

Remark's offered as per sanctioned  
D. P. Only 2084

This Block Plan is Certified without  
Prejudice to Status of Structures and  
Stores on the Plot under reference

Block Plan is not correct

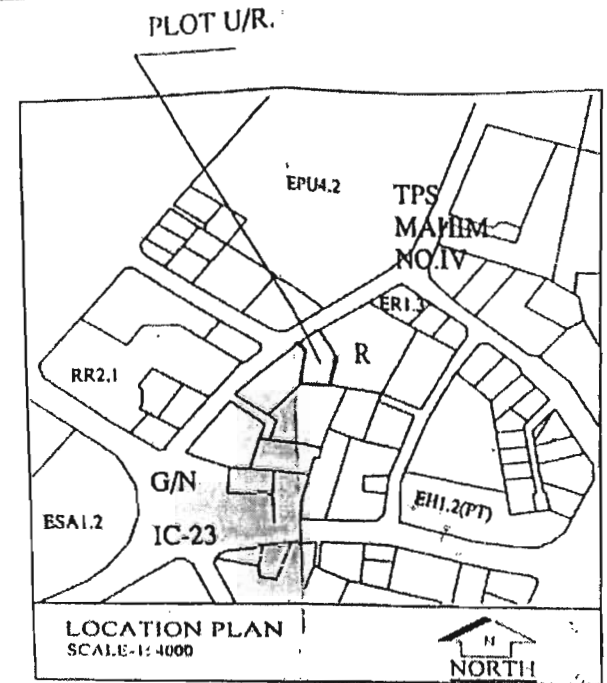
CRZ

The property comes within - 500  
Mtrs. From Sea Water  
Maximum High Tide.

This plan is to be read with  
letter U/No. 1863 D. 11 AUG 2022

*[Signature]*  
11/8/22  
Sub. Engineer (Survey),  
(CITY)

*[Signature]*  
11.08.2022  
Asst. Engineer (Survey),  
(CITY) i/c.



LOCATION PLAN  
SCALE-1: 4000



*[Signature]*

NAME OF OWNER	DESCRIPTION OF PROPERTY	NAME, ADDRESS & SIGNATURE OF ARCHITECT.
For. <b>M/s. RAJDHIRAJ CONSTRUCTION LLP.</b>  105/ 106, VIJAY EST. 1ST FLOOR, NEW LINK ROAD, CHINCHOLI BANDER, MALAD ( WEST), MUMBAI 400084.	PROPOSED PLOT BEARING F. P. NO. 835, TPS-IV OF MAHIM DIVI., MTNL MARG, DADAR (WEST) MUMBAI - 400 028 - G/NORTH WARD.	<b>AR. SHWETA PRAKASH KULKARNI.</b>  LICENSE NO. CA/2019/110673 SAI ARCADE, B/501, CHATRAPATI SHIVAJI MAHARAJ CHOWK, KALYAN (W), THANE -421301.  E.MAIL: ar.shwetapk@gmail.com

Date: 05.08.2024

**TO WHOMEVER IT MAY CONCERN**

Sub: - Proposed Redevelopment under Regulation 33(7b) & 33(12b) of DCPR 2034, on plot bearing New Survey No. 2/1605 admeasuring 835 Sq. Mtr. being and lying at Plot No. 835, Agar Bazar Road, College Lane, Dadar (West), Mumbai - 400028 for "Anand Niketan CHSL".

I hereby mention that the above proposal is submitted for redevelopment under regn. 30(A)(1), table no. 12 serial no. 1 of DCPR 2034 for property bearing F P No.835 of Mahim Division, MTNL Rod TPS-IV, Mumbai. The detailed report for building comprising of Basement + Ground floor + 1st to 18th upper residential floor with height 61.05 mt from ground level to terrace level was submitted to Ch.Eng.(D.P.)/M.C. for approval of various concession & same was approved by Ch.Eng.(D.P.)/M.C. u/No. P14331/2022/(835)/G/North/FP and Hon'ble M.C.'s approval thereon dated 17.04.2023. Thereafter, I.O.D. was issued without taking benefit of additional FSI and TDR & sale fungible on 13.09.2023 for building comprising of Basement (-3.90 Mtrs) + Ground + 1st to 10th upper residential floor with total height 35.85 mt from general ground to terrace floor level. Subsequently amended plans under Regn.33(7)(B) with 30(A)(1), table no. 12 serial no. 1 & 1.00 FSI as per Regn.33(12)(B) of DCPR 2034 for Removal and re-accommodation of tolerated/ protected structures falling in the alignment of road for proposed building comprising of Basement + Ground floor + 1st to 21st upper residential floor with height 69.45 mt from ground level to terrace level for which principally approved from Ch. Eng. (D.P)/Hon'ble MC dt.19.03.2024. Further Amended plans were also approved under no.P-14331/2022/(835)/G/North/FP/337/2/Amend dated 03.05.2024 for building comprising of Basement + Ground + 1st to 11th upper residential floor with total height 38.45 mt from general ground to terrace floor level & mechanized Car parking tower with total height of 38.45 mt. Accordingly CC upto plinth was also issued by Building proposal Department of BMC under no. P-14331/2022/(835)/G/North/FP/CC/1/New dated 16.05.2024.

As per the certificate issued from Mr. Abhijit V Phatarpekar Registered Structural Engineer for this project mentioning that piling work of the above refer subject has been completed on site i.e. plinth work is in progress.

Thanking you,

Yours Faithfully,

  
For Aparna Consultant

**CHALLAN**  
MTR Form Number-6



GRN	MHC01580630202425E	BARCODE	[Barcode]				Date	04/05/2024-17:38:35	Form ID															
Department					Inspector General Of Registration					Payer Details														
Search Fee					Type of Payment					Other Items														
Office Name					BOMS_JT SUB REGISTRAR MUMBAI 5					Full Name					K M MISHRA									
Location					MUMBAI					Flat/Block No.														
Year					2024-2025 One Time					Premises/Buiding														
Account Head Details					Amount In Rs.					Road/Street														
0030072201					SEARCH FEE					750.00					Area/Locality									
										Town/City/District														
										PIN														
										Remarks (If Any)					1994 TO 2024 PLOT NO 835 CTS 2 112 VILLAGE MAHIM									
										Amount In					Seven Hundred Fifty Rupees Only									
Total					750.00					Words														
Payment Details					PUNJAB NATIONAL BANK					FOR USE IN RECEIVING BANK														
Cheque/DD Details					Bank CIN					Ref. No.					03006172024050400694					5158533900				
Cheque/DD No.					Bank Date					RBI Date					04/05/2024-17:39:51					Not Verified with RBI				
Name of Bank					Bank-Branch					PUNJAB NATIONAL BANK														
Name of Branch					Scroll No. , Date					Not Verified with Scroll														

Department ID

Mobile No. 9920860312

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

यह चालान सिर्फ प्राथमिक पंजीत करने के लिए ही वैध है। अन्य कारणों से या अनपंजीत दस्तावेजों के लिए नहीं।





**K. M. ASSOCIATES**  
**ADVOCATES**  
(Adv. K. M. Mishra)

Mob : 9920860312  
9869010312  
Tel : 022 28106932

Office : A/37, Shop No. 3, Unique Palace, Shanti Park, Mira Road, Thane - 401 107  
E-mail : kmassociatesoffice@gmail.com

Date: 04.05.2024

**TO WHOMSOEVER IT MAY CONCERN**

**SEARCH REPORT**

Sub: All that pieces or parcel of land or ground, situate lying & being at Azad Bazar Road, Dadar, bearing Cadastral S.No. 2/112 of Mahim Division & Being Final Plot No. 835, T.P.S No. IV of Mahim-Division, admeasuring at or about 848.67 Sq.mtrs under Collectors old No. 342, New No. 4072 and Current New Survey No. 2/1605 & Municipal G Ward No. (33) 4404 (1) & Street No. 9-A.

Property Owners : M/s. Anand Niketan Co. Op. Hos. Society Limited

As per your instruction, I have taken search in respect of above said Flat for the period of 30 years at the Sub-Registrar, which is as follows.

S.R.O. BOM-5 from year 1994 to 2024 (30 Years)

1994	NIL
1995	NIL
1996	NIL
1997	NIL
1998	NIL
1999	NIL
2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL



KP

2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	Conveyance Deed (Deemed) dated 22.11.2018 registered on 22.11.2018 under Sr.No. BOM-3-9197-2018 executed by D S Salunkhe, District, Deputy Registrar, Co-operative Societies Mumbai City (1) and the Competent Authority on account of defaulting Owner Mr. Louis Gousalo Garcia D'souza (as per revenue record) of the First Part in favour of M/s Anand Niketan Co.op Housing Society Ltd hereinafter referred to as Purchaser/the Society of the Second Part.
2019	NIL
2020	NIL
2021	NIL
2022	Development Agreement Dtd. 22.12.2022 register on Dtd. 22.12.2022 under Sr. No.BOM-2-19628-2022 executed by and between M/s Anand Niketan Co.op Housing Society Ltd hereinafter referred to as "Owner" of the One Part and Sudhanshu Ajay Maheshwari & Shishir Sanjay Maheshwari Partners of Rajadhiraj Construction LLP hereinafter referred as hereinafter referred to as "Developers" of the Other Part.
2023	NIL
2024	Mortgage Deed Dtd. 16.04.2024 register on Dtd. 16.04.2024 under Sr. No.BOM-5-6164-2024 executed by and between Sudhanshu Ajay Maheshwari Partner of Rajadhiraj Construction LLP & Ajay Satyanarayana Maheshwari partner of M/s. Shree Dham Builders hereinafter referred to as "Mortgagor" of the One Part and Capri Global Capital Limited hereinafter referred as hereinafter referred to as "Mortgagee" of the Other Part.

**K.M. Associates,**  
  
**Advocate.**



*Kripashankar R. Tiwari*

Mob. : 98695 60870  
81697 78335

**ADVOCATE HIGH COURT & NOTARY**

Residence : D -17 / 503 - 504, Shanti Vihar, Mira Road (East), Dist. Thane - 401 107.

Office : A-5, Shop No.14, Sector No. 7, Shanti Nagar, Mira Road (E), Dist. Thane - 401 107. Email : tiwarikripashankar@gmail.com

(By Regd. AD. / UPC / Courier / Hand Delivery)

Ref. No. : \_\_\_\_\_

Date : \_\_\_\_\_

**FORMAT -A**

(Circular No. 28/2021)

To,  
The Maha RERA,  
Mumbai.

**LEGAL TITLE REPORT**

Sub. Title clearance certificate with respect to Piece and Parcel of land lying & being and situate at Azad Bazar Road, Dadar, Mumbai bearing Cadastral S. No. 2/112, Mahim Division & Being Final Plot No. 835, T.P.S. No. IV, of Mahim Division, admeasuring at or about 848.67 Sq. Meters under Collectors Old No. 342, New No. 4072 and Current New Survey No. 2/1605 & Municipal G Ward No. (33) 4404 (1) & Street No. 9-A, in the limit of BMC, Registration District and Sub District of Mumbai City and Mumbai Suburban (hereinafter referred to as "the said Plot").

1. I have investigated the title of the said Plot on the request of M/s Anand Niketan Co-operative Housing Society Ltd. the owner and the Developers M/s Rajadhiraj Construction LLP, and following documents i.e.

(1) Description of the Property the Piece and Parcel of land lying & being and situate at Azad Bazar Road, Dadar, Mumbai bearing Cadastral S. No. 2/112, Mahim Division & Being Final Plot No. 835, T.P.S. No. IV, of Mahim Division, admeasuring at or about 848.67 Sq. Meters under Collectors Old No. 342, New No. 4072 and Current New Survey No. 2/1605 & Municipal G Ward No. (33) 4404 (1) & Street No. 9-A, in the limit of BMC, Registration District and Sub District of Mumbai City and Mumbai Suburban.





*Kripashankar R. Tiwari*

Mob. : 98695 60870  
81697 78335

**ADVOCATE HIGH COURT & NOTARY**

Residence : D -17 / 503 - 504, Shanti Vihar, Mira Road (East), Dist. Thane - 401 107.

Office : A-5, Shop No.14, Sector No. 7, Shanti Nagar, Mira Road (E), Dist. Thane - 401 107. Email : tiwarikripashankar@gmail.com

(By Regd. AD. / UPC / Courier / Hand Delivery)

Ref. No. : \_\_\_\_\_

Date : \_\_\_\_\_

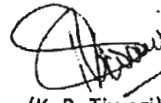
3.


There is encumbrances as such the property is mortgaged under Mortgage Deed dated 16/04/2024 registered on 16/04/2024 under Sr. No. BOM-5-6164-2024 executed by and between Sudhanshu Ajay Maheshwari & Shishir Sanjay Maheshwari, Partners of Rajadhiraj Construction LLP & Ajay Satyanarayan Maheshwari Partner of Shreedham Builders, hereinafter referred as the "Mortgager" of the One Part and Capri Global Capital Ltd. hereinafter referred to as the "Mortgagee" of the Other Part.

Owners of the land:

M/s Anand Niketan Co-operative Housing Society Ltd. as per the Conveyance Deed (Deemed / Unilateral) dated 22/11/2018 registered on 22/11/2018 under Sr. No. BOM-9197-2018, in respect of the land Cadastral S. No. 2/112, Mahim Division & Being Final Plot No. 835, T.P.S. No. IV, of Mahim Division, admeasuring at or about 848.67 Sq. Meters under Collectors Old No. 342, New No. 4072 and Current New Survey No. 2/1605 & Municipal G Ward No. (33) 4404 (1) & Street No. 9-A.

3. The Report reflecting the flow of the Title of the owner and the developers on the said land is enclosed herewith as annexure.

  
(K. R. Tiwari)  
Advocate



Encl. Annexure

Dated: 8/05/2024





*Kripashankar R. Tiwari*

Mob. : 98695 60870  
81697 78335

**ADVOCATE HIGH COURT & NOTARY**

Residence : D -17 / 503 - 504, Shanti Vihar, Mira Road (East), Dist. Thane - 401 107.

Office : A-5, Shop No.14, Sector No. 7, Shanti Nagar, Mira Road (E), Dist. Thane - 401 107. Email : [tiwarikripashankar.r@gmail.com](mailto:tiwarikripashankar.r@gmail.com)

(By Regd. AD. / UPC / Courier / Hand Delivery)

Ref. No. : \_\_\_\_\_

**FORMAT -A**

Date : \_\_\_\_\_

(Circular No. 28/2021)

**FLOW OF THE TITLE OF THE SAID LAND**

1. P. R. Card dated 21/04/2022 issued by the Assistant Superintendent Cum City Survey Officer No. 1 / 2, Mumbai. as on date of application for registration.
2. Mutation Entry No. ....
3. Search Report for 30 years from 1994 to till the date taken from the Sub Registrar office at Mumbai.
4. Any other relevant title- Nill
5. Litigation if any- Not known.

Date: 8/05/2024

(K. R. Tiwari)  
Advocate



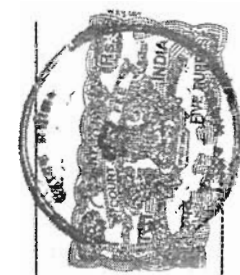
1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq. Yds./Sq. Ft.	7. Land/Block Survey No.	8. Collector's File No. (Collector's File Roll No.)
576	-NIL-	-NIL-	F.P. NO. 433 TFS IV	[P.A.T.] L.T.A	SQUARES (1015.06) SQUARE FEET 848.67	-NIL-	-NIL- (C.R.R. NO. B/10453) L.T.A.C.R. NO. 201

9. Ground Rent: 10. Name of Person in Beneficial Ownership due to Govt.	11. Mode of Acquisition by Present Owner	12. Description of title
3.16	(A)-4-(L)UIS GONZALO GARCIA B SOUZA (B)-P-HAND NECTAN CO-OPERATIVE HOUSING SOCIETY LIMITED	- NIL -
	(A)-VINE C.S. NO. 2/112 OF NORTH DN. (BEEB NO. 5319) CH. DT. 27-11-1949 FOR RS. 7500/- TR. NO. C/46-9-58 (B)-BEEB NO. BEE-37917/2018) BEEB OF BEEBED COMPETANCE 31-21-2018 (BEEB DT. 22-11-2018) FROM P.S. SALGORE DISTRICT DEPUTY REGISTRAR OF CO-OP. SOCIETIES MUMBAI(1) ON BEHALF OF 'A' IN COL. 10 AS OWNER AND TR. NO. 6. 2. 11 AS A WITNESS 'A' IN COL. 19 AS A SOCIETY SAID BEEBED COMPETANCE BEEN MADE AS PER THE FRESH ORDER AND CERTIFICATE NO. 379-1/2018/DEED-CONFORMANCE/APPLICATION NO. DC-1943152/2016/4578/2017 ISSUED BY COMPETENT AUTHORITY CO-OP. DEPUTY REGISTRAR CO-OPERATIVE SOCIETIES MUMBAI(1) CITY VINE DT. TR. NO. 1586/2015	

13. Original Grant from Govt., if any	14. Lease from Public Body or Factor	15. Ground Rent due to Public Body or Factor	16. Superintendent's Initial
- NIL -	- NIL -	- NIL -	(A)-SB/-SB/-SBPT.
			(B)-SB/-15-4-2019 MS. SB/-15-4-19 ASST. SUPDT. -SB/-15-4-19 SUPDT. MUMBAI

17. Remarks	18. Continued
ASSESSMENT IS LEVIED AS PER T.A. ACT OF 1969 & VINE ORDER NO. REV/TAB 7/1969/FP-433 TFS IV C.S. NO. DT. 25-10-78. ISSUED BY COLLECTOR URBAN & SPL. TENORE AMBULITION BRANCH, DORABAY CITY. ORDER IS FILED IN FILE NO. S/VI/118/2023 57/-15-11	Assessment levied/fixd as per TAD Act, 1969 and vide Col. No. 17 for first 10 Years (i) 1-8-1971 to 31-7-1983 Rs. 118.00 P.A. (ii) 1-8-1981 to 31-7-1991 Rs. 295.00 P.A. (iii) 1-8-1991 to 31-7-2001 Rs. 570.00 P.A. (iv) 1-8-2001 to 31-7-2011 Rs. 885.00 P.A. For last 10 Years (v) 1-8-2011 to 31-7-2021 Rs. 1180.00 P.A.

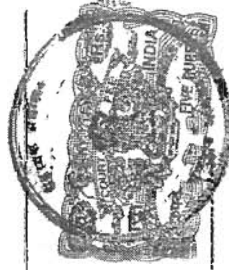
Name of Applicant: MUMI SINGER  
Date of Application: 11/10/2023  
Fee received: Rs. 6114250.00  
Reference of issue: Z26A10020239  
Date of issue:



This Extract of C. S. Register Issued under the search application only.  
Assistant Superintendent Cum. City Survey Office No. 1/2, Mumbai.

Subordinate's  
Mumbai City Survey and Land Records

1. Sheet No.	2. Map of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq. Fts./Acs.	7. Land/Type Survey No.	8. Collectors Map No. (Collectors Plat Roll No.)
576	-NIL-	-NIL-	F.P. NO. 853 TPS IV	[P.A.T.] L.T.A	SQ. YARDS (1015.06) SQ. METERS 948.47	-NIL-	(C.R.R. NO. 3/10651) L.T.A.C.R.R. NO. 301
<p>9. Broad Band : 10. Name of Person in Beneficial Ownership</p> <p>11. Mode of Acquisition by Present Owner</p> <p>12. Evolution of Title</p>							
3.16	(A)-LUDWIG GONZALEZ GARCIS B (SUZEA)		(A)-PLATE C.S. NO. 2/112 OF MUMBAI DM.			- NIL -	
	(O)-B-MAHMO KHEITAN CO. OPERATIVE HOUSING SOCIETY LIMITED		(P)ED NO. 5319/ CHN. BT. 29-11-1949 FOR RS. 7500/- TR. NO. C/44-9-50				
			(O)-(P)ED NO. 1042-3/19/7/2018) DEED OF RECEIVED CONVEYANCE BT. 22-11-2018 (P)ED BT. 22-11-2018) FROM D.S. SANGHVI DISTRICT DEPUTY REGISTRAR OF CO. OP. SOCIETIES MUMBAI (I) ON BEHALF OF 'A' IN COL. 10 AS OWNER AND MR. RAJ A. JAMTE AS A WITNESS TO 'B' IN COL. 19 AS A SOCIETY SAID RECEIVED CONVEYANCE DEED MADE AS PER THE FRESH ORDER AND CERTIFICATE NO. 1042-1/10/18/1/DEED-CONVEYANCE/APPLICATION NO. 10-104219/2018/ 4578/2017 ISSUED BY COMPETENT AUTHORITY CHM-DEPUTY REGISTRAR CO. OPERATIVE SOCIETIES MUMBAI (I) CITY VINE REG. TR. NO. 1386/2019				
<p>13. Original Grant from Govt., if any</p> <p>14. Lease from Public Body or Fardidar</p> <p>15. Broad Band</p> <p>16. Superintendent's Initial</p>							
- NIL -	- NIL -	- NIL -	- NIL -	- NIL -	- NIL -	- NIL -	(A)-53/-50/- SUPRI. (O)-53/-15-4-2019 RS. 50/-15-4-19 ASSTT. SUPRI., 53/-15-4-19 SUPRI. MUMBAI
<p>17. Remarks</p> <p>9. Contained</p>							
<p>8-ASSESSMENT IS LEVIED AS PER T.A. ACT OF 1969 &amp; VITE ORDER NO. REV/TAB 7/19/11/PP-435 TPS IV C.S. NO. 81.25-10-78. ISSUED BY DT. COLLECTOR MUMBAI &amp; SPL. TENURE ABOLITION BRANCH, BOMBAY CITY. ORDER IS FILED IN FILE NO. S/11/11/SC/MUMBAI DT. 19. 53/-15-11</p> <p>Assessments levied/Filed as per TAB Act, 1969 and vide Col. No. 17 For first 10 Years (i) 1-8-1971 to 31-7-1981 Rs. 118.00 P.A. (ii) 1-8-1981 to 31-7-1991 Rs. 295.00 P.A. (iii) 1-8-1991 to 31-7-2001 Rs. 590.00 P.A. (iv) 1-8-2001 to 31-7-2011 Rs. 885.00 P.A. For last 10 Years (v) 1-8-2011 to 31-7-2021 Rs. 1180.00 P.A.</p> <p>(Regularly 'C' in brackets shows entries deleted.) Note:- This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 948 sq. meters. (EIGHT HUNDRED FORTY EIGHT POINT SIXTY SEVEN SQ. METERS.)</p>							



This Extract of C. S. Register Issued  
under the search application only.

