CHALLAN
MTR Form Number-6

GRN MH007123209202324P	**BARCODE**	**Date** 24/08/2023-17:26:22	**Form ID**

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fee Ordinary Collections IGR	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	**Full Name**	Messers S and T developers
Location	MUMBAI		
Year	2023-2024 One Time	**Flat/Block No.**	CTS NO 506A/1 506A/4 186 A/2
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030063301 Amount of Tax	30000.00	**Road/Street**	Village vadhavli
		Area/Locality	Area 1295.30 sq Mt
		Town/City/District	
		PIN	4 0 0 0 7 4
		Remarks (If Any)	
		SecondPartyName=Arun popatlal chavda~	
Total	30,000.00	**Amount In Words**	Thirty Thousand Rupees Only

DEFACED ₹30000.00 DEFACED

करल - १
२०२३

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		**Bank CIN** / **Ref. No.**	10000502023082407208 / 8694058094213
Cheque/DD No.		**Bank Date** / **RBI Date**	24/08/2023-17:26:35 / Not Verified with RBI
Name of Bank		**Bank-Branch**	STATE BANK OF INDIA
Name of Branch		**Scroll No. , Date**	Not Verified with Scroll

Department ID : Mobile No. : 8082600960

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-369-16947	[illegible]705875202324	24/08/2023-18:11:26	IGR197	30000.00
			Total Defacement Amount		**30,000.00**

THE SEAL OF THE SUB REGISTRAR KURLA-1

Print Date 24-08-2023 06:12:33

CHALLAN
MTR Form Number-6

GRN MH007123209202324P	**BARCODE**	**Date** 24/08/2023-17:26:22	**Form ID**

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fee Ordinary Collections IGR	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	**Full Name**	Messers S and T developers
Location	MUMBAI		
Year	2023-2024 One Time	**Flat/Block No.**	CTS NO 506A/1 506A/4 186 A/2
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030063301 Amount of Tax	30000.00	**Road/Street**	Village vadhavli
		Area/Locality	Area 1295.30 sq Mt
		Town/City/District	
		PIN	4 0 0 0 7 4
		Remarks (If Any)	
		SecondPartyName=Arun popatlal chavda~	
		Amount In Words	Thirty Thousand Rupees Only
Total	30,000.00		

करल - १
२
२०२३

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN / Ref. No.	100005020232[illegible]
Cheque/DD No.		Bank Date / RBI Date	24/08/20[illegible] / Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered [illegible]
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या [illegible] नाही.

Mobile No. : [illegible]60

Print Date 24-08-2023 06:06:33

Receipt of Document Handling Charges

PRN	0823236120800	**Receipt Date**	24/08/2023

Received from S and T developers, Mobile number 8082600960, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 16947 dated 24/08/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED
₹ 2000
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	23/08/2023
Bank CIN	10004152023082319730	**REF No.**	323509462697
Deface No	0823236120800D	**Deface Date**	24/08/2023

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

करला - १
३
२०२३

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	0823236120800	**Date**	23/08/2023

Received from S and T developers, Mobile number 8082600960, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 16947 dated 24/08/2023 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

THE SEAL OF THE SUB REGISTRAR KURLA

Payment Details

Bank Name	SBIN	**Date**	23/08/2023
Bank CIN	10004152023082319730	**REF No.**	323509462697

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

Adjudication Application Form

Application Number: 472-118201

Case Number: Adj/KGR241/463/2023
Name of Applicant: MS S AND T DEVELOPERS
Address: 301, SHRIKANT CHAMBERS, NEXT TO R K STUDIO, S T ROAD, CHEMBUR, MUMBAI, 400071
Date: 2023-08-11
Email: ansarishabbir@gmail.com
Mobile No.: 9819858708

करल - १
२०२३

To,

Collector of Stamps, Kurla

Subject: Adjudication under section 31 of the Maharashtra Stamp Act

Respected Sir/ Madam,

I want to here your opinion about stamp aduty applicable to the document of which details have been mentioned as below