*(Signature)*

Assistant Superintendent Cum.  
City Survey Office No. 1/2, Mumbai.

Superintendent,  
Mumbai City Survey and Land Records

Name of Applicant: MUMU SINGH  
Date of Application: 11/10/2023  
Fee recovered: Rs. 4441254.80  
Reference of Issue: Z26410020239  
Date of Issue:

319/19629

पावती

Original/Duplicate

Thursday, December 22, 2022

नोंदणी क्र.: 39M

11:24 AM

Regn.: 39M

पावती क्र.: 21494 दिनांक: 22/12/2022

गावाचे नाव: माहिम

दस्तऐवजाचा अनुक्रमांक: बवइ2-19629-2022

दस्तऐवजाचा प्रकार: जनरल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे चेअरमन लेस्ली जॉन हेक्टर लोबो -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 320.00
पृष्ठांची संख्या: 16	

एकूण: रु. 420.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
11.40 AM ह्या वेळेस मिळेल.

DELIVERED

*Robhu*  
सह दुय्यम निबंधक, मुंबई-२

बाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह दुय्यम निबंधक  
मुंबई शहर क्र. २

DELIVERED

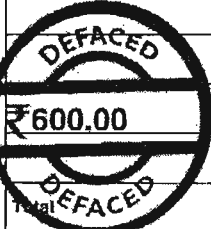

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 320/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2112202212559 दिनांक: 22/12/2022  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012474105702223E दिनांक: 22/12/2022  
बँकेचे नाव व पत्ता:

*Msbo*



**CHALLAN**  
MTR Form Number-6



GRN	MH012474105202223E	BARCODE	[Barcode]			Date	20/12/2022-18:49:08	Form ID	48(f)
Department	Inspector General Of Registration				Payer Details				
Stamp Duty	Registration Fee				TAX ID / TAN (If Any)				
Type of Payment	Registration Fee				PAN No.(If Applicable)				
Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2				Full Name	MS RAJADHIRAJ CONSTRUCTION LLP			
Location	MUMBAI				Flat/Block No.	ANAND NIKETAN CHSL, College Lane, Mahim			
Year	2022-2023 One Time				Premises/Building	ANAND NIKETAN CHSL, College Lane, Mahim			
Account Head Details		Amount In Rs.		Road/Street	C.S. No. 2/112, F.P No. 835, T.P.S. No. IV, MAHIM DIVISION				
0030045501	Stamp Duty	500.00		Area/Locality	Mumbai				
0030063301	Registration Fee	100.00		Town/City/District					
				PIN	4 0 0 0 2 8				
Remarks (If Any)									
SecondPartyName=ANAND NIKETAN CHSL-									
<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> <div style="border: 1px solid black; padding: 5px;"> <p align="center"><b>बवई - २२</b></p> <p align="center">१०००९ / १६</p> <p align="center"><b>२०२२</b></p> </div> </div>									
Total	600.00		Amount In Words	Six Hundred Rupees Only.					
Payment Details	IDDI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332022122021886 2783329192			
Cheque/DD No.				Bank Date	RBI Date	20/12/2022-18:49:52 21/12/2022			
Name of Bank				Bank-Branch	IDBI BANK				
Name of Branch				Scroll No. , Date	100 , 21/12/2022				

Department ID : \_\_\_\_\_ Mobile No. : 000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

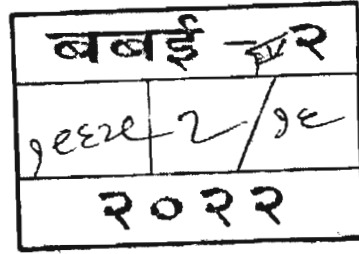
सदर चलन केवल दुर्यम निवाक कार्यालयात नोंदणी करावयाच्या दस्ताव्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्ताव्यासाठी सदर चलन लागू नाही.

Validity unknown

Digital signed by  
 DIRECTOR, IGR  
 ACCOUNTS AND  
 CHALLAN DEFACEMENT  
 MUMBAI 02  
 Date: 20/12/22 14:31:22  
 IST  
 Reason: GBE  
 DocID: [Redacted]  
 Location: India

Challan Defacement Details

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-319-19629	0006221784202223	22/12/2022-11:24:53	IGR183	100.00
2	(IS)-319-19629	0006221784202223	22/12/2022-11:24:53	IGR183	500.00
Total Defacement Amount					600.00



~~REVOCABLE~~ GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME: WE

(i) MR. LESLIE JOHN HECTOR LOBO, Chairman, (ii) MR. ANURADHA NANDAN PATHARE, Secretary and (iii) MRS. SHOBHA ASHOK NAIK, Treasurer, all of Anand Niketan CHSL, MTNL Marg, Dadar West, Mumbai – 400 028, Indian Inhabitants, SEND GREETINGS:

WHEREAS:—

- (a) The Society is the owner of and otherwise entitled to the piece or parcel of land admeasuring about 1015 sq.yards equivalent to 848.67 sq. meters or thereabout bearing F.P No. 835, T.P.S. No. IV, Collector's Old No.342, New No. 4072 and bearing New Survey No.2/1605, C.S. No. 2/112 being lying and situate at College Lane, Mahim Division, Dadar(West), Mumbai-400028 in the Registration District and Sub District of Mumbai City and Mumbai Suburban(the said plot of land) together with existing building known as "Anand Niketan CHSL"(the said existing building) comprising of ground and three upper floors in all having 21 flats in total and more particularly described in the Schedule hereunder written and hereinafter referred to as "the said property".
- (b) We are the office bearers of the Anand Niketan Co-operative Housing Society Limited ("Society"), a Co-operative Housing Society duly registered under the Maharashtra Co-operative Societies Act, 1960 ("MCS Act")
- (c) Pursuant to the decision of the Society, by following due procedure under MCS Act including the Rules, Orders, Bye-laws issued / framed thereunder, by an Agreement dated 22/12/2022 Doc. No :- BBE/19628/2022.

Shishis

Sudhanshu

Lobo

Maik Patnare

we, for and on behalf of the Society, have agreed to assign the development rights in respect of the said property to M/S. RAJADHIRAJ CONSTRUCTION LLP (hereinafter called "the said Developers") upon the terms and conditions contained therein;

- (d) The Deputy Registrar, Co-operative Societies, G/N Ward, Mumbai vide Order dated 18.05.2022 has informed the Society that M/S. SHREEDHAM CONSTRUCTIONS PVT. LTD. Or RAJADHIRAJ CONSTRUCTION LLP (Sister Concern of Shreedham Group), the Developer herein has been appointed for Redevelopment of the Society in accordance with Section 79 (A) of the Maharashtra Societies Act, 1960 and as per the Resolution passed in Special General Body meeting of the Society dated 1st May, 2022 on the basis of the terms and conditions mentioned therein.
- (e) To enable the said M/S. RAJADHIRAJ CONSTRUCTION LLP to develop the said property in accordance with the said agreement, we are executing the present Power of Attorney in favour of (1) Mr. Shishir Sanjay Maheshwari and (2) Mr. Sudhanshu Ajay Maheshwari, the partners of the said Developers to act for and on our behalf and in our name to do all acts and things relating to the said property:—

**NOW THEREFORE KNOW YOU ALL AND THESE PRESENTS WITNESSE** that we (i) MR. LESLIE JOHN HECTOR LOBO, Chairman, (ii) MR. ANURADHA NANDAN PATHARE, Secretary and (iii) MRS. SHOBHA ASHOK NAIK, Treasurer, , nominate, constitute and appoint (1) Mr. Shishir Sanjay Maheshwari and (2) Mr. Sudhanshu Ajay Maheshwari as our true and lawful Attorneys to jointly and severally act for us and in our name and do all necessary acts, deeds and things in connection with the "said property" more particularly described in the Schedule hereunder written that is to say:—

1. To deal with and correspond with the Municipal Corporation of Greater Mumbai (MCGM), Mumbai Metropolitan Region and Development Authority, Mumbai (MMRDA), Housing and Area Development Authority (MHADA), Real Estate Regulatory Authority (RERA) and all other officers and local authorities and/or the State Government and/or Central Government and its departments in respect of the said property and the general development thereof and in particular the following viz.:

(a) to apply for and obtain sanction of building plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions, as the Attorneys may

बवई २
१००२
२०२२

(b) to apply for and obtain commencement certificate and/or occupation certificate and/or completion certificate and/or all other relevant certificates for commencing and completing the construction of the said property in all aspects.

(c) to deal with and correspond with the Assessment Department of the MCGM, in connection with the assessment of the said property, valuation of the said property, etc.

Shishir

Sudhanshu

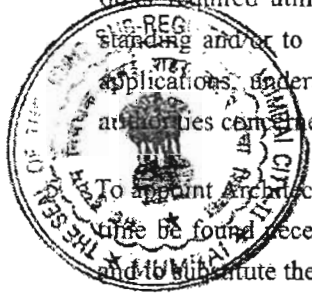


Maik Pathare

- (d) to apply for and obtain registration from RERA including obtaining all other relevant certificates, approvals, permissions for carrying out construction of the said property in all aspects including making periodic submissions, seeking extension, etc.
- (e) to appear and represent us before all Concerned Authorities and parties as may be necessary in connection with the proper and effective development of the said property;
- (f) for any of the purposes mentioned hereinabove, to sign all applications, papers, undertakings, terms and conditions, etc. as may from time to time be required by the MCGM or to be thought necessary or as may be required by the authorities concerned;
- (g) to approach the Collector, Police Authorities, etc. and to apply for and obtain the NOC for using the approach road to the said Property and for the said purpose to sign, execute and submit the necessary applications to the concerned authorities; and
- (f) generally, to do all other acts and matters in connection with or relating to or touching the development, construction, completion and occupation of the building/s on the said property.

2. To enter upon the said property either alone or along with others for the purpose of commencing continuing and completing the construction activities on the said property.
3. To sign all applications, forms, papers, undertakings, indemnities, authorities terms and conditions etc. as well as pay all fees, deposits and other amounts under whatsoever head to any of such authorities and to receive back the same and pass valid receipts and to take and give oral and written statements before any such authorities or persons whomsoever, as may from time to time be required by the authorities concerned.

4. To deal with and correspond with the BEST Undertaking and/or other authorities and/or officers for obtaining electric connections, electric power to the Premises namely flats/shops/garages/offices/parking etc. (including making or putting up a sub-station), with the concerned authorities to apply and obtain water connection, Mahanagar Gas connection and all other required utility connections for and/or in respect of or relating to the Building now standing and/or to be constructed on the said property and for that purpose to sign all letters, applications, undertakings, indemnities, terms and conditions etc., as may be required by the authorities concerned.



To appoint Architects, R.C.C. Specialists, Engineers and other professionals as may from time to time be found necessary to carry out and/or implement any of the provisions herein contained and to sign and execute them or any of them.

व्यवहार  
 गेएर ४/१६  
 २०२२

6. To negotiate with the tenants in the building for the purpose of vacating the premises in their use and occupation by giving any alternative accommodation either in the said property or in any other property and to sign and execute necessary agreements and/or writings in that behalf and if required to register the same with any competent authority. To sign and give notices to the

Shishir Suchanski

Ashu Malik Patil



existing tenants in the building and the Purchasers/occupiers of the flats, shops or parking spaces, if required.

7. To attorn tenants for the time being occupying the said property or any portion or portions and/or structure or structures thereof to any such transferee and/or purchaser of the said property and/or portion or portions and/or structure or structures thereof and for that purpose, to sign the necessary papers.
8. To represent us before the Registrar/sub registrar as a developer on behalf of the Society and seek, without obtaining any NOC from the Society, increase in share capital of the Society for the flat buyers who buy flats from the Developer pursuant to the said Agreement.
9. To appear / represent the Society including making applications before various Revenue and other authorities including Tahsildar, Collector, City Survey Officer, Hydraulic Dept., B.M.C., Electric and Civil Contractors, Town Planning, Police, Sub Registrar, Stamps, P.W.D., CRZ, DILR, Civil Aviation Authorities, etc.
10. For us in our name to accept service of any Writ of Summons or other legal process and to appear in any court and before all Courts, Magistrates or Judicial or other Officers whatsoever as by the said Attorneys shall be thought advisable and to commence any action or other proceedings in any Court of Justice or Authority and the same action or proceedings to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorneys shall think fit and if the said Attorneys shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall by the said Attorney be conceived to be due owing, belonging or payable to me/us by any person firm or body corporate and also to appoint any Solicitor and/or Advocate or Lawyer or Counsel to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of him or them the said Attorneys.
11. To sign, verify and execute Plaints, Written Statements, Counter-Claims, Appeals, Reviews, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever (including action against the tenants/occupants) in any Court of Law or Equity whether of Original, Appellate, Testamentary or Provisional Jurisdiction or Judicial Authority established by lawful Authority and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgments or Decrees to be had or given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute Decrees as the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on my/our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Officer thereof and to purchase any land here determents and remedies at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

बबई
१००२२
२०२२



Shigshi

Sudhanshu

Asbo

Maik

12. To demolish, pull down, construct, reconstruct, repair, improve upon or otherwise develop the said property or any part or portion thereof in accordance with the prevailing rules and regulations in such manner as Attorneys may deem fit. To sale flats/offices/shops/Garages/stilt parking's/open parking spaces etc. to third parties and for that purposes to sign and execute all necessary assurances, writings, letters, agreements etc., thereof. To obtain TDR/DRC (if permitted) on the said property and to utilize the same by constructing premises thereon.

13. To avail and load Transferable Development Rights (TDR) as well as Fungible FSI as well as any incentive FSI in respect of the said Property or any part thereof and/or to make use of TDR of any other property including but not limited to land bearing F.P No. 835 onto the said Property and for the said purpose to sign and execute on behalf of the society the necessary application, affidavit and documents and submit the same to the MCGM or other concerned authorities and to make the necessary payments, if any, towards the deposits, premium, etc. and also to execute such documents on society's behalf in favour of the MCGM as to the Transferable Development Rights (TDR), Fungible FSI, Premium FSI or any other incentive FSI in respect of the said Property and/or to accept compensation from the MCGM or any other authority/authorities against the transfer of the said TDR.

14. To raise as many additional upper floor and other additional constructions wing/Premises/additional parking/parking Tower/ water tank / fire tank whatsoever as may be required/approved, for the purpose of consuming maximum Floor Space Index, by whatever name or form is increased including layout FSI (a) in respect of the said Property and/or additional construction (i.e. more than what is envisaged at present) is possible on the said Property or (b) either on account of Transfer of Development Rights &/or additional pro rata FSI by paying premium to the Corporation/Competent Authority (or in any other similar manner) available for being utilised or otherwise and/or if the Sanctioning Authorities permits change/amendment in plan for the construction of additional wing/s or floors, then in such event, the Promoters shall be entitled to construct such additional wings/floors as per the revised building/s plans. We expressly consent to the same as long as the total area of the said Apartment Flat is not reduced and the structure of the building is not damaged. We further confirm that we will not claim to utilize FSI in any form including layout FSI either in present or future, fungible, pro-rata or, RG occurred or conferred in respect of said plot of land either in present or in future either by prevailing DCPR 2034 or New Development control regulation which may come in force in near future and promoters shall have absolute right to utilize it as per their choice.



2033-2034  
geere e/se  
2033

15. To develop the said Property including constructing boundary walls and to comply with all the terms of the building plans, I.O.D., Commencement Certificate, etc. and for that purpose, if required, to hand over and/or surrender and/or transfer a portion of the said Property, if falling in the set-back area or under reservation, to the M.C.G.M. or to any other authorities concerned

Shigir Sudhanbu

Alho Maik Patrone

and to apply for and obtain in lieu thereof compensation and/or F.S.I. in order to consume the said F.S.I. on the said Property by constructing a building thereon.

16. To make and sign an application under Section 27 of the Urban Land (Ceiling and Regulation) Act, 1976 or under any other provisions of the said Act, if required in law, for obtaining permission in writing of the Competent Authority to sell, convey and transfer the said property described in the Schedule hereunder written and/or any part thereof and also to apply for the amendments of such permission and to apply under Section 22 and/or any other Sections of the said Act and to do all other acts, deeds, matters and things and to sign all other forms and applications for effectively obtaining permissions for conveying and transferring the said property in favour of the Developers or as they may direct or as may be required under the said Act.
17. To apply for and obtain and receive refund of moneys paid and/or deposit or which may be deposited with the relevant authorities/corporation and to sign receipt for the purpose.
18. To sell and dispose of the flats, offices/shops parking spaces and/or any other premises that may be constructed on the said Property on Ownership basis and/or in any other manner at the price or for the amount that the said Attorneys may think fit and proper.
19. To collect and receive from the purchasers of the premises price and/or consideration as aforesaid and also to receive and collect or demand the maintenance charges from the purchasers as the case may be and to give complete discharge and utilize the received money as deem fit without furnishing any account to the society.
20. To execute from time to time all the writings, agreements, deeds etc. on or in any other manner of the premises which may be constructed on the said property and also to execute and sign conveyance, transfer or surrender in respect of the said property or any part thereof.
21. To sign and execute the Conveyance or Conveyances or Assignments or any other assurances in respect of the said property and building/s constructed thereon or any part thereof in favour of such persons as the said Attorneys shall determine including in favour of any Co-operative Society Limited Company that may be formed for the purpose.
22. To take all necessary steps for the registration of the co-operative society of the flat owners and other premises purchasers and for that purpose to sign and execute all necessary applications, papers and writings and represent any person before the Registrar, Co-operative Societies as and when required to do so including amalgamation / reorganization thereof.

23. To make an application, sign and execute from time to time all the agreements to avail project loan/finance from any bank/NBFI Institution by mortgaging/encumbering/hypothecating or creating a charge on the sale area/Free Sale Flats and to utilize the said finance.

वर्ष	२०२२
दिनांक	२०/०५/२०२२
२०२२	

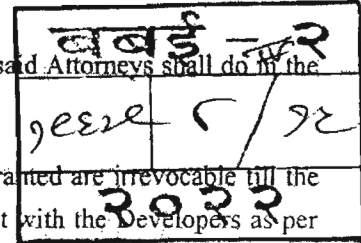


Shighe

Sudhanshu

Asst. Mait  
Patil

24. To apply and obtain housing loan by new buyers on the newly constructed flats in the new building in sale component. Though the Society shall not be liable or be party to sign/execute any loan/mortgage documents for mortgaging/encumbering/hypothecating or creating a charge with that bank/NBFC/Financial Institution from which the new buyer shall be availing the finance for his/her housing loan.
25. To lodge sale agreement of flats, basement, parking spaces, etc. to be sold by the Developer pursuant to the said Agreement including all the documents, writings etc., referred hereinabove and/or generally in respect of the said property for registration as may be required from time to time before the concerned Sub-Registrar of Assurances and to admit execution thereof.
26. In general, to do all acts, things, deeds etc., in respect of the said property as also the development thereof and/or rights, authorities, benefits directly and/or indirectly attached to the said premises and which we could do ourselves.
27. AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorneys jointly and severally and accordingly the said Attorneys shall be entitled to exercise independently of each other the powers conferred upon them.
28. AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorneys shall do in the premises by virtue of these presents.
29. AND we hereby declare that the powers and authorities hereby granted are irrevocable till the said property is fully and properly developed as per the Agreement with the Developers as per rules and regulations of the Mumbai Municipal Corporation, RERA or any other authority and the transfer and/or conveyance of the said property in favour of the ultimate transferee.
30. We hereby declare that we have no objection to sell and dispose of the premises i.e. Sale Flats from Free Sale in the new building to be constructed to any person or persons on such terms and conditions as the said Attorney's may deem fit and to sign, seal and execute the necessary Agreement For Sale and other allied documents/writings on behalf of the society as the Confirming Party to the said Agreement For Sale and other allied documents/writings.



IN WITNESS WHEREOF We have hereunto set out our respective hands at Mumbai this 12<sup>th</sup> day of December Two Thousand Twenty Two.



**SCHEDULE OF THE SAID PROPERTY ABOVE REFERRED**

All piece and parcel of land bearing F.P No. 835, T.P.S. No. IV, Collector's Old No.342, New No. 4072 and bearing New Survey No.2/1605, C.S. No. 2/112 being lying and situate at College Lane, Mahim Division, Dadar(West), Mumbai-400028 along with the building known as 'Anand Niketan' standing thereon comprising of ground plus 3 upper floors having 21 residential flats in the registration district and sub-district of Mumbai City and Mumbai Suburban.

*Shybir Sudhanshu*

*M. G. Mait Patil*

IN WITNESS WHEREOF, We, the said ((1) Mr. Leslie john hector lobo, (Hon. Chairman), (2) Anuradha Nandan Pathare, (Hon. Secretary), (3) Mrs. Shobha Ashok Naik , (Hon. Treasurer), all Indian Inhabitants. Authorized Office Bearers of ANAND NIKETAN CO-OPERATIVE HOUSING SOCIETY LIMITED, have set and subscribed our respective hands and seals at Mumbai this 22 day of December 2022.

SIGNED AND DELIVERED by the within named

(1) Mr. Leslie john hector lobo  
(Hon. Chairman),

(2) Mrs. Anuradha Nandan Pathare  
(Hon. Secretary),

(3) Mrs. Shobha Ashok Naik  
(Hon. Treasurer),  
Authorized Office Bearers of  
ANAND NIKETAN CO-OP. HSG. SO. LTD.

In the presence of .....

1) Majuresh M. Chindankar M.Chindankar

2) Hrishikesh M. Maldikar. Hrishikesh

Specimen Signatures of  
"ATTORNEYS"

(1) Mr. Shishir Sanjay Maheshwari, and

(2) Mr. Sudhanshu Ajay Maheshwari,

Both partners of

M/S. RAJADHIRAJ CONSTRUCTION LLP

in the presence of .....

1) Majuresh M. Chindankar M.Chindankar

2) Hrishikesh M. Maldikar. Hrishikesh



बबई - २	
२३	२/१२
२०२२	



22/12/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर  
2

दस्त क्रमांक : 19628/2022

नोदणी :

Regn:63m

गावाचे नाव : माहिम

(1) विलेखाचा प्रकार  
(2) मोबदला  
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)

विकसनकाररनामा

6803200C

1194240C0

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: एफ.पी नं.835,टी.पी.एस नं.4,कलेक्टरस ओल्ड नं.342,न्यू नं.4072,न्यू सर्वे नं.2/1605,सी.एस नं.2/112,इमारतीचे नाव.आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड,कॉलेज लेन,माहीम डिव्हिजन,दादर पश्चिम,मुंबई 400028 चे एकूण क्षेत्रफळ 1015 चौ.याईस म्हणजेच 848.67 चौ.मीटर कार्पेट एरिया,अभिनिर्णय प्रकरण क्रमांक एडीजे/एम /904/2022/सर्टिफिकेशन नं 867/2022 भरलेले मुद्रांक शुल्क रु 6074800/-व इतर वर्णन दस्तांत नमूद केल्याप्रमाणे PUI: GN0602660030000 ( ( Survey Number : 2/1605 ; ) )

(5) क्षेत्रफळ

1) 848.67 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:-आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे चेअरमन लेस्ली जॉन हेक्टर लोबे - वय:-86; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: एमटीएनएल मार्ग,चंद्रकांत धुरुवाडी , रोड नं: दादर पश्चिम,मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AABAA2574K

2): नाव:-आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे सेक्रेटरी अनुराधा नंदन पाठारे - वय:-59; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: एमटीएनएल मार्ग,चंद्रकांत धुरुवाडी, रोड नं: दादर पश्चिम,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AABAA2574K

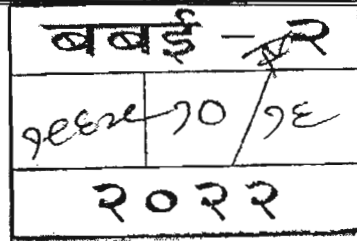
3): नाव:-आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे ट्रेजरर शोभा अशोक नाईक - वय:-78; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: एमटीएनएल मार्ग,चंद्रकांत धुरुवाडी, रोड नं: दादर पश्चिम,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AABAA2574K

4): नाव:-आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे मॅबर सेडीक विन्सेंट परेरा तर्फे मुखत्यार निकोल रोज मरीना परेरा वय:-21; पत्ता:-प्लॉट नं: फ्लॅट नं.1, माळा नं: तळ मजला , इमारतीचे नाव: आनंद निकेतन सीएचएसएल , ब्लॉक नं: एमटीएनएल मार्ग, रोड नं: दादर पश्चिम,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-ARXPP1516E

5): नाव:-आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे मॅबर मीनल मोहन मालडीकर - वय:-69; पत्ता:-प्लॉट नं: फ्लॅट नं.4, माळा नं: तळ मजला, इमारतीचे नाव: आनंद निकेतन सीएचएसएल, ब्लॉक नं: एमटीएनएल मार्ग, रोड नं: दादर पश्चिम,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-BOSPM5850B

6): नाव:-आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे मॅबर शोभा अशोक नाईक - वय:-78; पत्ता:-प्लॉट नं: फ्लॅट नं.5, माळा नं: तळ मजला, इमारतीचे नाव: आनंद निकेतन सीएचएसएल, ब्लॉक नं: एमटीएनएल मार्ग, रोड नं: दादर पश्चिम,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-ABMPN0525A

7): नाव:-आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे मॅबर आनंद द्वा. तायडे - वय:-58; पत्ता:-प्लॉट नं: फ्लॅट नं.6 आणि 7, माळा नं: 1 ता मजला , इमारतीचे नाव: आनंद निकेतन सीएचएसएल, ब्लॉक नं: एमटीएनएल मार्ग, रोड नं: दादर पश्चिम,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AABPT8093K





- 22): नाव:-आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे मॅबर जयंत दत्तात्रय चोगले - वय:-70; पत्ता:-प्लॉट नं: फ्लॅट नं.19 बी, माळा नं: 3 रा मजला , इमारतीचे नाव: आनंद निकेतन सीएचएसएल, ब्लॉक नं: एमटीएनएल मार्ग, रोड नं: दादर पश्चिम,मुंबई, महाराष्ट्र. मुम्बई. पिन कोड:-400028 पॅन नं:-ARMPC0429J
- 23): नाव:-आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे मॅबर दिलीप श्रीराम राजे - वय:-70; पत्ता:-प्लॉट नं: फ्लॅट नं.20, माळा नं: 3 रा मजला , इमारतीचे नाव: आनंद निकेतन सीएचएसएल, ब्लॉक नं: एमटीएनएल मार्ग, रोड नं: दादर पश्चिम,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AAGPR5764C

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

- 1): नाव:-मेसर्स राजाधीराज कन्स्ट्रक्शन एलएलपी चे भागीदार शिशिर संजय महेश्वरी - वय:-26; पत्ता:-प्लॉट नं: 105, माळा नं: 1 ला मजला , इमारतीचे नाव: विजय इंडस्ट्रीयल इस्टेट , ब्लॉक नं: चिंचोली बंदर,न्यू लिंक रोड, रोड नं: मालाड पश्चिम,मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-ABFFR1232D
- 2): नाव:-मेसर्स राजाधीराज कन्स्ट्रक्शन एलएलपी चे भागीदार सुधांशू अजय महेश्वरी - वय:-26; पत्ता:-प्लॉट नं: 105, माळा नं: 1 ला मजला , इमारतीचे नाव: विजय इंडस्ट्रीयल इस्टेट, ब्लॉक नं: चिंचोली बंदर,न्यू लिंक रोड, रोड नं: मालाड पश्चिम,मुंबई, महाराष्ट्र. मुम्बई. पिन कोड:-400064 पॅन नं:-ABFFR1232D

(9) दस्तऐवज करून दिल्याचा दिनांक

22/12/2022

(10)दस्त नोंदणी केल्याचा दिनांक

22/12/2022

(11)अनुक्रमांक,खंड व पृष्ठ

19628/2022

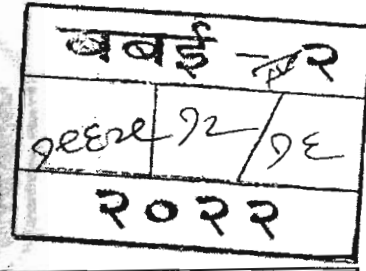
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

6074800

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	2112202212559	Receipt Date	22/12/2022
Received from DHC, Mobile number 0300000000, an amount of Rs.320/-, towards Document Handling Charges for the Document to be registered on Document No. 19629 dated 22/12/2022 at the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.			
		DEFACED ₹ 320 DEFACED	
<b>Payment Details</b>			
Bank Name	IBKL	Payment Date	21/12/2022
Bank CIN	10004152022122111615	REF No.	2805985870
Deface No	2112202212559D	Deface Date	22/12/2022

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	867/2022	904/2022	6074800	SD		
2		eChallan		MH012473517202223E	30000	RF	0006221548202223	22/12/2022
3		DHC		2212202201872	720	RF	2212202201872D	22/12/2022
4		DHC		2112202212339	2000	RF	2112202212339D	22/12/2022

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



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ABFFR1232D

राजधिराज कंस्ट्रक्शन लि.  
RAJADHIRAJ CONSTRUCTION LLP

26/05/2022



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANAND NIKETAN CO OP HSG  
SOC LIMITED

29/12/1986  
Permanent Account Number  
AABAA2574K

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
DKOPM5907H

शुभानंद अ. माधेश्वर  
SUDHANSHU A. MAHESHWAR

पिता का नाम / Father's Name  
AJAY SATYANARAYAN MAHESHWAR

जन्म तिथि / Date of Birth  
23/10/1998

Signature: *Sudhanshu*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA


स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
DKOPM5908J

शुभानंद अ. माधेश्वर  
SUDHANSHU A. MAHESHWAR

पिता का नाम / Father's Name  
SANJAY SATYANARAYAN MAHESHWAR

जन्म तिथि / Date of Birth  
20/12/1996

Signature: *Shubhan*




स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AASPL0612R

नाम / NAME  
LESLIE JOHN HECTOR LOBO

पिता का नाम / FATHER'S NAME  
JOHN ANDREW LOBO

जन्म तिथि / DATE OF BIRTH  
27-05-1935

Signature: *L. Lobo*



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ADUPP0580B


नाम / NAME  
ANURADHA NANDAN PATHARE

पिता का नाम / FATHER'S NAME  
RAMCHANDRA SHANTHARAM MUKADDAM

जन्म तिथि / DATE OF BIRTH  
15-02-1963

Signature: *Anuradha Pathare*

आयकर आयुक्त (कंप्यूटर सेंटर)  
Commissioner of Income-tax (Computer Operations)



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ADUPP0580B


नाम / NAME  
ANURADHA NANDAN PATHARE

पिता का नाम / FATHER'S NAME  
RAMCHANDRA SHANTHARAM MUKADDAM

जन्म तिथि / DATE OF BIRTH  
15-02-1963

Signature: *Anuradha Pathare*

आयकर आयुक्त (कंप्यूटर सेंटर)  
Commissioner of Income-tax (Computer Operations)




बबई २२  
१९९९ १९/९९  
२०२२

WITNESS

भारत सरकार  
GOVERNMENT OF INDIA

शुभिकेश मोहन मासदीकर  
Shubhikesh Mohan Malsalkar

जन्म तारीख / DOB: 31/10/1980

पुरुष / MALE

5946 8616 0245

माझी आधार, माझी ओळख

Signature: *Shubhikesh Malsalkar*



भारत सरकार  
GOVERNMENT OF INDIA

मयूरेश मनोहर चिंदकार  
Mayuresh Manohar Chindankar

जन्म तारीख / DOB: 17/09/1982

पुरुष / MALE

4047 9716 4176

माझी आधार, माझी ओळख

Signature: *M. Chindankar*



वर्ष - २
२०२२

319/19629

गुरुवार, 22 डिसेंबर 2022 11:25 म.पू.

दस्त गोपवारा भाग-1

बबई2

दस्त क्रमांक: 19629/2022

दस्त क्रमांक: बबई2 /19629/2022

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बबई2 यांचे कार्यालयात

पावती:21494

पावती दिनांक: 22/12/2022

अ. क्रं. 19629 वर दि.22-12-2022

सादरकरणाचा नाव: आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे चेअरमन लेस्ली जॉन हेक्टर लोबो -

रोजी 11:19 म.पू. वा. हजर केला.

*Hkbo*

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

दस्त हजर करणाऱ्याची सही:

एकुण: 420.00

*Sudhanish*

सह दुय्यम निबंधक, मुंबई-2

सह. दुय्यम निबंधक

*Sudhanish*

सह दुय्यम निबंधक, मुंबई-2

सह. दुय्यम निबंधक

दस्तावेजाच्या प्रतिलिप्यांचे ऑफ अटर्नी

मुंबई शहर क्र. २

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिवका क्रं. 1 22 / 12 / 2022 11 : 19 : 51 AM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 22 / 12 / 2022 11 : 20 : 36 AM ची वेळ: (फी)

### प्रतिज्ञापत्र

\*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \* दस्तावेजातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कायदपत्रांचा सत्यता तपासली आहे, \* दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कर्तृत्वधारक हे संपूर्णपणे जबाबदार राहतील.

*Hkbo*

लिहून देणारे :

*Sudhanish*

लिहून घेणारे :

*Patnase*  
*MA's*

*Sudhanish*



22/12/2022 11 39:45 AM

दस्त क्रमांक :बबइ2/19629/2022

दस्ताचा प्रकार :जनरल पॉवर ऑफ अॅटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स राजाधीराज कन्स्ट्रक्शन एलएलपी चं भागीदार शिशिर संजय महेश्वरी - पता:फ्लॉट नं: 105, माळा नं: 1 ला मजला, इमारतीचे नाव: विजय इंडस्ट्रीयल इस्टेट, ब्लॉक नं: चिंचोली बंदर, न्यू लिंक रोड नं: मालाड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई पॅन नंबर:ABFFR1232D	पॉवर ऑफ अॅटॉर्नी होल्डर वय :-26 स्वाक्षरी:- <i>Shishir</i>		
2	नाव:मेसर्स राजाधीराज कन्स्ट्रक्शन एलएलपी चं भागीदार सुधांशू अजय महेश्वरी - पता:फ्लॉट नं: 105, माळा नं: 1 ला मजला, इमारतीचे नाव: विजय इंडस्ट्रीयल इस्टेट ब्लॉक नं: चिंचोली बंदर, न्यू लिंक रोड, रोड नं: मालाड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ABFFR1232D	पॉवर ऑफ अॅटॉर्नी होल्डर वय :-26 स्वाक्षरी:- <i>Sudhanshu</i>		
3	नाव:आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे चेअरमन लेस्ली जॉन हेक्टर लोबो - पता:फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आनंद निकेतन सीएचएसएल, ब्लॉक नं: एगटीएनएल मार्ग, रोड नं: दादर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AABAA2574<	कुलमुखत्यार देणार वय :-86 स्वाक्षरी:- <i>John</i>		
4	नाव:आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे सेक्रेटरी अनुराधा नंदन पाठारे - पता:फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आनंद निकेतन सीएचएसएल, ब्लॉक नं: एमटीएनएल मार्ग, रोड नं: दादर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AABAA2574<	कुलमुखत्यार देणार वय :-59 स्वाक्षरी:- <i>Anuradha</i>		
5	नाव:आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे ट्रेजरर शोभा अशोक नार्डक पता:फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आनंद निकेतन सीएचएसएल, ब्लॉक नं: एमटीएनएल मार्ग, रोड नं: दादर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AABAA2574<	कुलमुखत्यार देणार वय :-78 स्वाक्षरी:- <i>Maik</i>		

वरील दस्तऐवज करून देणार तथाकथित जनरल पॉवर ऑफ अॅटॉर्नी चा दस्त ऐवज करून दिल्याचे कबुल करणारा जनरल पॉवर ऑफ अॅटॉर्नी चा दस्त ऐवज करून दिल्याचे कबुल करणारा शिक्का क्र.3 ची वेळ:22 / 12 / 2022 11 : 34 : 21 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांनी व्यक्तींशः ओळखतात, व त्यांची ओळख करून देण्याचा ठसा

अनु क्र. पक्षकाराचे नाव व पता

- नाव:मयुरेश मनोहर चिंदरकर - -  
वय:40  
पता:19/ए,आनंद निकेतन सीएचएस,835 कॉलेज लेन,एलटीएनएल ऑफिस जवळ,दादर पश्चिम,मुंबई  
पिन कोड:400028
- नाव:हषिकेश मोहन मालडीकर - -  
वय:42  
पता:10/603,द ऑर्चर्ड रेसिडेन्सी,एल.बी.एस मार्ग,अर-सिटी मॉल,घाटकोपर पश्चिम,मुंबई  
पिन कोड:400086

M.Chindarkar  
स्वाक्षरीH.Maladikar  
स्वाक्षरी

शिक्का क्र.4 ची वेळ:22 / 12 / 2022 11 : 35 : 29 AM

सह. दुय्यम निबंधक, मुंबई-२  
सह. दुय्यम निबंधक

Payment Details  
मुंबई शहर क्र. २

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS RAJADHIRAJ CONSTRUCTION LLP	eChallan	69103332022122021886	MH012474105202223E	500.00	SD	0006221784202223	22/12/2022
2		DHC		2112202212559	320	RF	2112202212559D	22/12/2022
3	MS RAJADHIRAJ CONSTRUCTION LLP	eChallan		MH012474105202223E	100	RF	0006221784202223	22/12/2022

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


19629 /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



प्रमाणित कारणत येते की १६  
दस्तामध्ये एकूण..... पाने आहेत.  
पुस्तक क्र.-१ मध्ये अ.क्र. क्र. २/१९६३/२०२२  
नोंदला. 22 DEC 2022  
दिनांक. 

सह. दुय्यम निबंधक, मुंबई शहर क्र.-२

बबई क्र. २	
१९६३	१६/१६
२०२२	

६-५  
२२/१२/२२



319/19629

पावती

Original/Duplicate

Thursday, December 22, 2022

नोंदणी क्र.: 39M

11:24 AM

Regn.: 39M

पावती क्र.: 21494 दिनांक: 22/12/2022

गावाचे नाव: माहिम

दस्तऐवजाचा अनुक्रमांक: बबइ2-19629-2022

दस्तऐवजाचा प्रकार: जनरल पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे चेअरमन लेस्ली जॉन हेक्टर लोबो -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 320.00

पृष्ठांची संख्या: 16

एकूण: रु. 420.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:40 AM ह्या वेळेस मिळेल.

*Robhu*

सह दुय्यम निबंधक, मुंबई-२

बाजार मूल्य: रु. 1/-

मोबदला रु. 0:-

भरलेले मुद्रांक शुल्क . रु. 500/-

सह. दुय्यम निबंधक

मुंबई शहर क्र. २

DELIVERED

1) देयकाचा प्रकार: DHC रक्कम: रु. 320/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2112202212559 दिनांक: 22/12/2022

बँकेचे नाव व पत्ता:

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

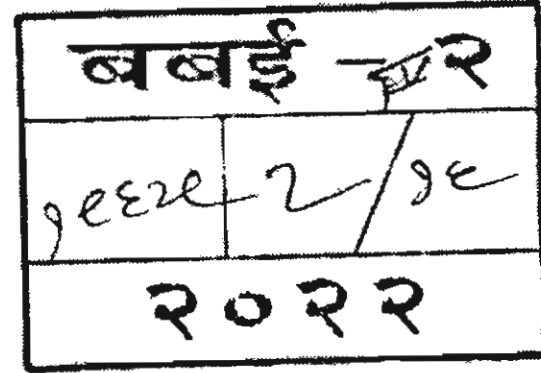
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012474105202223E दिनांक: 22/12/2022

बँकेचे नाव व पत्ता:

*Aslo*







~~PROVOCATION~~ GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME: WE

(i) MR. LESLIE JOHN HECTOR LOBO, Chairman, (ii) MR. ANURADHA NANDAN PATTIARE, Secretary and (iii) MRS. SHOBHA ASHOK NAIK, Treasurer, all of Anand Niketan CHSL, MTNL Marg, Dadar West, Mumbai – 400 028, Indian Inhabitants, SEND GREETINGS:

WHEREAS:—

- (a) The Society is the owner of and otherwise entitled to the piece or parcel of land admeasuring about 1015 sq.yards equivalent to 848.67 sq. meters or thereabout bearing F.P No. 835, T.P.S. No. IV, Collector's Old No.342, New No. 4072 and bearing New Survey No.2/1605, C.S. No. 2/112 being lying and situate at College Lane, Mahim Division, Dadar(West), Mumbai-400028 in the Registration District and Sub District of Mumbai City and Mumbai Suburban(the said plot of land) together with existing building known as "Anand Niketan CHSL"(the said existing building) comprising of ground and three upper floors in all having 21 flats in total and more particularly described in the Schedule hereunder written and hereinafter referred to as "the said property".
- (b) We are the office bearers of the Anand Niketan Co-operative Housing Society Limited ("Society"), a Co-operative Housing Society duly registered under the Maharashtra Co-operative Societies Act, 1960 ("MCS Act")
- (c) Pursuant to the decision of the Society, by following due procedure under MCS Act including the Rules, Orders, Bye-laws issued / framed thereunder, by an Agreement dated 22/12/2022 Doc. No :- BBE/19628/2022.