AUG 2023

General Information

Article Type	5-Agreement or its records or Memorandum Of Agreemen	Document Title	डेवलपमेंट [illegible]
Document Executed or Not	No	Date of Execution of The Document	Not Available

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

Party 1 Details

Organization Details

Type of Organization	Organization Name	Email	Mobile	Address	Detail Address
Partnership firm	MS S AND T DEVELOPERS	ansarishabbir@gmail.com	9819858708	301, SHRIKANT CHAMBERS, NEXT TO R K STUDIO, S T ROAD, CHEMBUR, MUMBAI	, 400071

Authorised Person's Details

Name	Date Of Birth	Age	Occupation	Identity Proof	Email	Mobile	Address	Detail Address
Mr. SHABBIR MOHAMMEDYAQOOB ANSARI	1984-04-01	39	BUSINESS	PAN BKRPA4818L	ansarishabbir@gmail.com	9819858708	301, SHRIKANT CHAMBERS, NEXT TO R K STUDIO, S T ROAD, CHEMBUR, MUMBAI	, 400071

22 AUG 2023

Property Details (Immovable)

जाँच
दिनांक 11 AUG 2023
लिपिक
मुद्रांक जिल्हाधिकारी कुर्ला कार्यालय

Proparty Details

Property Type	Property Sub Type	Address	Cos Office	Property Area	Boundary Type	Unit	Area	Pot Kharaba	Detail Address	Pincode
Immovable	Residential Plot	Maharastra, MumbaiSuburban, Kurla, वडवली - कुर्ला	Collector of Stamps, Kurla	URBAN	Zilla Parishad	Square Meter (sq m)	1295.30		VILLAGE VADHAVLI, OPP. SHALIMAR PETROL PUMP, DR. CHOITHRAM GIDWANI ROAD, GANESHWADI, CHEMBUR, MUMBAI	400074

Attribute type	Attribute Number	Hissa No. 1	Hissa No. 2	Area
C.T.S. Number	506A/1506A/4186A/2			1295.30

Stamp Payment Details

eChallan GRN no	**MH006561390202324P**	eChallan_GRN_amount	**100**

Say About stamp Duty

Consideration OR Other Valuation	**Applicant has not provided stamp payment details.**	Valuation as Per Applicant's Opinion	**Applicant has not provided stamp payment details.**
Stamp Duty Registered as Per Applicant's Opinion		Stamp duty reason	

Adjudication Fees

Adjudication Fee Payment	Yes	GRN No.	**MH006561390202324P**

कुर्ला - १
२०२३

The draft and other papers as per list are being submitted herewith. Kindly give your opinion uner section 31 about the Stamp Duty

Regards

Name of Applicant

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (BANDRA)

महाराष्ट्र शासन

मुद्रांक जिल्हाधिकारी कुर्ला यांचे कार्यालय यांचे कार्यालय,
तळमजला, नविन प्रशासकीय इमारत,
आर. सी. मार्ग, चेंबुर, मुंबई -७१.

जा.क्र./अभि/आदेश/3718 दिनांक :- 17/8/23

(मुंबई मुद्रांक अधिनियम १९५८ च्या कलम ३१ खालील कार्यवाही)

उपरोक्त अभिनिर्णय प्रकरण क्रमांक **ADJ/1100901/463/2023/K** अन्वये पक्षकार **M/S S & T DEVELOPERS** यांनी दिनांक 2023-11-08 रोजी **DEVELOPMENT AGREEMENT** चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालीलप्रमाणे

संलेखाचा निष्पादित दिनांक	---	**'unexecuted**
संलेखाचा प्रकार	---	DEVELOPMENT AGREEMENT
संलेख लिहून देणार	---	**MR ARUN POPATLAL CHAVDA**
संलेख लिहून घेणार	---	**M/S S & T DEVELOPERS**
संलेखातील मिळकतीचे वर्णन	---	**PARCEL OF LAND WITH BUILDING VILLAGE - WADHAVLI , CTS NO - 506A/1 , 506/A/4 , 186A/2 TAL-KURLA**
क्षेत्रफळ	---	**1295.30 SQ.MT**
मोबदला	---	**CONSTRUCTED AREA/-**