Shishio

Sudhanshu

1/2/20  
Mair Patre

we, for and on behalf of the Society, have agreed to assign the development rights in respect of the said property to M/S. RAJADHIRAJ CONSTRUCTION LLP (hereinafter called "the said Developers") upon the terms and conditions contained therein;

- (d) The Deputy Registrar, Co-operative Societies, G/N Ward, Mumbai vide Order dated 18.05.2022 has informed the Society that M/S. SHREEDHAM CONSTRUCTIONS PVT. LTD. Or RAJADHIRAJ CONSTRUCTION LLP (Sister Concern of Shreedham Group), the Developer herein has been appointed for Redevelopment of the Society in accordance with Section 79 (A) of the Maharashtra Societies Act, 1960 and as per the Resolution passed in Special General Body meeting of the Society dated 1st May, 2022 on the basis of the terms and conditions mentioned therein.
- (e) To enable the said M/S. RAJADHIRAJ CONSTRUCTION LLP to develop the said property in accordance with the said agreement, we are executing the present Power of Attorney in favour of (1) Mr. Shishir Sanjay Maheshwari and (2) Mr. Sudhanshu Ajay Maheshwari, the partners of the said Developers to act for and on our behalf and in our name to do all acts and things relating to the said property:—

**NOW THEREFORE KNOW YOU ALL AND THESE PRESENTS WITNESSE** that we (i) MR. LESLIE JOHN HECTOR LOBO, Chairman, (ii) MR. ANURADHA NANDAN PATHARE, Secretary and (iii) MRS. SHOBHA ASHOK NAIK, Treasurer, , nominate, constitute and appoint (1) Mr. Shishir Sanjay Maheshwari and (2) Mr. Sudhanshu Ajay Maheshwari as our true and lawful Attorneys to jointly and severally act for us and in our name and do all necessary acts, deeds and things in connection with the "said property" more particularly described in the Schedule hereunder written that is to say:—

1. To deal with and correspond with the Municipal Corporation of Greater Mumbai (MCGM), Mumbai Metropolitan Region and Development Authority, Mumbai (MMRDA), Housing and Area Development Authority (MHADA), Real Estate Regulatory Authority (RERA) and all other officers and local authorities and/or the State Government and/or Central Government and its departments in respect of the said property and the general development thereof and in particular the following viz.:

- (a) to apply for and obtain sanction of building plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions, as the Attorneys may

बबई - २
(b) to apply for and obtain commencement certificate and/or occupation certificate and/or completion certificate and/or all other relevant certificates for commencing and completing the construction of the said property in all aspects.
२०२२

- (c) to deal with and correspond with the Assessment Department of the MCGM, in connection with the assessment of the said property, valuation of property value, etc.

Shishir

Sudhanshu



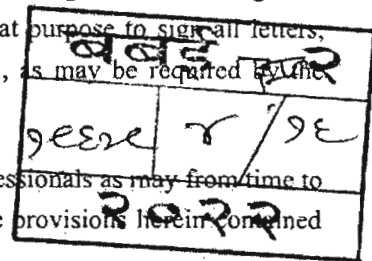
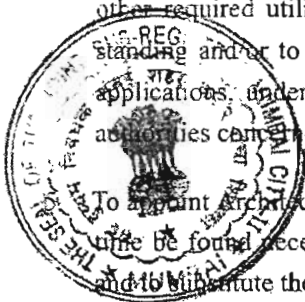
Maik Pathare

- (d) to apply for and obtain registration from RERA including obtaining all other relevant certificates, approvals, permissions for carrying out construction of the said property in all aspects including making periodic submissions, seeking extension, etc.
- (e) to appear and represent us before all Concerned Authorities and parties as may be necessary in connection with the proper and effective development of the said property;
- (f) for any of the purposes mentioned hereinabove, to sign all applications, papers, undertakings, terms and conditions, etc. as may from time to time be required by the MCGM or to be thought necessary or as may be required by the authorities concerned;
- (g) to approach the Collector, Police Authorities, etc. and to apply for and obtain the NOC for using the approach road to the said Property and for the said purpose to sign, execute and submit the necessary applications to the concerned authorities; and
- (f) generally, to do all other acts and matters in connection with or relating to or touching the development, construction, completion and occupation of the building/s on the said property.

2. To enter upon the said property either alone or along with others for the purpose of commencing continuing and completing the construction activities on the said property.
3. To sign all applications, forms, papers, undertakings, indemnities, authorities terms and conditions etc. as well as pay all fees, deposits and other amounts under whatsoever head to any of such authorities and to receive back the same and pass valid receipts and to take and give oral and written statements before any such authorities or persons whomsoever, as may from time to time be required by the authorities concerned.

4. To deal with and correspond with the BEST Undertaking and/or other authorities and/or officers for obtaining electric connections, electric power to the Premises namely flats/shops/garages/offices/parking etc. (including making or putting up a sub-station), with the concerned authorities to apply and obtain water connection, Mahanagar Gas connection and all other required utility connections for and/or in respect of or relating to the Building now standing and/or to be constructed on the said property and for that purpose to sign all letters, applications, undertakings, indemnities, terms and conditions etc., as may be required by the authorities concerned.

To appoint Architects, R.C.C. Specialists, Engineers and other professionals as may from time to time be found necessary to carry out and/or implement any of the provisions herein contained and to substitute them or any of them.



6. To negotiate with the tenants in the building for the purpose of vacating the premises in their use and occupation by giving any alternative accommodation either in the said property or in any other property and to sign and execute necessary agreements and/or writings in that behalf and if required to register the same with any competent authority. To sign and give notices to the

Shishir Sudhanshu

Ashu Malik Patil

existing tenants in the building and the Purchasers/occupiers of the flats, shops or parking spaces, if required.

7. To attorn tenants for the time being occupying the said property or any portion or portions and/or structure or structures thereof to any such transferee and/or purchaser of the said property and/or portion or portions and/or structure or structures thereof and for that purpose, to sign the necessary papers.
8. To represent us before the Registrar/sub registrar as a developer on behalf of the Society and seek, without obtaining any NOC from the Society, increase in share capital of the Society for the flat buyers who buy flats from the Developer pursuant to the said Agreement.
9. To appear / represent the Society including making applications before various Revenue and other authorities including Tahsildar, Collector, City Survey Officer, Hydraulic Dept., B.M.C, Electric and Civil Contractors, Town Planning, Police, Sub Registrar, Stamps, P.W.D., CRZ, DILR, Civil Aviation Authorities, etc.
10. For us in our name to accept service of any Writ of Summons or other legal process and to appear in any court and before all Courts, Magistrates or Judicial or other Officers whatsoever as by the said Attorneys shall be thought advisable and to commence any action or other proceedings in any Court of Justice or Authority and the same action or proceedings to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorneys shall think fit and if the said Attorneys shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall by the said Attorney be conceived to be due owing, belonging or payable to me/us by any person firm or body corporate and also to appoint any Solicitor and/or Advocate or Lawyer or Counsel to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of him or them the said Attorneys.
11. To sign, verify and execute Plaints, Written Statements, Counter-Claims, Appeals, Reviews, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever (including action against the tenants/occupants) in any Court of Law or Equity whether of Original, Appellate, Testamentary or Provisional Jurisdiction or Judicial Authority established by lawful Authority and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgments or Decrees to be had pronounced in any such suits, actions, appeals, proceedings and to execute Decrees as the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on my/our behalf under the Reserve reserved to us under any Mortgage or Charge or by any Court or any Officer thereof and to purchase any land here deterrments and remedies at such Auction Sales and to sign, and execute any applications, affidavits, agreements or other documents.

बलदेव
१०००
२०२२



Shigshi

Sudhanshu

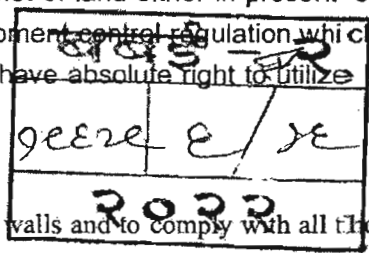
Aplo

Maik  
Ramesh

12. To demolish, pull down, construct, reconstruct, repair, improve upon or otherwise develop the said property or any part or portion thereof in accordance with the prevailing rules and regulations in such manner as Attorneys may deem fit. To sale flats/offices/shops/Garages/stilt parking's/open parking spaces etc. to third parties and for that purposes to sign and execute all necessary assurances, writings, letters, agreements etc., thereof. To obtain TDR/DRC (if permitted) on the said property and to utilize the same by constructing premises thereon.

13. To avail and load Transferable Development Rights (TDR) as well as Fungible FSI as well as any incentive FSI in respect of the said Property or any part thereof and/or to make use of TDR of any other property including but not limited to land bearing F.P No. 835 onto the said Property and for the said purpose to sign and execute on behalf of the society the necessary application, affidavit and documents and submit the same to the MCGM or other concerned authorities and to make the necessary payments, if any, towards the deposits, premium, etc. and also to execute such documents on society's behalf in favour of the MCGM as to the Transferable Development Rights (TDR), Fungible FSI, Premium FSI or any other incentive FSI in respect of the said Property and/or to accept compensation from the MCGM or any other authority/authorities against the transfer of the said TDR.

14. To raise as many additional upper floor and other additional constructions wing/Premises/additional parking/parking Tower/ water tank / fire tank whatsoever as may be required/approved, for the purpose of consuming maximum Floor Space Index, by whatever name or form is increased including layout FSI (a) in respect of the said Property and/or additional construction (i.e. more than what is envisaged at present) is possible on the said Property or (b) either on account of Transfer of Development Rights &/or additional pro rata FSI by paying premium to the Corporation/Competent Authority (or in any other similar manner) available for being utilised or otherwise and/or if the Sanctioning Authorities permits change/amendment in plan for the construction of additional wing/s or floors, then in such event, the Promoters shall be entitled to construct such additional wings/floors as per the revised building/s plans. We expressly consent to the same as long as the total area of the said Apartment Flat is not reduced and the structure of the building is not damaged. We further confirm that we will not claim to utilize FSI in any form including layout FSI either in present or future, fungible, pro-rata or RG occurred or conferred in respect of said plot of land either in present or in future either by prevailing DCPR 2034 or New Development control regulation which may come into force in near future and promoters shall have absolute right to utilize it as their choice.



15. To develop the said Property including constructing boundary walls and to comply with all the terms of the building plans, I.O.D., Commencement Certificate, etc. and for that purpose, if required, to hand over and/or surrender and/or transfer a portion of the said Property, if falling in the set-back area or under reservation, to the M.C.G.M. or to any other authorities concerned

*Singhvi Sudhanshu*

*Ashu Malik Patil*

and to apply for and obtain in lieu thereof compensation and/or F.S.I. in order to consume the said F.S.I. on the said Property by constructing a building thereon.

16. To make and sign an application under Section 27 of the Urban Land (Ceiling and Regulation) Act, 1976 or under any other provisions of the said Act, if required in law, for obtaining permission in writing of the Competent Authority to sell, convey and transfer the said property described in the Schedule hereunder written and/or any part thereof and also to apply for the amendments of such permission and to apply under Section 22 and/or any other Sections of the said Act and to do all other acts, deeds, matters and things and to sign all other forms and applications for effectively obtaining permissions for conveying and transferring the said property in favour of the Developers or as they may direct or as may be required under the said Act.
17. To apply for and obtain and receive refund of moneys paid and/or deposit or which may be deposited with the relevant authorities/corporation and to sign receipt for the purpose.
18. To sell and dispose of the flats, offices/shops parking spaces and/or any other premises that may be constructed on the said Property on Ownership basis and/or in any other manner at the price or for the amount that the said Attorneys may think fit and proper.
19. To collect and receive from the purchasers of the premises price and/or consideration as aforesaid and also to receive and collect or demand the maintenance charges from the purchasers as the case may be and to give complete discharge and utilize the received money as deem fit without furnishing any account to the society.
20. To execute from time to time all the writings, agreements, deeds etc. on or in any other manner of the premises which may be constructed on the said property and also to execute and sign conveyance, transfer or surrender in respect of the said property or any part thereof.
21. To sign and execute the Conveyance or Conveyances or Assignments or any other assurances in respect of the said property and building/s constructed thereon or any part thereof in favour of such persons as the said Attorneys shall determine including in favour of any Co-operative Society Limited Company that may be formed for the purpose.
22. To take all necessary steps for the registration of the co-operative society of the flat owners and other premises purchasers and for that purpose to sign and execute all necessary applications, papers and writings and represent any person before the Registrar, Co-operative Societies as and when required to do so including amalgamation / reorganization thereof.

23. To make an application, sign and execute from time to time all the agreements to avail project loan/finance from any bank/NBFI/Financial Institution by mortgaging/encumbering/hypothecating or creating a charge on the said sale area/Free Sale Flats and to utilize the said finance.

बळई मार
२०२२

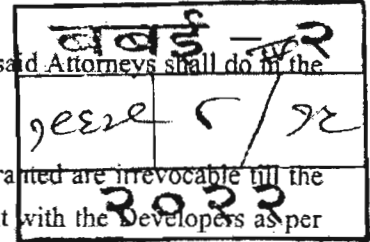


Shighe

Sudhanthu

Atls Mail  
Patnare

24. To apply and obtain housing loan by new buyers on the newly constructed flats in the new building in sale component. Though the Society shall not be liable or be party to sign/execute any loan/mortgage documents for mortgaging/encumbering/hypothecating or creating a charge with that bank/NBFC/Financial Institution from which the new buyer shall be availing the finance for his/her housing loan.
25. To lodge sale agreement of flats, basement, parking spaces, etc. to be sold by the Developer pursuant to the said Agreement including all the documents, writings etc., referred hereinabove and/or generally in respect of the said property for registration as may be required from time to time before the concerned Sub-Registrar of Assurances and to admit execution thereof.
26. In general, to do all acts, things, deeds etc., in respect of the said property as also the development thereof and/or rights, authorities, benefits directly and/or indirectly attached to the said premises and which we could do ourselves.
27. AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorneys jointly and severally and accordingly the said Attorneys shall be entitled to exercise independently of each other the powers conferred upon them.
28. AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorneys shall do in the premises by virtue of these presents.
29. AND we hereby declare that the powers and authorities hereby granted are irrevocable till the said property is fully and properly developed as per the Agreement with the Developers as per rules and regulations of the Mumbai Municipal Corporation, RERA or any other authority and the transfer and/or conveyance of the said property in favour of the ultimate transferee.
30. We hereby declare that we have no objection to sell and dispose of the premises i.e. Sale Flats from Free Sale in the new building to be constructed to any person or persons on such terms and conditions as the said Attorney's may deem fit and to sign, seal and execute the necessary Agreement For Sale and other allied documents/writings on behalf of the society as the Confirming Party to the said Agreement For Sale and other allied documents/writings.



IN WITNESS WHEREOF We have hereunto set out our respective hands at Mumbai this 22<sup>nd</sup> day of ~~August~~ <sup>December</sup> Two Thousand Twenty Two.



**SCHEDULE OF THE SAID PROPERTY ABOVE REFERRED**

All piece and parcel of land bearing F.P No. 835, T.P.S. No. IV, Collector's Old No.342, New No. 4072 and bearing New Survey No.2/1605, C.S. No. 2/112 being lying and situate at College Lane, Mahim Division, Dadar(West), Mumbai-400028 along with the building known as 'Anand Niketan' standing thereon comprising of ground plus 3 upper floors having 21 residential flats in the registration district and sub-district of Mumbai City and Mumbai Suburban.

*Shyhir Sudhanshu*

*H/Leo mail Dadar*



IN WITNESS WHEREOF, We, the said ((1) Mr. Leslie john hector lobo, (Hon. Chairman), (2) Anuradha Nandan Pathare, (Hon. Secretary), (3) Mrs. Shobha Ashok Naik , (Hon. Treasurer), all Indian Inhabitants, Authorized Office Bearers of ANAND NIKETAN CO-OPERATIVE HOUSING SOCIETY LIMITED, have set and subscribed our respective hands and seals at Mumbai this 22 day of December 2022.

SIGNED AND DELIVERED by the within named

(1) Mr. Leslie john hector lobo  
(Hon. Chairman),

(2) Mrs. Anuradha Nandan Pathare  
(Hon. Secretary),

(3) Mrs. Shobha Ashok Naik  
(Hon. Treasurer),  
Authorized Office Bearers of  
ANAND NIKETAN CO-OP. HSG. SO. LTD.

In the presence of .....

1) Mayuresh M. Chindankar M.Chindankar

2) Hrishikesh M. Maldikar.

Specimen Signatures of  
"ATTORNEYS"

(1) Mr. Shishir Sanjay Maheshwari, and  
(2) Mr. Sudhanshu Ajay Maheshwari,  
Both partners of

M/S. RAJADHIRAJ CONSTRUCTION LLP  
in the presence of .....

1) Mayuresh M. Chindankar M.Chindankar

2) Hrishikesh M. Maldikar.



बबई ४२	
१२	२/१२
२०२२	



22/12/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर  
2

दस्त क्रमांक : 19628/2022

नोदंगी :

Regn:63m

गावाचे नाव : माहिम

(1) विलेखाचा प्रकार  
(2) मोबदला  
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)

विकसनकरारनामा

6803200C

1194240C0

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: एफ.पी नं.835, टी.पी.एस नं.4, कलेक्टरस ओल्ड नं.342, न्यू नं.4072, न्यू सर्वे नं.2/1605, सी.एस नं.2/112, इमारतीचे नाव: आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड, कॉलेज लेन, माहीम डिव्हिजन, दादर पश्चिम, मुंबई 400028 चे एकूण क्षेत्रफळ 1015 चौ.याईस म्हणजेच 848.67 चौ.मीटर कार्पेट एरिया, अभिनिर्णय प्रकरण क्रमांक एडीजे/एम : 904/2022/सर्टिफिकेशन नं 867/2022 भरलेले मुद्रांक शुल्क रु 6074800/- व इतर वर्णन दस्तांत नमूद केल्याप्रमाणे PUI: GN0602660030000 ( ( Survey Number : 2/1605 ; ) )

(5) क्षेत्रफळ

1) 848.67 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:-आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे चेअरमन लेस्ली जॉन हेक्टर लोबे - वय:-86; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: एमटीएनएल मार्ग, चंद्रकांत धुरुवाडी, रोड नं: दादर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AABAA2574K

2): नाव:-आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे सेक्रेटरी अनुराधा नंदन पाठारे - वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: एमटीएनएल मार्ग, चंद्रकांत धुरुवाडी, रोड नं: दादर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AABAA2574K

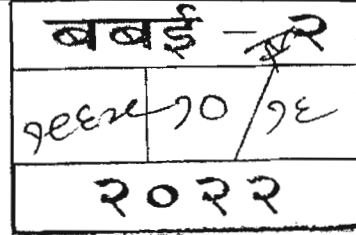
3): नाव:-आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे ट्रेजरर शोभा अशोक नाईक - वय:-78; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: एमटीएनएल मार्ग, चंद्रकांत धुरुवाडी, रोड नं: दादर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AABAA2574K

4): नाव:-आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे मॅम्बर सेडीक विन्सेंट परेरा तर्फे मुखत्यार निकोल रोज मरीना परेरा वय:-21; पत्ता:-प्लॉट नं: फ्लॅट नं.1, माळा नं: तळ मजला, इमारतीचे नाव: आनंद निकेतन सीएचएसएल, ब्लॉक नं: एमटीएनएल मार्ग, रोड नं: दादर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-ARXPP1516E

5): नाव:-आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे मॅम्बर मीनल मोहन मालडीकर - वय:-69; पत्ता:-प्लॉट नं: फ्लॅट नं.4, माळा नं: तळ मजला, इमारतीचे नाव: आनंद निकेतन सीएचएसएल, ब्लॉक नं: एमटीएनएल मार्ग, रोड नं: दादर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-BOSPM5850B

6): नाव:-आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे मॅम्बर शोभा अशोक नाईक - वय:-78; पत्ता:-प्लॉट नं: फ्लॅट नं.5, माळा नं: तळ मजला, इमारतीचे नाव: आनंद निकेतन सीएचएसएल, ब्लॉक नं: एमटीएनएल मार्ग, रोड नं: दादर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-ABMPN0525A

7): नाव:-आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे मॅम्बर आनंद द्वा. तायडे - वय:-58; पत्ता:-प्लॉट नं: फ्लॅट नं.6 आणि 7, माळा नं: 1 ला मजला, इमारतीचे नाव: आनंद निकेतन सीएचएसएल, ब्लॉक नं: एमटीएनएल मार्ग, रोड नं: दादर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AABPT8093K





- 22): नाव:-आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे मॅबर जयंत दत्तात्रय चोगले - वय:-70, पत्ता:-प्लॉट नं: फ्लॅट नं.19 बी, माळा नं: 3 रा मजला , इमारतीचे नाव: आनंद निकेतन सीएचएसएल, ब्लॉक नं: एमटीएनएल मार्ग, रोड नं: दादर पश्चिम,मुंबई, महाराष्ट्र. मुम्बई. पिन कोड:-400028 पॅन नं:-ARMP0429J
- 23): नाव:-आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे मॅबर दिलीप श्रीराम राजे - वय:-70; पत्ता:-प्लॉट नं: फ्लॅट नं.20, माळा नं: 3 रा मजला , इमारतीचे नाव: आनंद निकेतन सीएचएसएल, ब्लॉक नं: एमटीएनएल मार्ग, रोड नं: दादर पश्चिम,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AAGPR5764C

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

- 1): नाव:-मेसर्स राजाधीराज कन्स्ट्रक्शन एलएलपी चे भागीदार शिशिर संजय महेश्वरी - वय:-26; पत्ता:-प्लॉट नं: 105, माळा नं: 1 ला मजला , इमारतीचे नाव: विजय इंडस्ट्रीयल इस्टेट , ब्लॉक नं: चिंचोली बंदर,न्यू लिंक रोड, रोड नं: मालाड पश्चिम,मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-ABFFR1232D
- 2): नाव:-मेसर्स राजाधीराज कन्स्ट्रक्शन एलएलपी चे भागीदार सुधांशू अजय महेश्वरी - वय:-26; पत्ता:-प्लॉट नं: 105, माळा नं: 1 ला मजला, इमारतीचे नाव: विजय इंडस्ट्रीयल इस्टेट, ब्लॉक नं: चिंचोली बंदर,न्यू लिंक रोड, रोड नं: मालाड पश्चिम,मुंबई, महाराष्ट्र. मुम्बई. पिन कोड:-400064 पॅन नं:-ABFFR1232D

(9) दस्तऐवज करून दिल्याचा दिनांक

22/12/2022

(10)दस्त नोंदणी केल्याचा दिनांक

22/12/2022

(11)अनुक्रमांक,खंड व पृष्ठ

19628/2022

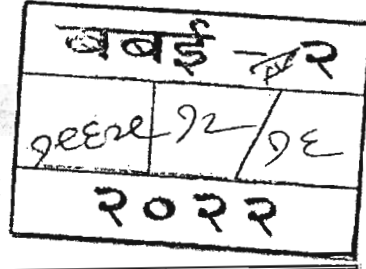
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

6074800

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



**D H C**  
Document Handling Charges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	2112202212559	Receipt Date	22/12/2022
Received from DHC. Mobile number 0300000000, an amount of Rs.320/-, towards Document Handling Charges for the Document to be registered on Document No. 19629 dated 22/12/2022 at the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.			
		DEFACED	
		₹ 320	
		DEFACED	
<b>Payment Details</b>			
Bank Name	IBKL	Payment Date	21/12/2022
Bank CIN	10004152022122111615	REF No.	2805985870
Deface No	2112202212559D	Deface Date	22/12/2022

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	867/2022	904/2022	6074800	SD		
2		eChallan		MH012473517202223E	30000	RF	0006221548202223	22/12/2022
3		DHC		2212202201872	720	RF	2212202201872D	22/12/2022
4		DHC		2112202212339	2000	RF	2112202212339D	22/12/2022

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



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**ABFFR1232D**

राजधिराज कंस्ट्रक्शन लि.  
RAJADHIRAJ CONSTRUCTION LLP

25/05/2022



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANAND NIKETAN CO OP HSG  
SOC LIMITED

29/12/1986  
Permanent Account Number  
AABAA2574K

Signatures



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA


स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**DKOPM5907H**

शुभानु अ. माधेश्वर  
SUDHANU A. MAHESHWAR

पिता का नाम / Father's Name  
AJAY SATYANARAIN MAHESHWAR

जन्म तिथि / Date of Birth  
23/10/1996

*Sudhanu*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA


स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**DKOPM5908J**

शुभानु अ. माधेश्वर  
SUDHANU A. MAHESHWAR

पिता का नाम / Father's Name  
SARJAY SATYANARAIN MAHESHWAR

जन्म तिथि / Date of Birth  
28/12/1996

*Shubhanu*




स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AASPL0512R**

पुरुष / MALE  
LESLIE JOHN HECTOR LOBO

पिता का नाम / FATHER'S NAME  
JOHN ANDREW LOBO

जन्म तिथि / DATE OF BIRTH  
26/08/1958

*Lebo*



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**ADUPP0580B**


नाम / NAME  
ANURADHA NANDAN PATHARE

पिता का नाम / FATHER'S NAME  
RAMCHANDRA SHANTHARAM MUKADDAM

जन्म तिथि / DATE OF BIRTH  
15-02-1963

हस्ताक्षर / SIGNATURE  
*Anuradha*

आयकर आयुक्त (कंप्यूटर केन्द्र)  
Commissioner of Income-tax (Computer Operations)




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

माई  
*Maik*




बबई - २२

१९९९ १९/१९

२०२२

WITNESS

भारत सरकार  
GOVT. OF INDIA

हृषिकेश मोहन मालदीकर  
Hrishikesh Mohan Maidkar

जन्म तिथि / DOB: 31/10/1980  
पुरुष / MALE

5946 8616 0245

माई आधार, माई ओळख

*H.M. Maidkar*



भारत सरकार  
GOVT. OF INDIA


मयुरेश मनोहर चिदोकर  
Mayuresh Manohar Chidokar

जन्म तिथि / DOB: 17/03/1982  
पुरुष / MALE

4047 9716 4176

माई आधार, माई ओळख

*M. Chidokar*



बबई - २
२०२२

319/19629

गुरुवार, 22 डिसेंबर 2022 11:25 म.पू.

दस्त गोपवारा भाग-1

बबई 2

दस्त क्रमांक: 19629/2022

दस्त क्रमांक: बबई 2 /19629/2022

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. बबई 2 यांचे कार्यालयात

पावती: 21494

पावती दिनांक: 22/12/2022

अ. क्रं. 19629 वर दि. 22-12-2022

सादरकरणाचे नाव: आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे चेअरमन लेस्ली जॉन हेक्टर लोबो -

रोजी 11:19 म.पू. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

दस्त हजर करणाऱ्याची सही:

एकुण: 420.00

सह दुय्यम निबंधक, मुंबई-2

सह. दुय्यम निबंधक

दस्त गोपवारा भाग-1 नगरलोकेशन ऑफ अॅटर्नी

सह दुय्यम निबंधक, मुंबई-2

सह. दुय्यम निबंधक

मुंबई शहर क्र. २

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिक्का क्रं. 1 22 / 12 / 2022 11 : 19 : 51 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 22 / 12 / 2022 11 : 20 : 36 AM ची वेळ: (फी)

### प्रतिज्ञापत्र

\*सदा दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \* दस्तावीत संपूर्ण प्रकृती, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे, \* दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीपारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :

Patnaik  
MAIK

Sudhanshu





22/12/2022 11 39:45 AM

दस्त क्रमांक बबई2/19629/2022

दस्ताचा प्रकार :-जनरल पॉवर ऑफ अॅटोर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भेसर्स राजाधीराज कन्स्ट्रक्शन एलएलपी चं भागीदार शिशिर संजय महेश्वरी - पता:प्लॉट नं: 105 , माळा नं: 1 ल मजला , इमारतीचे नाव: विजय इंडस्ट्रीयल इस्टेट, ब्लॉक नं: चिंचोली बंदर, न्यू लिंक रोड रोड नं: मालाड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई पॅन नंबर:ABFFR1232E	पॉवर ऑफ अटॉर्नी होल्डर वय :-26 स्वाक्षरी:- <i>Shishir</i>		
2	नाव:भेसर्स राजाधीराज कन्स्ट्रक्शन एलएलपी चं भागीदार सुधांशू अजय महेश्वरी - पता:प्लॉट नं: 105, माळा नं: 1 ला मजला , इमारतीचे नाव: विजय इंडस्ट्रीयल इस्टेट. ब्लॉक नं: चिंचोली बंदर, न्यू लिंक रोड, रोड नं: मालाड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ABFFR1232D	पॉवर ऑफ अटॉर्नी होल्डर वय :-26 स्वाक्षरी:- <i>Sudhanshu</i>		
3	नाव:आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे चेअरमन लेस्ली जॉन हेक्टर लोबो - पता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आनंद निकेतन सीएचएसएल , ब्लॉक नं: एमटीएनएल मार्ग, रोड नं: दादर पश्चिम, मुंबई , महाराष्ट्र मुम्बई. पॅन नंबर:AABAA2574<	कुलमुखत्यार देणार वय :-86 स्वाक्षरी:- <i>John</i>		
4	नाव:आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे सेक्रेटरी अनुराधा नंदन पाठारे - पता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आनंद निकेतन सीएचएसएल , ब्लॉक नं: एमटीएनएल मार्ग, रोड नं: दादर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AABAA2574<	कुलमुखत्यार देणार वय :-59 स्वाक्षरी:- <i>Anuradha</i>		
5	नाव:आनंद निकेतन को.ऑप हाउसिंग सोसायटी लिमिटेड चे ट्रेजरर शोभा अशोक नाईक - पता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आनंद निकेतन सीएचएसएल, ब्लॉक नं: एमटीएनएल मार्ग, रोड नं: दादर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AABAA2574<	कुलमुखत्यार देणार वय :-78 स्वाक्षरी:- <i>Shobhaik</i>		

वरील दस्तऐवज करून देणार तथाकथीत जनरल पॉवर ऑफ अॅटोर्नी चा दस्त ऐवज करून दिल्याचे कबुल करणारा  
शिक्का क्र.3 ची वेळ:22 / 12 / 2022 11 : 34 : 21 AM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव:मयुरेश मनोहर चिंदरकर - -  
वय:40  
पता:19/ए,आनंद निकेतन सीएचएस,835 कॉलेज लेन,एनटीएनएल ऑफिस जवळ,दादर पश्चिम,मुंबई  
पिन कोड:400028
- नाव:हृषिकेश मोहन मालडीकर - -  
वय:42  
पता:10/603,द ऑचंड रेसिडेन्सी,एल.बी.एस मार्ग,अर-सिटो मॉल,घाटकोपर पश्चिम,मुंबई  
पिन कोड:400086

*M.Chindarkar**H.Maladikar*

शिक्का क्र.4 ची वेळ:22 / 12 / 2022 11 : 35 : 29 AM

सह दुय्यम निबंधक, मुंबई-२  
सह. दुय्यम निबंधक  
मुंबई शहर क्र. २

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS RAJADHIRAJ CONSTRUCTION LLP	eChallan	69103332022122021886	MH012474105202223E	500.00	SD	0006221784202223	22/12/2022
2		DHC		2112202212559	320	RF	2112202212559D	22/12/2022
3	MS RAJADHIRAJ CONSTRUCTION LLP	eChallan		MH012474105202223E	100	RF	0006221784202223	22/12/2022

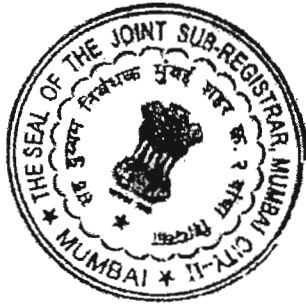
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

19623 /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



प्रमाणित करणेत येते की  
दस्तामध्ये एकूण १६ पाने आहेत.  
पुस्तक क्र. १६ मध्ये अ. क्र. क्र. १६१११०२२  
नोंदला. 22 DEC 2022  
दिनांक.

सह. दुय्यम निबंधक, मुंबई शहर क्र.-२

बबई क्र. २  
१६२२ १६/१६  
२०२२

६-५  
२२/१२/२२





12/03/2019

मूची क्र.2

दुयम नियंत्रण : गृह द. नि. मुंबई शहर 3

दग्न क्रमांक : 9197/2018

नोंदणी:

Regn:63m

मावाने नाव : माहिम

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्टयाच्या वाचनितपट्टाकार आकार भो देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेने नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: आनंद निकेतन को ऑप हीमिंग मोसायटी लिमिटेडचे डीम कन्व्हेंन्स सदरच्या दम्नाने आनंद निकेतन को ऑप हीम नि. दादर पश्चिम मुंबई 400028 एडीजे/एम /आएमपी/एम/92/2018 जमीन व न्यायगीन बांधकाम ही + तीन, ए थ वी विंग, 21 मदनिका एकूण जमीनीचे एकूण क्षेत्रफळ 848.67 चौ.मी. सी एम नं 112 ( ( C.T.S. Number : 112 ; Final Plot Number : 835 TPS IV MAHIM ; ) )
(5) क्षेत्रफळ	1) 848.67 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात आलेले तेंव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-जिल्हा महानियंत्रक को ऑप मोसायटी मुंबई (1) शहर चे डी एम माळुंखे यांना नोंदणी अधिनियम 1908 चे कलम 88 अन्वये कवुमीजवाबामाठी हजर गृहणेम सुट वय:-50; पत्ता:- , महावा मजला , मल्होत्रा हाउस, फोर्ट मुंबई , जी पी ओ समोर, बालासाठे, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400001 पॅन नं:-
(8) दम्नाऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश	1): नाव:-आनंद निकेतन को ऑप मो नि ज्या मचिव अनुराधा एन पाठारे वय:-55; पत्ता:- मदनिका नं 9, पहिला मजला, आनंद निकेतन को ऑप मो नि , आगर बाजार , कॉनेज वेन दादर पश्चिम मुंबई , भवानी शंकर इड, MAHARASHTRA, MUMBAI, Non-Government.

iSarita v1.7.0



Scanned with CamScanner

Index-2( सूची - २ )

अमल्याम,प्रतिवादिचे नाव व पत्ता	पिन कोड:-400028 पॅन नं:-AABAA2574K
	2): नाव:-आनंद निकेतन को ऑप मो लि चे अध्यक्ष लेखनी नोंद नं:-82; पत्ता:-16. - आनंद निकेतन को ऑप मो लि , अजर बाजार , कोमेज लेन दादर पश्चिम मुंबई , भवानी शंकर इ. MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400028 पॅन नं:-AABAA2574K
(9) दस्तऐवज करून दिल्याचा दिनांक	22/11/2018
(10)दस्त नोंदणी केल्याचा दिनांक	22/11/2018
(11)अनुक्रमांक,खंड व पृष्ठ	9197/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	6500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेली नपथील :-

मुद्रांक शुल्क आचाराताना निवडलेला अनुच्छेद :-

(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 वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे. आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयाने स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

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

Details of this transaction have been forwarded by Email ( dated 26/11/2018 ) toMunicipal Corporation of Greater Mumbai.

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

खरी प्रत

ANAND NIKETAN CO-OP HSG. SOC. LTD.

HON SECRETARY

संगणकाधी  
नसकल  
संपादनी

iSurita v1.7.0

पुसह दुय्यम निबंधक मुंबई  
शहर क्र. ३

श्री. तुकाराम तेरसे  
यांना त्याचे ता. २२/११/२०१८ रोज्या अर्जांनुसार  
पा. क्र. २११२ नकल दिली तारीख २२/०३/२०१९

पुसह दुय्यम निबंधक, मुंबई शहर क्र. ३



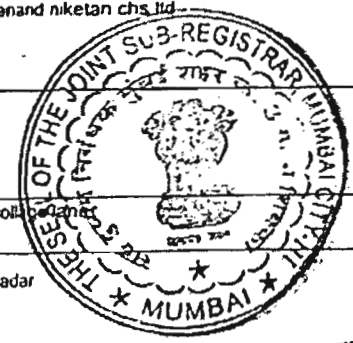
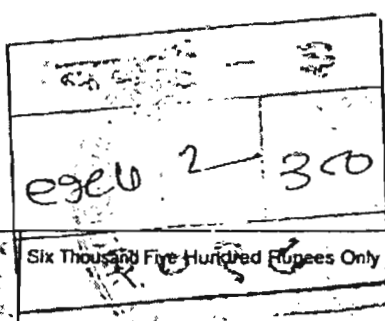




CHALLAN  
MTR Form Number-6

ADJ/M/IMP/M/92/2018

Page 2/6  
Date 10/10/2018 17:06:37 Form ID

GRN	MH007062879201819E	BARCODE	[Barcode]			
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Non-Judicial Stamps Duty on Unstamped or Unself Stamped Doc SoS Mumbai		TAX ID (If Any)			
Office Name	CSM_COLLECTOR OF STAMPS MUMBAI		PAN No.(If Applicable)			
Location	MUMBAI		Full Name	anand nketan chs ltd.		
Year	2018-2019 One Time		Flat/Block No.			
Account Head Details	Amount In Rs.	Premises/Building				
0030052601 Amount of Tax	6500.00	Road/Street				coll. station
		Area/Locality				dadar
		Town/City/District				
		PIN	4 0 0 0 2 8			
		Remarks (If Any)				
		Amount In Words				Six Thousand Five Hundred Rupees Only
	6,500.00					
Payment Details	IOBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332018101014230	185894702		
Cheque/DD No.	Bank Date	RBI Date	10/10/2018-17:08:07	Not Verfied with RBI		
Name of Bank	Bank-Branch		IOBI BANK			
Name of Branch	Scroll No. , Dale		100 , 11/10/2018			

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9819698146  
सदर चालान केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तासाठी सदर चालान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0003890121201819	11/10/2018-16:44:14	IGR239	6500.00
Total Defacement Amount					6,500.00

Challan Defaced by me

ANAND NIKETAN CO-OP. HSG. SOC. LTD.

HON SECRETARY

PAR (15/11/20)

COLLECTOR



2926	300	



ANAND NIKETAN CO-OP. HSG. SOC. LTD

*Patil*  
HCN SECRETARY

~~HCN SECRETARY~~







2924	4	30

ANAND NIKETAN CO-OP. HSG. SOC. LTD.

*Pethere*

HON SECRETARY

Total pages - 216  
Area: 848.67 sq.mts

ADJ/M/IMP/MI/92/2018

Page 216 / 3

Stamp No. 192/2018 (ADJ/M/969/2017)  
Office of the Collector of Stamps  
Dated 09/11/2018

Received from Shri Anand Niketan CHS. Ltd.  
advent of Mumbai

Sufficient Stamp duty of Rs. 6,500/- Rs. Six Thousand Five Hundred only.  
M11007062879 201819E, Dt: 10/10/2018

Challan No. ... stated ...  
Chargeable under article 25(b) ...

of schedule I of Bombay Stamp Act, 1958  
certified under Section 41 of the Bombay  
Stamp Act, 1958 that the proper duty of

Rs. 6,500/- Twenty Six Thousand only.  
M11007059953 201819E, Dt: 10/11/2018

and penalty Rs. (26,000/-) under article 25(b) of schedule I have  
been paid in respect of this instrument.

This certificate is subject to the provisions  
of section 53-A of the Bombay Stamp  
Act, 1958.

Mumbai  
11-10-78



CONVEYANCE DEED  
(DEEMED/ UNILATERAL)



THIS CONVEYANCE DEED (DEEMED/ UNILATERAL) is  
executed & granted at Mumbai on this 22<sup>nd</sup> day of  
November in the Christian year TWO THOUSAND  
SEVENTEEN EIGHTEEN

By D.S. Salunkhe

District, Deputy Registrar, Co-  
operative Societies Mumbai City (1) and the Competent

3
350
2

Authority, as per the powers conferred upon him U/s 5A  
of Maharashtra Ownership Flat (Regulation of the  
promotion of construction, sale, management and  
transfer) Act 1963.

On account of the then defaulting Owner / Promoters in  
title as per revenue record Mr. Louis Gousalo Garcia  
D'Souza

D.S. Salunkhe



ANAND NIKETAN CO-OP. HSG. SOC. LTD.

D.S. Salunkhe  
HON SECRETARY

absolutely owner of the Land having address at F. P. No. 835, T. P. S. IV, bearing Collector's Old No. 342, New No. 4072, Bearing New Survey No. 2/1605 C.S. No. 112 situate lying and being at Mahim Division, Collage Lane Dadar (W) Mumbai - 400 028 hereinafter collectively referred to as the Vendors (which expression shall unless the context or meaning be otherwise repugnant mean and include their legal heirs, legal representatives, executors, administrators, their successors and assignee and also the directors of the company for the time being



AND On account of defaulting Promoter/ Builder Developer /Confirming Party Mr. Ram A. Raote residing at Raote Building, 2<sup>nd</sup> Floor, 85, J. S. S. Road, Mumbai 400 004 Hereinafter called the builders/Promoters/ Confirming Party (which expression shall unless repugnant to the context or meaning thereof mean and include their directors for the time being of the company, executors, assignees, and administrators of the last surviving partner and their his or her assigns) of the

3 FIRST PART  
 egeu 30

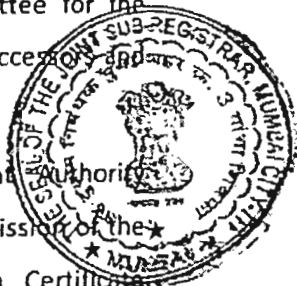
AND In favour of M/s. Anand Niketan Co-operative Housing Society Ltd. is a housing society registered under the Maharashtra Co-operative Societies Act, 1960, being Registration no. BOM/(W-G/N)/HSG/TC/2368/86-87, and its registered address at F. P. No. 835, T. P. S. IV, bearing Collector's Old No. 342, New No. 4072, Bearing New Survey No. 2/1605 C.S. No. 112 situate lying and being at Mahim Division, Collage Lane Dadar (W) Mumbai - 400 028 hereinafter referred to as



*Patrose*  
*OMP*

H.  
 i  
 if  
 ne  
 b  
 eii  
 ee  
 sat  
 ant  
 g  
 ai/  
 R  
 tra  
 ate  
 d to  
 id  
 'anc  
 atic  
 .No  
 NC  
 P  
 sent  
 the  
 Nik  
 Fla  
 S  
 ROI  
 RITY

"PURCHASERS/THE SOCIETY" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its respective Members for the time being and from time to time their respective Office bearers and the Managing Committee for the time being and from time to time their Successors (Assignees) of the SECOND PART



AND WHEREAS The Competent Authority being satisfied with the merits of the Submission of the Applicant Society, issued an Order Cum Certificate bearing No. Outward No. Dist Deputy Registrar-1/ Mumbai/ Deemed Conveyance/ 4578/2017 District Deputy Registrar Co-op. Societies, Mumbai City -1 , Malhotra House, 6<sup>th</sup> floor, opp. G.P.O, Fort ,Mumbai-400 001/ dated 08/09/2017 Certifying that, the Society is entitled to Unilateral Conveyance of the said land and the said building, and execute Deed of Unilateral Conveyance and have it Registered as provided under Registration Act, 1908. Hereto annexed and marked



Exhibit No. 1 is the copy of said order cum certificate.

Handwritten notes in a box: 'egeh' and '300' with checkmarks.

NOW THIS INDENTURE FURTHER WITNESSETH that in pursuance of the said several Flats Sale Agreements and in consideration of various amounts paid by the several flats holders of the building known as "Anand Niketan" which is consisting of G+ 3 , A & B wing 21 Flats belonging to Anand Niketan Co-operative Housing Society Ltd" to the CONFIRMING PARTY/PROMOTER as aforesaid, the COMPETENT AUTHORITY , AS A STATUTORY OBLIGATION OF THE

Handwritten signatures: 'Ramesh' and '10/11'.



ADJUTANT 92/2018  
Page 216 / 6 0

VENDORS/ CONFIRMING PARTY/ PROMOTER/ OWNERS / ASSINGEES, doth hereby grant transfer assure and convey forever unto the SAID SOCIETY/PURCHASERS all that piece or parcel of the said land which is in its possession, admeasuring 1015 Sq. Yards equivalent to 848.87 Square Meter bearing F. P. No. 835, T. P. S. IV, bearing Collector's Old No. 342, New No. 4072, Bearing New Survey No. 2/1605 C.S. No. 112 situate lying and being at Mahim Division, Collage Lane Dadar (W) Mumbai - 400 028 in Mumbai Sub urban District as described under the schedule along with / and the said building standing thereon known as "Anand Niketan" and hereinafter for brevity's sake collectively referred to as THE SAID PROPERTY together with all and singular houses, outhouses, edifices, buildings, courts, yards, areas, compounds, sewers, drains, ditches, fences, shrubs, ways, passages, wells, paths trees, plants, lights, liberties, easements, profits, privileges, advantages, rights members and appurtenances whatsoever to THE SAID PROPERTY belonging or in anywise appurtenant thereto or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof or be appurtenant thereto and all the estate right, title interest, use, inheritance property, possession, benefit, claim and demand whatsoever both at law an in equity of THE PROMOTERS/ OWNERS into out of or upon the said property or any part thereof TO HAVE AND TO HOLD the said property or any part thereof and all and



3  
300  
e  
e

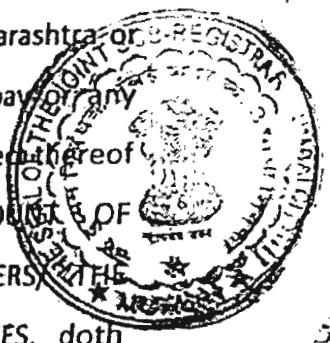


Handwritten signature or initials.

Handwritten signature or initials.



singular the other premises hereby granted, released and assured or intended so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the purchasers forever subject to the payment of all rents, taxes, assessments, rates and dues chargeable upon the same or which may hereafter become payable to the Government of Maharashtra or the Municipal Corporation of Greater Bombay or any other local or public-body or authority in respect thereof and COMPETENT AUTHORITY ON ACCOUNT OF VENDORS/ CONFIRMING PARTY/ PROMOTERS/ THE OWNERS / BUILDER/ DEVLOPER ASSIGNEES, doth hereby covenant with the SOCIETY that notwithstanding any act, deed, matter or thing whatsoever by VENDORS/ CONFIRMING PARTY/ PROMTOERS/THE OWNERS or any person or persons Lawfully or equitably claiming by from, through under or in trust for them made, done, committed or omitted or knowingly suffered to the contrary.



2000	3
2000	300
2000	

AND FURTHER That on the registration of this deed of Unilateral Deemed Conveyance the right, title and interest of the said Vendors/ Confirming party/ Promoter/Owner/Assignee and their legal heirs in the said property shall be conveyed and transferred from the said Vendors/ Confirming party/ Promoter/Owner/ Assignee, and his / their legal heirs to the said Society as per the provisions of Unilateral Deemed Conveyance contained in Section 11 of the Maharashtra Ownership

*Patil*  
*Patil*



Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

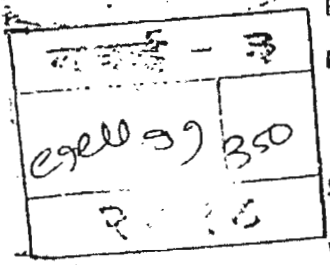
IN WITNESS WHEREOF THE parties hereto have hereunto and subscribed their respective hands the day first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO

All that pieces and parcel of land, admeasuring 1015 Sq. Yards equivalent to <sup>848.67</sup> 848.67 Square Meter bearing F. P. No. 835, T. P. S. IV, bearing Collector's Old No. 342, New No. 4072, Bearing New Survey No. 2/1605 C.S. No. 112 situate lying and being at Mahim Division, Collage Lane Dadar (W) Mumbai - 400 028 in Mumbai Suburban District as described (hereinafter referred to as the said land) in "G/N" Ward MCGM together with the structures standing thereon, as per Property Registered Card together with the existing building having G+3, A & B Wings, 21 Flats, now popularly known as 'Anand Niketan CHS. Ltd.' standing thereon.



District Deputy Registrar  
 Co-op. Socys. Mumbai (I) City



SIGNED SEALED AND DELIVERED BY THE

Withinnamed  
 Shri D. S. Salunkhe

District Deputy Registrar  
 Co-operative societies, Mumbai City (1) &



District Deputy Registrar  
 Co-op. Socys. Mumbai (I) City



*At Patase*  
*DSP*





Competent Authority U/s 5A of Maharashtra

Ownership Flat (Regulation of the Promotion of  
Construction, Sale, Management and Transfer  
Act 1963 on Account of Promoter/ Builder/ Own



as per Deemed Conveyance order dated 08/09/2017  
07/09/2017

District Deputy Registrar  
Co-op. Socys. Mumbai (I) City

on Account of Vendors  
on account of their legal heirs

in the Presence of G. Athogias

1. GORDON ATHOGIAS

2. SHOBHA ASHOK NAIK

AND

वर्ग - 3
एक 82-350
...

SIGNED SEALED AND DELIVERED BY THE

Within named  
Purchasers/ Society  
ANAND NIKETAN CO-OPERATIVE  
HOUSING SOCIETY LTD

Through its office bearers by affixing  
THE COMMON SEAL pursuant to the  
Resolution passed by the



ANAND NIKETAN CO-OP. HSG. SOC. LTD

[Signature]  
HON. SECRETARY



Managing Committee on <sup>14</sup> day of June 2018 )

and executed by )

1) Mrs. Anuradha N. Pathare  
Secretary



*Pathare*  
[Signature]

2) Mr. Leslie J. H. Lobo

Chairman



*Leslie*  
[Signature]

Who have signed for and  
Behalf of the society

In the Presence of *Atrogians*

- GABRIEL ATROGIAN
- <sup>NAIK</sup>  
SHOBHA ASHOK NAIK



LIST OF EXHIBITS

97300  
execu

SR. NO.	PARTICULARS	EXHIBIT NO.
1	Xerox copy of Property Cards, CTS Plan etc.	I
2.	Copy of IOD, CC, Commencement and Occupation Certificate-Collectively	II
3	copy of Society-Registration Certificate	III
4	List of Present members/ owners of Flats registration of their agreement, Index II, stamp duty paid proof, registration receipt, cost of the flat, area of the flat- Collectively	IV

ANAND NIKETAN CO-OP. HSG. SOC. LTD.

*Pathare*  
SECRETARY  
[Signature]

5	Unilateral Conveyance Order issued by Competent Authority	V
6	Resolution of the Society	VI

*Patra*



2018 - 3  
 29th of 30  
 2018

ANAND NIKETAN CO-OP. HSG. SOC. LTD.

*Patra*  
 HON SECRETARY

ANAND NIKETAN





शुद्ध	3
एग्रेगट	350
कुल	353



ANAND NIKETAN CO-OP. HSG. SOC. LTD.

*Patil*

HON SECRETARY

HON TREASURER

(13)समाप्तपात्रागतम वॉल्यूम 30000

(14)दिना

मुंबांकवानाटी बिचररात पेतनेला  
तपशीतः-

मुद्रांक शुल्क आकारताना निबडलेला  
अनुच्छेद :-

(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 वृहन्मुंबई 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 26/11/2018 ) toMunicipal  
Corporation of Greater Mumbai.

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

ANAND NIKETAN CO-OP. HSG. SCC. LTD.

HON SECRETARY

HCM TREASURER

खरी प्रत

सह दुय्यम निबंधक मुंबई  
शहर क्र. ३



संगणकार्या  
नवकल  
तपासली

३६

३६

श्री. सुश्री... ज्ये. अर्जनुसार  
यांना त्याचे ता. २०१२... ज्या अर्जनुसार  
क्र. २२६ नवकल तारीख ११.११.१८.

सहदुय्यम निबंधक, मुंबई शहर क्र. ३

मुंबई शहर :



06/02/2019

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3

दस्त क्रमांक : 9197/2018

नोदणी :

Regn:63m

गावाचे नाव : माहिम

(1) विलेखाचा प्रकार अभिहस्तांतरणपत्र

(2) मोबदला 0

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1

(4) भू-मापन, फीटहिस्ता व परक्रमांक (अनल्यास)

1) चालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: आनंद निकेतन को ऑप हॉमिंग सोसायटी लिमिटेडचे डीम कन्व्हेंन्स सदरच्या दस्ताने आनंद निकेतन को ऑप हौ मो नि. दादर पश्चिम मुंबई 400028 एडीजे/एम/आएमपी/एम/92/2018 जमीन व त्यावरील बांधकाम जी + तीन, ए व बी विंग, 21 सदनिका एकूण जमीनीचे एकूण क्षेत्रफळ 848.67 चौ.मी. नी एन नं 112 (( C.T.S. Number : 112 ; Final Plot Number : 835 TPS IV MAHIM ; ))

(5) क्षेत्रफळ 1) 848.67 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

पतिका नोंद

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-जिल्हा सहनिबंधक को ऑप सोसायटी मुंबई (1) शहर चे डी एन साळुंजे यांना नोंदणी अद्यतनियम 1908 चे कलम 88 अन्वये कबुलीजबाबासाठी हजर राहणेस सुट वय:-50; पत्ता:- , सहावा मजला , मल्होत्रा हाउस, फोर्ट मुंबई , जी पी ओ समोर, वाळण्लाटे, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400001 पॅन नं:-

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-आनंद निकेतन को ऑप सो लि च्या सचिव अनुराधा एन पाठारे वय:-55; पत्ता:- सदनिका नं 9, पहिला मजला, आनंद निकेतन को ऑप सो लि , आगर बाजार , कॉलेज लेन दादर पश्चिम मुंबई , भवानी शंकर ङड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400028 पॅन नं:-AABAA2574K  
2): नाव:-आनंद निकेतन को ऑप सो लि चे अध्यक्ष लेन्सी लोयो वय:-82; पत्ता:-16, -, आनंद निकेतन को ऑप सो लि , आगर बाजार , कॉलेज लेन दादर पश्चिम मुंबई , भवानी शंकर ङड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400028 पॅन नं:- AABAA2574K

(9) दस्तऐवज करून दिनाचा दिनांक 22/11/2018

(10) दस्त नोंदणी केल्याचा दिनांक 22/11/2018

(11) अनुक्रमांक, खंड व पृष्ठ 9197/2018

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 6500



ANAND NIKETAN CO-OP

HON SECRETARY

HON TREASURER

iSarita v1.7.0

Scanned with CamScanner



06/02/2019

सूची क्र.2

दुय्यम निबंधक : सह दु. नि. मुंबई शहर 3

दस्त क्रमांक : 9197/2018

नोंदणी :

Regn:63m

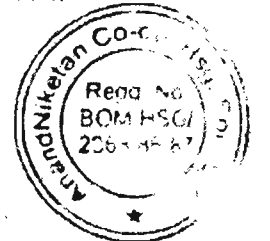
गावाचे नाव : माहिम

(1)विनंदाचा प्रकार	अभिहस्तंतरणपत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करादे)	1
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती. आनंद निकेतन को ऑप हौसिंग सोसायटी लिमिटेडचे डीम कन्व्हेंन्स सदरच्या दस्ताने आनंद निकेतन को ऑप हौ सो लि. दादर पश्चिम मुंबई 400028 एडीजे/एम/मएमपी/एम/92/2018 जमीन व त्यावरील बांधकाम जी + तीन, ए व बी विंग, 21 सदनिका एकूण जमीनीचे एकूण क्षेत्रफळ 848.67 चौ.मी. सी एस नं 112 (( C.T.S. Number : 112 ; Final Plot Number : 835 TPS IV MAHIM ; ))
(5) क्षेत्रफळ	1) 848.67 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-जिल्हा सहनिबंधक को ऑप सोसायटी मुंबई (1) शहर चे डी एस साळुंखे यांना नोंदणी अधिनिधियम 1908 चे कलम 88 अन्वये कबुलीजबाबासाठी हजर राहणेश सुट वय:-50; पत्ता:-, सहावा मजला , मल्होत्रेवा हाउस, फोर्ट मुंबई , जी पी ओ सगोर, बाळाग्राटे, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400001 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-आनंद निकेतन को ऑप सो लि च्या सचिव अनुराधा एन पाठारे वय:-55; पत्ता:- सदनिका नं 9, पहिला मजला, आनंद निकेतन को ऑप सो लि , आगर बाजार , कॉलेज लेन दादर पश्चिम मुंबई , भवानी शंकर ड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400028 पॅन नं:-AABAA2574K 2): नाव:-आनंद निकेतन को ऑप सो लि चे अध्यक्ष लेल्सी लोवो वय:-82; पत्ता:-16, -, आनंद निकेतन को ऑप सो लि , आगर बाजार , कॉलेज लेन दादर पश्चिम मुंबई , भवानी शंकर ड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400028 पॅन नं:-AABAA2574K
(9) दस्तऐवज करून दिल्याचा दिनांक	22/11/2018
(10) दस्त नोंदणी केल्याचा दिनांक	22/11/2018
(11) अनुक्रमांक, खंड व पृष्ठ	9197/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	6500

iSarita v1.7.0

ANAND NIKETAN CO.

NON SECRETARY



Index-2( सूची - २ )

(13) बाजारमावापमाचे नोंदणी शुल्क 30000

(14) भेग

मुंबई नगरपालिका विभागात येतलेला  
तपशील:-

मुद्रांक शुल्क वसूलनाचा विवरण  
अनुच्छेद :-

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

सुलभ व्यवहारासाठी नागरिकांचे सखमीकरण

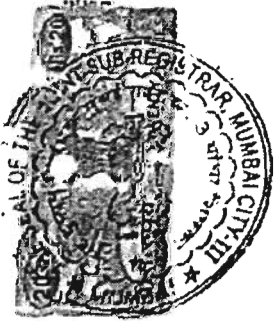
इन्सॉल्वन्ट नॉटरीनंतर मिळकत पत्रिका/ कर नोंदवरी अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेअर द्वारे वृहन्मुंबई महानगरपालिकेकडून पाठविणेत शक्यता आहे.  
आता हे इन्सॉल्वन्ट करणाऱ्यासाठी कार्यालयीन स्वरुपात जाणेची आवश्यकता नाही.

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 26/11/2018 ) toMunicipal  
Corporation of Greater Mumbai.

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



संलग्नकारी  
नवकल  
तपासणी



स्वरी प्रत

सह दुय्यम निबंधक मुंबई  
शहर क्र. ३

श्री. सुश्री. सी. टी. ...  
यांना त्यांचे ता. २२/१२/२०१८ रोजी अर्जनुसार  
नवकल ... २२/१२/२०१८ रोजी

सहदुय्यम निबंधक, मुंबई शहर क्र. ३





06/02/2019

सूची क्र.2

दुय्यम निबंधक : तह दु. नि. मुंबई शहर 3

दस्त क्रमांक : 9197/2018

नोंदणी :

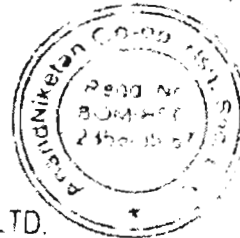
Regn:63m

गावाचे नाव : माहिम

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या वाचतितपट्टाकार आकारणी देतो की गट्टेदार ते नमुद करावे)	1
(4) मू.मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: आनंद निकेतन को ऑप होरिंग सोसायटी लिमिटेडचे डीम कन्व्हेंन्स सदरच्या दस्ताने आनंद निकेतन को ऑप ही सो लि. दादर पश्चिम मुंबई 400028 एडीजे/एम/आएमपी/एम/92/2018 जमीन व त्यावरील बांधकाम जी + तीन.ए व बी विंग, 21 सदनिका एकूण जमीनीचे एकूण क्षेत्रफळ 848.67 चौ.मी. सी एस नं 112 ( ( C.T.S. Number : 112 ; Final Plot Number : 835 TPS IV MAHIM ; ) )
(5) क्षेत्रफळ	1) 848.67 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:-जिल्हा सहनिबंधक को ऑप सोसायटी मुंबई (1) शहर चे डी एस साळुंखे यांना नोंदणी अधिनियम 1908 चे कलम 88 अन्वये कबुलीजबाबासाठी हजर राहणेत सुट वय:-50; पत्ता:- सहावा मजला , मल्होत्रा हाउस, फोर्ट मुंबई , जी पी ओ समोर, बाळासाहे, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400001 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-आनंद निकेतन को ऑप सो लि च्या सचिव अनुराधा एन पाठारे वय:-55; पत्ता:- सदनिका नं 9, पहिला मजला, आनंद निकेतन को ऑप सो लि , आगर बाजार , कॉलेज लेन दादर पश्चिम मुंबई , भवानी शंकर ङ, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400028 पॅन नं:-AABAA2574K 2): नाव:-आनंद निकेतन को ऑप सो लि चे अध्यक्ष लेल्सी लोबो वय:-82; पत्ता:-16, -, आनंद निकेतन को ऑप सो लि , आगर बाजार , कॉलेज लेन दादर पश्चिम मुंबई , भवानी शंकर ङ, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400028 पॅन नं:-AABAA2574K
(9) दस्तऐवज करून दिल्याचा दिनांक	22/11/2018
(10) दस्त नोंदणी केल्याचा दिनांक	22/11/2018
(11) अनुक्रमांक, खंड व पृष्ठ	9197/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	6500

iSarita vl.7.0

ANAND NIKETAN CO-OP. HSG. SOC. LTD.

*Patore*

Scanned with CamScanner

मुल्यांकनासाठी विचारात घेतलेला  
तपशील:-

मुद्रांक शुल्क आकारतांना निबडलेला  
अनुच्छेद :-

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

**सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण**

दस्तऐवज नोंदणीनंतर मिळवत पत्रिका/ फर 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 26/11/2018 ) toMunicipal  
Corporation of Greater Mumbai.

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

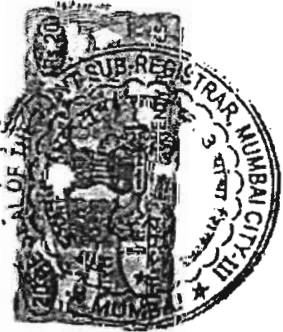
संलग्नाची  
नकल  
तपासली

**स्वरी प्रत**

*we*  
सह दुर्यम निबंधक मुंबई  
शहर क्र. ३

श्री. मुद्रांक शुल्क...  
यांना त्याचे ता. २२/१२/१८... ज्या अर्जांनुसार  
नकल... २२/१२/१८...

*we*  
सहदुर्यम निबंधक, मुंबई शहर क्र. ३



ANAND NIKETAN CO-OP. HSG. SOC. LTD.

HON SECRETARY

Scanned with CamScanner

Sr. No.	Flat No.	Name of flat Owner	Built up area	Agreement value Rs.	Nature of Agreement	Stamp Duty Paid	Registration Fees	Index II No.	Registration No.	Date of Registration
1	2	3	4	5	6	7	8	9	10	11
1	1	A. M. L. Pereira	651.6	32,750/-	Confirmation deed	100/-	500/-	3459319	BBE-2/3459	25/05/2009
2	2	Roma Fernandes	651.6		Legal heirs transfer				P/135/1972	27/06/1972
3	3	Vedang Tendulkar	485	79,20,000/-	Sale Deed	4,00,000/-	30,000/-		BBE-2/3489/2015 Duty stamped	30/03/2015 27/06/1972
4	4	M. Maldikar	636		Legal heirs transfer	3,600/-			Duty stamped	27/04/1974
5	5	Shobha A. Naik	660	35,000/-	Sale Deed		10/-		P-163 /1973	30/03/1973
6	6	Anand Tayde	560	20,30,000/-	Sale deed	1,46,800/-	20,000/-		BBE-2/01776/2003	26/03/2003
7	7	Anand Tayde	543		Legal heirs transfer				BBE-2/1774/03	26/02/2003
8	8	S Meneses	650		Confirmation deed					
9	9	Nandan Parhare	636		Gift deed Sale deed	1,32,300/-	30,000/-		BBE-1/73-7/2008 S/-	22/08/2008 05/02/1981
10	10	Ravindra Ghugrr	550		Gift deed Sale Deed	200/- 1,40,750/-	30,000/-		BBE-2/679/2016 BBE2/5241/03	27/03/2016 26/08/2003
11	11	M. Agharkar	572	40,000/-	Sale deed				P-132 / 1973	21/03/1973
12	12	Rohit Algaonkar	550	20,00,000/-	Sale Deed Sale deed	10,00,000/-	30,000/- 30,000/-		BBE-2/11091/2015 BBE2/5167/06	17/12/2015 24/05/2006



350  
350

ANAND NIKETAN CO-OP. HSG. SOC. LTD

*Pathe*



ANAND NIKETAN CO-OP

NON SECRETARY

Handwritten scribbles and marks, possibly including the number '20'.



ANAND NIKETAN CO-OP. HSG. SOC. LTD.

*Patheer*

HON SECRETARY





ADJMMMPAN 942018  
Page 246 / 13

**ANAND NIKETAN CO-OPERATIVE HOUSING SOCIETY LTD.**

(Regd. No. BOM /WG /N) /HSG/TC/2368/56-57  
PLOT NO. 835, COLLEGE LANE, DADAR BOMBAY 400 025.

13		PooParasolkar	581	55,00,000/-	Sale deed	2,48,000/-	30,000/-	BBE-2/01559/2011	25/02/2011
14	14	KamkeshShetye	563	75,00,000/-	Sale deed	3,75,000/-	30,000/-	BBE-5/262/2012 BBE/114/1997	02/11/2012
15	15	Gordon Athogias	650		Legal Heirs transfer	Alternate accomodation			2505/1971
16	16	Leslie Lobo	651	45,000/-	Sale Deed	4,500/-			
17	17	M. Pawaskar	654	21,00,000/-	Sale Deed	1,48,350/-	30,000/-	BBE/5671/2001	06/09/2001
18	18	S. Narvekar	586	1,21,00,000/-	Sale Deed	6,05,000/-	30,000/-	BBE-2/7161/2015	14/02/2015
19	19A	M. Chinderkar	249	2,50,000/-	Sale Deed	2,500/-			30.08.1998
20	19B	J. D. Chogle	300	6,00,000/-	Sale Deed	18,500/-			08.08.1994
21	20	DilipRaje	650		Legal heirs				

एगु 90 30



Anand Niketan Co-op. Hsg. Soc. Ltd.  
*[Signature]*  
Chairman

ANAND NIKETAN CO-OP. HSG. SOC. LTD.

*[Signature]*

NEW SOCIETY





३	३
२१०	३०
२	

ANAND NIKETAN CO-OP. HSG. SOC. LTD.

*asthane*  
NON-NEGOTIABLE



\* Exh V

ADJ/M/113/P/11/192/2018  
प्रोत्साहन देणे, त्यांची  
अधिनियम 1963 तथा जिल्हा 14  
सक्षम प्राधिकरण महाराष्ट्र मालकी हक्काच्या सदनिकांबाबत (त्या बांधण्यास प्रोत्साहन देणे, त्यांची  
विक्री, व्यवस्थापन व हस्तांतरण यांचे नियमन करण्याबाबत) अधिनियम 1963 तथा जिल्हा 14  
उपनिबंधक, सहकारी संस्था, मुंबई (1) शहर यांचे समोर.

अर्ज क्रमांक. DC1003152/2016

आनंद निकेतन को-ऑप. हौ. सो. लि.,  
एफ. पी. क्र. 835, टी. पी.एस. IV,  
माहिम विभाग, कॉलेज लेन,  
दादर (प.), मुंबई-400 028.

..... अर्जदार

विरुध्द

1. श्री. लुईस गौसालो गोरसीया जी. डी.एस. फ्लॉट नं. 6/7, आनंदवन,  
आनंद निकेतन को-ऑप. हौ. सो. लि.,  
माहिम विभाग, कॉलेज लेन,  
दादर (प.), मुंबई-400 028.
2. श्री. राम अ. रावते,  
रावते बिल्डिंग, दुसरा मजला,  
85, जे. एस. एस. रोड, मुंबई-400 004.



Handwritten text in a box: "एजेव 9 300"

..... प्रतिवादी



महाराष्ट्र मालकी हक्काच्या सदनिकांबाबत (त्या बांधण्यास प्रोत्साहन देणे, त्यांची विक्री, व्यवस्थापन व हस्तांतरण यांचे नियमन करण्याबाबत) अधिनियम 1963 चे कलम 11 अन्वये मानीव अभिहस्तांतरण प्रमाणपत्र मिळणेसाठीचा अर्ज.

आनंद निकेतन को-ऑप. हौ. सो. लि., एफ. पी. क्र. 835, टी. पी.एस. IV, माहिम विभाग, कॉलेज लेन, दादर (प.), मुंबई-400 028 (यापुढे अर्जदार संस्था असा उल्लेख करण्यात येईल) या संस्थेने महाराष्ट्र मालकी हक्कांच्या सदनिकांबाबत (त्या बांधण्यास प्रोत्साहन देणे, त्यांची विक्री, व्यवस्थापन व हस्तांतरण यांचे नियमन करण्याबाबत) अधिनियम 1963 (यानंतर अधिनियम असा उल्लेख करण्यात येईल) अन्वये मानीव अभिहस्तांतरण प्रमाणपत्र मिळणेकरीता अर्ज केला आहे.

ANAND NIKETAN CO-OP. HSG. SOC. LTD.

*Signature*  
HON SECRETARY



ADJ/M/1111/2017  
अर्जदार संस्थेच्या म्हणणेनुसार/अर्जाबाबत थोडक्यात हकीकत अशी की, अर्जदार ही  
Page/ 24/15  
सहकार संस्था म्हणून नोंदणीकृत असून संस्थेचे नोंदणीकृत कार्यालय एफ. पी. क्र. 835,

टी. पी.एस. IV, माहिम विभाग, कॉलेज लेन, दादर (प.), मुंबई-400 028 येथे आहे.  
संस्थेच्या ताब्यामध्ये एफ. पी. क्र. 835, टी. पी.एस. IV, कलेक्टर जुना क्रमांक -  
342, नवीन क्रमांक 4072, नवीन सर्व्हे क्रमांक 2/1605, कॅडस्ट्रीअल सर्व्हे क्र.  
112, माहिम विभाग, कॉलेज लेन, दादर (प.), मुंबई-400 028 येथे स्थित 1015  
चौ. यार्ड. म्हणजे 848.87 चौ. मी. क्षेत्रफळाचा भुखंड आहे. संस्थेची इमारत 2 विंग



असून अे विंग मध्ये 8 सदनिका, बी विंगमध्ये 13 सदनिका आहेत,  
ज्यांमध्ये सभासद राहातात. गैरअर्जदार क्र. 1 हे जमिनीचे मालक असून गैरअर्जदार क्र. 2 हे  
विकासक आहेत. गैरअर्जदार क्र. 2 यांनी इमारत बांधकाम पूर्णत्वाचा दाखला घेतला आहे.  
गैरअर्जदार क्र. 1 यांचे 3 भाडेकरू ज्या इमारतीमध्ये रहात होते त्यांना गैरअर्जदार क्र. 2  
यांचे मध्ये राहण्यासाठी घर दिले ज्याबाबतचा करार अर्जासोबत जोडला आहे.



गैरअर्जदार क्र. 2 यांनी इमारत बांधल्यानंतर सदनिका खरेदीधारक यांच्या सोबत मोफा  
आधारेनुसार करार केलेले आहेत. गैरअर्जदार यांनी करारानुसार त्यांचे सर्व हक्क,  
हक्कसंबंधी भुखंडा संदर्भातले हस्तंतरीत न केल्यामुळे हा अर्ज दाखल केला आहे.

अर्जदारने अर्ज दाखल केल्यानंतर अर्जदार व गैरअर्जदार यांना नोंदणीकृत पोस्टाने नोटीस  
पुढेविण्यात आल्या. अर्जदार संस्थेतर्फे अधिवक्ता श्रीमती साधना साळवी व अधिवक्ता  
श्री. अनंत खोत उपस्थित होते. गैरअर्जदार हे सुनावणीस अनुपस्थित असल्याने व त्यांना  
नोटीस प्राप्त न झाल्याने नोटीस दि.27.07.2017 रोजीच्या पुढारी या मराठी वृत्तपत्रामध्ये व  
दि अॅशियन अेज या इंग्रजी वृत्तपत्रामध्ये प्रसिध्द करण्यात आली. गैरअर्जदारांतर्फे कोणीही  
उपस्थित न राहिल्याने सदर वावतीत त्यांना काहीही म्हणावयाचे नाही असे गृहीत धरण्यात  
आले.

- 4) अर्जदाराने अर्जासोबत खालील कागदपत्रे जोडली आहेत. नोंदणी प्रमाणपत्राची सत्यप्रत प्रत  
निशाणी क्रमांक (पान क्र. 14), मालमत्तापत्रिकेची सत्यप्रत (निशाणी क्र. 2-पान क्रमांक  
15), वृहन्मुंबई महानगरपालिकेकडील भोरावटा प्रमाणपत्राची प्रत (निशाणी क्र.3-पान क्र.  
16), श्री. बी. अय्येमीवास आणि श्री.आर. अे. रावते यांच्यातील सन 1971 रोजीच्या

Page/ 20/15





ADJ/M/11/192/2018

कराराची प्रमाणित छायाप्रत (निशाणी क्र. 5 - पान क्रमांक 18 ते 22) / श्री. गणेश राम दिनकर / 16  
राजे आणि श्री. आर. अ. रावते यांच्या दरम्यान दि.01.07.1971 रोजी झालेल्या कराराची सत्यप्रत. (निशाणी क्र. 6 - पान क्रमांक 23 ते 27), श्री. ग्रेगोरी अल्वर्ट आणि नियोजित संस्था यांचेमधील कराराची प्रत (पान क्र. 28 ते 32), श्री. आर. अ. रावते आणि श्रीमती शोभा अशोक नाईक यांच्या दरम्यान दि.03.05.1973 रोजीच्या सदनिका खरेदीकरारनाम्याची सत्यप्रत (पान क्र. 33 ते 48), सदनिका खरेदीकराराची यादी य्(निशाणी क्र. 7 - पान क्र. 49 व 50), मुद्रांक शुल्क भरणा केलेल्या पातल्या (पान क्र. 51 ते 167), अर्जदार संस्थेने गैरअर्जदार यांना पाठविलेल्या कायदेशीर सूटिसची सत्यप्रत (निशाणी क्र. 9 - पान क्र. 168 ते 171), संस्थेच्या मानीव अभिहस्तित्वावयवच्या ठरावाची प्रत (निशाणी क्र. 11-पान क्रमांक 172)



4) गैरअर्जदार यांचे पत्ते व त्यांचे वारस माहित नसल्याबाबत अर्जदारांनी अर्ज केला व माहित नसलेल्या वारसांना जाहीर नोटीस देण्याची विनंती अर्जदार यांनी केली. त्यानुसार इंग्रजी व मराठी दैनिक वृत्तपत्रांमध्ये जाहीर नोटीस देण्यात आली. सदर नोटीस दिल्यानंतर वा संदर्भात कोणीही व्यक्ती उपस्थित झाली नाही त्यामुळे गैरअर्जदारांचे अज्ञात वारस यांन्ही काहीही म्हणावयाचे नाही असे गृहीत धरण्यात आले. पान क्र. 14 वरील नोंदणी प्रमाणपत्राच्या सत्यप्रती वरून दि.29.12.1986 रोजी नोंदणीकृत झालेली दिसून येते.

त्यानुसार इंग्रजी व मराठी दैनिक वृत्तपत्रांमध्ये जाहीर नोटीस देण्यात आली. सदर नोटीस दिल्यानंतर वा संदर्भात कोणीही व्यक्ती उपस्थित झाली नाही त्यामुळे गैरअर्जदारांचे अज्ञात वारस यांन्ही काहीही म्हणावयाचे नाही असे गृहीत धरण्यात आले. पान क्र. 14 वरील नोंदणी प्रमाणपत्राच्या सत्यप्रती वरून दि.29.12.1986 रोजी नोंदणीकृत झालेली दिसून येते.

अर्जदारांनी दाखल केलेल्या पान क्र. 15 वरील मालमत्तापत्रकावरून सदर भुखंड माहिम विभागात रजिस्टर क्रमांक 31, पान क्र. 33, शीट क्र. 576, रस्त्याचे नाव - निरंकर, रस्त्याचा विभाग - निरंकर, कॅडस्ट्रीअल सर्व्हे क्र. एफ. पी. क्र. 835, टीपीएस-1V, क्षेत्र फळ 1015.00 चौ. यार्ड. म्हणजे 848.67 चौ. मी. क्षेत्रफळ, हाँग्टन सर्व्हे क्रमांक- निरंकर, कलेक्टर सर्व्हे क्रमांक - सीआरआर नं. बी/1065, एल.टी.अ.सी.आर.आर नं. 381 असा आहे. मालमत्ताधारकाचे नाव :- श्री. लुईस गोडालो मारसोस डीसुजा असे आहे. बांधकाम समाप्ती प्रमाणपत्रावरून सदर इमारत दि.06.05.1975 रोजी बांधकाम पूर्ण झालेले दिसून येते. पान क्र. 18 ते पान क्र. 47 वर सदरनिका खरेदी करार जोडण्यात आलेले आहेत. त्यापैकी पान क्र. 33 वर जो करार जोडलेले आहेत त्यानुसार सदर करार गैरअर्जदार आर. अ. रावते व श्रीम. शोभा अशोक नाईक यांच्या दरम्यान झालेला करार



ADJUDICATED  
 आह या कराराच्या उद्देशाने  
 Page 216  
 विकासकास जागी देवकल्याण नमूद केले आहे. त्या कराराच्या उद्देशानुसार विकासक यांनी

त्या जमिनीवर इमारत बांधून सहकारी संस्था स्थापन करण्याचे व त्या संस्थेच्या नावाने अभिहस्तांतरण करून देण्याचे योजना केल्याचे नमूद केले आहे. सदर मालमत्ता ही त्यांनी या कराराच्या पहिल्या परिशिष्टात नमूद केली आहे ती खालील प्रमाणे आहे,

All that piece or parcel of Pension and Tax tenure land, situate lying and being at Agar Bazar, Dadar, bearing Plot No.835 of T.P.S. No. IV, of Mahim Division, admeasuring 1015 sq. yards i.e. 848.67 sq. mtrs. and being part of land bearing Collector's Old No.342, New No.4072, Current Rent Roll No.1065 and bearing New Survey No.2/1605 and cadastral survey No. 112 of Mahim Division and bounded as follows :-  
 On or towards the North and East of by land belonging to Mayoora Co-operative Housing Society; On or towards the West by 30 feet wide Road On or towards the South by land Khurshed Framoze Daruwalla.



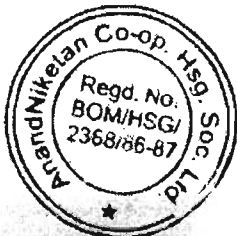
कराराच्या मुद्द्या क्र. 37 नुसार हा करार मोफा अधिनियमाच्या तरतुदीनुसार करण्यात



आले आहे असे नमूद केलेले आहे. या कराराच्या मुद्द्या क्र. 19 नुसार सहकारी संस्था नोंदणीकृत झाल्यावर व विकासकास सर्व रकमा प्राप्त झाल्यावर विकासक संस्थेच्या नावाने अभिहस्तांतरण करून देईल असे नमूद केलेले आहे. त्यानुसार त्यांनी भुखंड व त्यावरील इमारत संस्थेच्या नावे हस्तांतरीत करून द्यावयाचे आहे. संस्था नोंदणीकृत झाल्यानंतर म्हणजे दि.29.12.1986 नंतर अर्ज दाखल करेपर्यंत 30 वर्षांचा कालावधी झालेला आहे. यावरून असे दिसून येते की, विकासक करारानुसार अभिहस्तांतरण करण्यास अपयशी ठरले आहेत व असे अभिहस्तांतरण केलेले नाही. त्यामुळे मोफा अधिनियमाच्या कलम 11 च्या तरतुदीनुसार एवढी अभिहस्तांतरण करून देणे आवश्यक ठरते. त्यामुळे मालकी अभिहस्तांतरण प्रमाणपत्र देणे आवश्यक आहे.

आदेश  
 29/3/87  
 आदेश

महाराष्ट्र मालकी हक्कांच्या सदनिकांबाबत (त्या बांधण्यास प्रोत्साहन देणे, त्यांची विक्री, व्यवस्थापन व हस्तांतरण यांचे नियमन करण्याबाबत) अधिनियम 1963 चे कलम 11 (3) अन्वये मला प्राप्त झालेल्या अधिकारानुसार मी डॉ. ज्ञानेश्वर डॉंगरे, जिल्हा उपनिबंधक, सहकारी



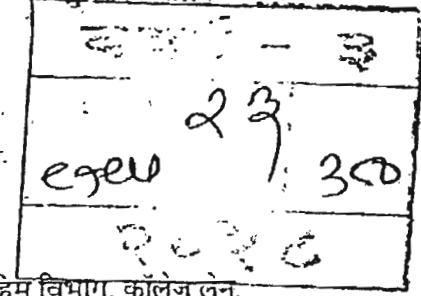
संस्था, मुंबई (1) शहर या द्वारे आनंद निकेतन को-ऑप. हो. सो. लि./एफ.पी. क्र. 835/टी.पी.एस. IV, माहिम विभाग, कॉलेज लेन, दादर (प.), मुंबई-400 028 या अर्जद्वारे संस्थेने दाखल केलेल्या मानीव अभिहस्तांतरण अर्ज क्र. DC1003152/2016 नुसार हा अज एकपक्षीय मानीव अभिहस्तांतरण करणेसाठी प्रमाणपत्र देण्यासाठी योग्य असल्याने मंजूर करण्यात येत आहे.

सदरचा आदेश आज दि. 06/12/2017 रोजी माझ्या सही व शिक्क्यानिशी दि. 06/12/2017

दिनांक :- 06/12/2017  
ठिकाण :- मुंबई



(डॉ. ज्ञानेश्वर इंदिये)  
सक्षम प्राधिकरण तथा  
जिल्हा उपनिबंधक,  
सहकारी संस्था, मुंबई (1) शहर



जा. क्र. निउनि/मुंबई/मा. अभिहस्तांतरण/अर्ज क्र. DC1003152/2016 /2017.

जिल्हा उपनिबंधक, सहकारी संस्था, मुंबई(1)शहर

मल्होत्रा हाऊस, सहावा माळा, जीपीओ समोर,

फ्लॉट, मुंबई 400 001.

दिनांक 06/12/2017.

प्रति :-

1) आनंद निकेतन को-ऑप. हो. सो. लि., एफ. पी. क्र. 835, टी. पी.एस. IV, माहिम विभाग, कॉलेज लेन, दादर (प.), मुंबई-400 028.

2) श्री. लुईस गोसालो गोरसीया जी. डीसुजा, फ्लॉट नं. 6/7, आनंदवन, आनंद निकेतन को-ऑप. हो. सो. लि., माहिम विभाग, कॉलेज लेन, दादर (प.), मुंबई-400 028.

3) श्री. राम अ. रावते, रावते बिल्डींग, दुसरा मजला, 85, जे. एस. एस. रोड, मुंबई-400 004.

4) नोंदणी अधिकारी

ANAND NIKETAN CO-OP. HSG. SOC. LTD.

HON SECRETARY

सक्षम प्राधिकरण तथा  
जिल्हा उपनिबंधक,  
सहकारी संस्था, मुंबई (1) शहर





₹	
₹ 350	एगल
	२०१६

ANAND NIKETAN CO-OP. HSG. SOC. LTD.

*Patil*

HON SECRETARY

*Done*



महाराष्ट्र मालकी हक्काच्या सदनिकांवावत (त्या बांधण्यास प्रोत्साहन देणे, त्यांची विक्री व व्यवस्थापन व हस्तांतरण यांचे नियमन करण्याबाबत) अधिनियम 1963 चे कलम 11 (4) अन्वये 92/2018  
मानीव अभिहस्तांतरण प्रमाणपत्र.

अर्ज क्र. DC1003152 2016

प्रमाणपत्र

महाराष्ट्र मालकी हक्काच्या सदनिकांवावत (त्या बांधण्यास प्रोत्साहन देणे, त्यांची विक्री,

व्यवस्थापन व हस्तांतरण यांचे नियमन करण्याबाबत) अधिनियम 1963 चे कलम 11 (4) अन्वये

खालील अधिकारानुसार मी. डॉ. ज्ञानेश्वर डोंगरे, सक्षम प्राधिकारी तथा जिल्हा उपनिबंधक,

मुंबई (1) शहर प्रमाणित करतो की, आनंद निकेतन को-ऑप. हौ. सो. लि., एफ. पो. क्र. 835, टी.

पो.एन. IV, माहिम विभाग, कॉलेज लेन, दादर (प.), मुंबई-400 028 या महाराष्ट्र सहकारी संस्था

अधिनियम 1960 व त्याखालील नियम 1961 मध्ये असलेल्या तरतुदी प्रमाणे वीओएम/(डॉ. ज्ञानेश्वर डोंगरे)/

एच.एन.जी/(टीसी)/2368/1986-87 चा नोंदणी क्रमांकान्वये दि.29.12.1986 रोजी नोंदणी

आलेल्या आनंद निकेतन को-ऑप. हौ. सो. लि. या संस्थेच्या नावे, माहिम विभाग, रजिस्टर क्रमांक 31,

सदस्य क्र. 33. राट क्र. 576, रस्त्याचे नाव - निरंक, रस्त्याचा क्रमांक - निरंक, कॅडस्ट्रॉल सर्फ क्र. एफ. पो.

क्र. 835, टॉपोग्राफ-IV, क्षेत्रफळ 1015.00 चौ. चाई. म्हणजे 848.67 चौ. मी. क्षेत्रफळ, लांग्टन

सर्व्हे क्रमांक - निरंक, कलेक्टर सर्व्हे क्रमांक - सीआरआर नं. वी/1065, एल.टी.अ.सी.अरि.अरि

नं. 381 असा आहे. मालमत्ताधारकाचे नाव :- श्री. लुईस गोंझालो गारसीस डी सुजा नावाने अभिलेखात

आहे अशा निष्कर्षाचे नोंदणी अधिनियम 1908 (1908 चा 16) खालील कोणत्याही रीतने नोंदणी

अधिकारकर्ता जमीन व इमारत यातील प्रतिवादी यांचे हक्क, अधिकार व हितसंबंध अर्जदार संस्थेच्या नावे

मानीव अभिहस्तांतरण म्हणून अभिहस्तांतरण करणाऱ्या अभिहस्तांतरण विलेखाचे एकपक्षीय निष्पादन

करण्यासाठी हे प्रकरण योग्य असल्याचे प्रमाणित करून देण्यात येत आहे.

(डॉ. ज्ञानेश्वर डोंगरे)

सक्षम प्राधिकारी तथा

जिल्हा उपनिबंधक,

सहकारी संस्था, मुंबई (1) शहर

जा. क्र. निर्दिनि/मुंबई/मा.अभिहस्तांतरण/ 2017.

जिल्हा उपनिबंधक, सहकारी संस्था, मुंबई (1) शहर

मलहोत्रा हाऊस, सहावा माळा, जीपीओ समोर,

फोर्ट, मुंबई 400 001.

दिनांक 12/12/2017.

ANAND NIKETAN CO-OP. HSG. SOC. LTD.

MEMBER SECRETARY





3
29.10.22 300
2022



ANAND NIKETAN CO-OP. HSG. SOC. LTD.

*P. S. Thare*  
HON. SECRETARY

~~ANAND NIKETAN~~

Exh 'I' s.o. Badal... 15

REGISTRATION OF BUILDING PLAN & DRAWINGS  
Proposed under Section 22 of the Prevention of Corruption Act, 1947

1. Applicant's Name	2. Registered Name	3. Address	4. Name of the Building	5. Location of the Building
6. Name of the Architect	7. Name of the Engineer	8. Name of the Surveyor	9. Name of the Valuer	10. Name of the Surveyor
11. Name of the Surveyor	12. Name of the Surveyor	13. Name of the Surveyor	14. Name of the Surveyor	15. Name of the Surveyor

AQJ/M/MI/97/2018  
Paper 316/20



22 - 316  
97/2018  
2018

1. Name of the Building	2. Location of the Building	3. Name of the Architect	4. Name of the Engineer	5. Name of the Surveyor	6. Name of the Valuer	7. Name of the Surveyor	8. Name of the Surveyor	9. Name of the Surveyor	10. Name of the Surveyor
-------------------------	-----------------------------	--------------------------	-------------------------	-------------------------	-----------------------	-------------------------	-------------------------	-------------------------	--------------------------

Form of Application, Form No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

4 JUL 2016

17/11/11



NOTICE: LAND REVENUE IS IN

ANAND NIKETAN CO-OP. HSG. SOC. LTD.

*Patil*  
HON SECRETARY



Handwritten notes on a small rectangular slip of paper, possibly containing a date or reference number.



ANAND NIKETAN CO-OP. HSG. SOC. LT

*Rathna*  
HON SECRETARY





## AGREEMENT FOR SALE

This Agreement made at.....this.....day of..... in the year Two Thousand and ..... between .....having address at .....hereinafter referred to as "the Promoter of the One Part and ( .....) having address at ..... hereinafter referred to as " the Allottee" ( ) of the Other Part.

WHEREAS by an Agreement/Conveyance dated .....day of .....20..... and executed between ..... of the One Part ( hereinafter referred to as " the Vendor") and the Promoter of the Other Part, the Vendor agreed with the Promoter for the absolute sale to the Promoter/sold absolutely to the Promoter an immovable property being piece or parcel of freehold land bearing Survey No. .... lying and being survey no. at ..... in the Registration sub-District of ..... admeasuring sq. mts. or thereabouts more particularly described in the First Schedule hereunder written (hereinafter referred to as "the project land").

- A. The Anand Niketan Co-Operative Housing Society Limited is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land admeasuring about 1015 sq.yards equivalent to 848.67 sq. meters or thereabout bearing F.P No. 835, T.P.S. No. IV, Collector's Old No.342, New No. 4072 and bearing New Survey No.2/1605, C.S. No. 112 being lying and situate at College Lane, Mahim Division, Dadar (West), Mumbai-400028 in the Registration District and Sub District of Mumbai City and Mumbai Suburban(the said plot of land) together with existing building known as "Anand Niketan CHSL"(the said existing building) comprising of ground and three upper floors in all having 21 flats in total.
- B. The said building is presently in a dilapidated condition and is in need of heavy structural repairs, aesthetical uplift and preferably reconstruction which involve considerable expenditure. The Anand Niketan Co-Operative Housing Society Limited had in their Special General Body Meeting held on 19.12.2021, unanimously resolved that the said building be demolished and a new building/s be constructed on the said land by utilizing the entire benefit of FSI available in respect of the said land under Regulation under 33 (7) (A) or 33(7) (B) or 33(12), 33(20) (B) and/or all relevant and applicable clause for redevelopment under the prevailing DCPR, 2034 on a standalone basis.
- C. The Confirming Party after conducting the necessary due diligence and after scrutinizing the best proposals for redevelopment received from reputed developers, finalised and selected the Developers herein to carry out the redevelopment of the said property. The Confirming Party accordingly passed a resolution in its Special General Body Meeting dated 01.05.2022 appointing the Developers herein as the Developers to carry out the redevelopment of the said property.
- D. Thereafter, by a Development Agreement dated 22th, December, 2022, duly registered with Sub-Registrar of Assurances at Mumbai under serial No.BBE2/19628/2022 dated 22th, December, 2022 executed between the Anand Niketan Co-Operative Housing Society Limited, (being the Society therein referred to of the First Part), the 17 members of the Anand Niketan Co-Operative Housing Society Limited herein (being the Members therein referred to of the Second Part) and the Developers herein (being the Developers therein referred to of the Third Part), (hereinafter referred to as 'Development Agreement') the Anand

Niketan Co-Operative Housing Society Limited herein with the confirmation of its Allottees/Members entrusted the development rights in respect of the said property to the Developers for the consideration and upon the terms and conditions more particularly recorded therein.

- E. Simultaneously with the aforesaid Development Agreement, the Anand Niketan Co-Operative Housing Society Limited has also executed a Power of Attorney dated 22th, December, 2022 duly registered with Sub-Registrar of Assurances at Mumbai under serial No. BBE2-19629-2002 in favour of the Developers (hereinafter referred to as 'Power of Attorney') inter alia authorising and permitting it to do all and/or the various acts, deeds, matters and things as provided there under in respect of the said property.
- F. The Developers have got approved from the concerned local authority fresh/amended plans, specifications, elevations, section and details of the building/s to be constructed on the said property under I.O.D. bearing No. P/14331/2022/(83S)/G/N/FT/IOD/1/New dated 13<sup>th</sup>, September, 2023 and shall continue to obtain the approvals from various authorities from time to time, so as to obtain the Occupation Certificate.

AND WHEREAS the Promoters shall construct a building consisting of \_\_\_\_\_ on the said Property by utilizing the full permissible FSI in respect of the Said Property, FSI by way of TDR, Incentive FSI, Fungible FSI, Premium FSI, additional FSI purchased from government agencies/private parties in respect of the Said Property and also entitled to sell, allot and deal with all units/premises and car parks in the said building to be constructed on the Said Property, and appropriate the proceeds thereof to itself, inter-alia the Promoters has proposed to construct a building on the Said Property in accordance with the Building rules and regulations and Bye - Laws of the Municipal Corporation of Greater Mumbai (MCGM) and the amended Provisions of the Development Control and Promotion Regulations for Greater Mumbai, 2034 and such other laws, rules and regulations as may be in force or prevailing at present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the State Government or any other Competent Authority.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Vendor/Lessor/Original Owner/Promoter is in possession of the project land

AND WHEREAS the Promoter has proposed to construct on the project land (here specify number of buildings and wings thereof) ..... having \_\_\_\_\_ (here specify number of Basements,/podiums/stilt and upper floors)

AND WHEREAS the Allottee is offered an Apartment bearing number \_\_\_\_\_ on the \_\_\_\_\_ floor, ( herein after referred to as the said "Apartment") in the \_\_\_\_\_ wing of the Building called \_\_\_\_\_ (herein after referred to as the said "Building") being constructed in the phase \_\_\_\_\_ of the said project, by the Promoter

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at \_\_\_\_\_ no \_\_\_\_\_; authenticated copy is attached in Annexure 'F';

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the

Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Messrs..... and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2,

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment No. .... on .....floor in wing \_\_\_\_ situated in the building No. \_\_\_\_\_ being constructed in the \_\_\_\_\_ phase of the said Project,

AND WHEREAS the carpet area of the said Apartment is \_\_\_\_\_ square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. .... (Rupees ..... ) only, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at \_\_no.\_\_;

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the (Apartment/Plot) and the garage/covered parking(if applicable)

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Promoter shall construct the said building/s consisting of .....basement and ground/ stilt, /..... podiums, and ..... upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

- 1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. .... of the type ..... of carpet area admeasuring ..... sq. metres on ..... floor in the building \_\_\_\_\_/wing (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. .... including Rs. .... being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).
- (ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing Nos \_\_\_\_ situated at

\_\_\_\_\_ Basement and/or stilt and /or \_\_\_ podium being constructed in the layout for the consideration of Rs. \_\_\_\_\_/-

(iii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos \_\_\_ situated at \_\_\_ Basement and/or stilt and /or \_\_\_ podium being constructed in the layout for the consideration of Rs. \_\_\_/- .

1(b) The total aggregate consideration amount for the apartment including garages/covered parking spaces is thus Rs. \_\_\_\_\_/-

1(c) The Allottee has paid on or before execution of this agreement a sum of Rs \_\_\_\_\_ (Rupees \_\_\_\_\_ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs ..... ( Rupees ..... ) in the following manner :-

- i. Amount of Rs...../-(.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
- ii. Amount of Rs...../-(.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
- iii. Amount of Rs...../-(.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
- iv. Amount of Rs...../-(.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- v. Amount of Rs...../-(.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- vi. Amount of Rs...../-(.....) ( not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located..
- vii. Amount of Rs...../-(.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- viii. Balance Amount of Rs...../-( ..... ) against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot].

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and

agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

- 1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @ \_\_\_% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
- 1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.
- 1(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

Note: Each of the instalments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building /wing.

- 2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

- 2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1  
(c) herein above. ("Payment Plan").
3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is ..... square meters only and Promoter has planned to utilize Floor Space Index of \_\_\_\_\_ by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of \_\_\_ as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.
- 4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.
- 4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement: Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.
6. The Promoter shall give possession of the Apartment to the Allottee on or before..... day of .....20\_. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

- (i) war, civil commotion or act of God ;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

**7.1 Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the [Apartment/Plot] to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

**7.2** The Allottee shall take possession of the Apartment within 15 days of the written notice from the promotor to the Allottee intimating that the said Apartments are ready for use and occupancy:



- 7.3 **Failure of Allottee to take Possession of [Apartment/Plot]:** Upon receiving a written intimation from the Promoter as per clause 8.1, the Allottee shall take possession of the [Apartment/Plot] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment/Plot] to the allottee. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.
- 7.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.
8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of \*residence/office/show-room/shop/godown for carrying on any industry or business. (\*strike of which is not applicable) He shall use the garage or parking space only for purpose of keeping or parking vehicle.
9. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.
- 9.1 The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.
- 9.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original

Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

- 9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs. .... per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.
10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :-
- (i) Rs. .... for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
  - (ii) Rs. ....for formation and registration of the Society or Limited Company/Federation/ Apex body.
  - (iii) Rs. .... for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body
  - (iv) Rs. ....for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
  - (v) Rs..... For Deposit towards Water, Electric, and other utility and services connection charges &
  - (vi) Rs \_\_\_\_\_ for deposits of electrical receiving and Sub Station provided in Layout
11. The Allottee shall pay to the Promoter a sum of Rs. .... for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates of the Promoter in connection with formation of the said Society, or

Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

### 13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
  - vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;
  - viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;
  - ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
  - x. The Promoter has duly paid and shall continue to pay and discharge undispensed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
  - xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
14. The Allottee/s or himself/themselves with intention to bring all persons into whosever hands the Apartment may come, hereby covenants with the Promoter as follows :-
- i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
  - ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is

objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.
- ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the \*[Apartment/] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/plot].

18. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes

any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

20. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE /  
SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

22. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE  
AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the [Apartment/Plot] to the total carpet area of all the [Apartments/Plots] in the Project.

24. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order



to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in \_\_\_\_\_ after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at\_\_.

26. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

\_\_\_\_\_ Name of Allottee  
\_\_\_\_\_ (Allottee's Address)  
Notified Email ID: \_\_\_\_\_

M/s \_\_\_\_\_ Promoter name  
\_\_\_\_\_ (Promoter Address)  
Notified Email ID: \_\_\_\_\_

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

28. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the

Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

29. Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.
30. Dispute Resolution :- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the \_\_\_\_\_ Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
31. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the \_\_\_\_\_ courts will have the jurisdiction for this Agreement

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at \_\_\_\_\_ (city/town name) in the presence of attesting witness, signing as such on the day first above written.

First Schedule Above Referred to Description of the

(Description of "the Said Property")

ALL THE PIECE AND PARCEL land bearing Plot No. \_\_\_\_\_, now

Corresponding F. P. No. \_\_\_\_\_ area admeasuring \_\_\_\_\_ structure,

and bounded as follows:

On or towards North by :

On or towards South by :

On or towards East by :

On or towards West by :

Second Schedule Above Referred to

(Description of the "Said Unit/Flat")

Flat No. \_\_\_\_\_ on the \_\_\_\_\_ Floor area admeasuring \_\_\_\_\_ Sq. Ft. Carpet equivalent to \_\_\_\_\_ Sq. Ft. RERA Carpet along with \_\_\_\_\_ Car Parking in the building know as

\_\_\_\_\_ situated at Near Amba Mata Temple, Rajda Nagar, Factory Lane, Borivali (West),  
Mumbai – 400 09

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee: (including joint buyers)

(1) \_\_\_\_\_

(2) \_\_\_\_\_

At \_\_\_\_\_ on \_\_\_\_\_

Please affix  
photograph  
and sign

across the  
photograph

Please affix  
photograph  
and sign

across the  
photograph

|

in the presence of WITNESSES:

1. Name \_\_\_\_\_  
Signature \_\_\_\_\_  
\_\_\_\_\_

2. Name \_\_\_\_\_  
Signature \_\_\_\_\_

**SIGNED AND DELIVERED BY THE WITHIN NAMED**

Promoter:

(1) \_\_\_\_\_

(Authorized Signatory) WITNESSES:

Name \_\_\_\_\_

Signature \_\_\_\_\_

Name \_\_\_\_\_

Signature \_\_\_\_\_  
\_\_\_\_\_

Please affix  
photograph  
and sign

across the  
photograph



Note – Execution clauses to be finalised in individual cases having regard to the constitution of the parties to the Agreement.



SCHEDULE 'A'

PLEASE INSERT DESCRIPTION OF THE [APARTMENT/PLOT] AND THE GARAGE/CLOSED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

SCHEDULE 'B'

FLOOR PLAN OF THE APARTMENT

ANNEXURE - A

Name of the Attorney at Law/Advocate, Address :

Date :

No.  
RE. :

Title Report

Details of the Title Report

The Schedule Above Referred to  
(Description of property)

Place:

Dated .....day of ..... 20.....

(Signed )

Signature of Attorney-at-Law/Advocate



**ANNEXURE –B**

(Authenticated copies of Property Card or extract Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Vendor/Lessor/Original Owner/Promoter to the project land).

**ANNEXURE –C-1**

(Authenticated copies of the plans of the Layout as approved by the concerned Local Authority )

**ANNEXURE - C-2**

(Authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project )

**ANNEXURE -D**

(Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee as approved by the concerned local authority)

**ANNEXURE – E**

(Specification and amenities for the Apartment),

**ANNEXURE –F**

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

Received of and from the Allottee above named the sum of Rupees..... on execution of this agreement towards Earnest Money Deposit or application fee I say

received.

The Promoter/s.





## **Anand Niketan Co-op. Hsg. Soc. Ltd.**

**Regd. No.: BOM / HSG / 2368 / 86-87**

Anandban, Plot No. 835, MTNL Marg, Dadar (West), Mumbai- 400 028.

Email: [anand\\_niketan28@gmail.com](mailto:anand_niketan28@gmail.com)

**Certified Copy of the Resolution of Special General Body Meeting held on Saturday 10<sup>th</sup> September 2022 at 11.30 am sharp, at Tayade's Magic Shop, Gr. Floor, Bhatia Bhuvan, Babrekar Marg, Dadar (West) Mumbai 400 028.**

The resolution was passed by majority.

**"Resolved that the Draft Development Agreement and Power of Attorney to be executed in favour of Rajadhiraj Constructions LLP of Shreedham Group placed before the members present was unanimously approved and the contents in the drafts were agreed upon by all the members of the Society present in the meeting including the members who attended the meeting Online "**

The resolution was passed by majority.

**Resolved that the proposed plans of Redevelopment Building of Anand Niketan CHS given by the Developer Rajadhiraj Constructions LLP of Shreedham Group was unanimously approved by members present in the meeting including members who attended the meeting Online "**

Date 11<sup>th</sup> Day of September, 2022

**For, Anand Niketan Co-op. Hsg. Soc. Ltd.**



*Pathare*  
(Mrs. Anuradha N. Pathare) Secretary

*Naik*  
(Mrs. Shobha A. Naik) Treasurer