उपरोल्लेखीत संलेखातील मालमत्तेचे सन **2022-23 (सन 2023-24** करीता कायम **)** करिताच्या बाजारमुल्य मुबंई प्रदेश (मालमत्तेचे वास्तव बाजारमुल्य निर्धारण करणे) नियम १९९५ मधील तरतुदी, तसेच मुंबई महानगरपालिका क्षेत्रासाठी प्रचलीत असलेली विकास नियंत्रक नियमावली आणि बाजारमुल्य दरतत्वयातील मार्गदर्शक सुचना व त्यामधील दर व दस्तासोबत सादर केलेली कागदपत्री पुरावे विचारात घेऊन **Rs.110301000 /-** इतके बाजारमुल्य निश्चीत करण्यात आले असुन त्यावर मुंबई मुद्रांक अधिनियम १९५८ मधील तरतुदीनुसार खालीलप्रमाणे मद्रांक शुल्क देय आहे.

M.V	ARTICLE	St. Duty	PAID.S.D.	BAL..S.D.
Rs. 110301000/-	5(g-a)	Rs. 5515050/-	Rs NIL	Rs. 5515050/-

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहीती व प्रकरणामध्ये सादर केलेल्या कागदपत्राच्या आधारे निम्नस्वाक्षरीकार खालील प्रमाणे आदेश देत आहे.

अंतरीम आदेश

१. अभिनिर्णयाकरीता सादर केलेल्या संलेखास मुंबई मुद्रांक अधिनियम १९५८ च्या अनुसुची १ मधील 5(g-a) नुसार उर्वरीत मुद्रांक शुल्क **Rs.5515050/- (Scheme Name) 00300508** देय आहे.

२. सदरील मुद्रांक शुल्क आपणांस मान्य असल्यास मुद्रांक शुल्क **Rs. 5515050/- (Scheme Name) 00300508 "The Collector of Stamps, Kurla"** या नांवाने **GRAS** या प्रणालीव्दारे **https://gras.mahakosh.gov.in** वेबसाईटवरुन ऑन-लाईन करता येईल. सदर रक्कम ऑन-लाईन भरल्यानंतर संबंधित चलनाची प्रत या कार्यालयात सादर करावी .

३. प्रस्तुत आदेश आपणांस मान्य नसल्यास आपण आपले लेखी म्हणणे सदरील आदेश प्राप्त झाल्याच्या दिनांकापासून १५ दिवसाच्या आत निम्नस्वाक्षरीकार यांचेकडे सादर करावा तद्नंतर आदेश पारीत करण्यात येईल.

४. उपरोक्त प्रमाणे आदेश प्राप्त झाल्यापासून १५ दिवसात आपण आपले लेखी म्हणणे सादर न केल्यास प्रस्तुत आदेश आपणांस मान्य आहेत असे समजून हेच अंतिम आदेश समजण्यात येईल.

(हरिश्चंद्र पाटील)
मुद्रांक जिल्हाधिकारी,कुर्ला.

करल - १
१९९७ | ६ | ७००
२०२३

प्रत :-
M/S S & T DEVELOPERS
Signature
Name of authorised person
Mobile No
Date

THE SEAL OF THE SUB REGISTRAR KURLA-I

मुद्रांक जिल्हाधिकारी, कुर्ला यांचे कार्यालय

तळमजला,नविन प्रशासकीय इमारत,आर.सी. मार्ग,चेंबूर मुंबई-७१

जा.क्र/ मुजीकु / आदेश / 3751 / 23 दि. 21/08/23

(महाराष्ट्र मुद्रांकअधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

१. उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/463/2023/K , M/s S & T Developers यांनी दिनांक 11/8/2023 रोजी Development Agreement चा दस्त अभिनिर्णयाकरीता सादर केलेला आहे. सदर दस्तातील तपशिल खालील प्रमाणे

Particulars	Description
Date of execution	Uexecuted
Type of Document	Development Agreement
The Owner	Mr. Arun Popatlal Chavda
Developer	M/s S & T Developers
Detail of the Property	
Village	Wadhavli
Taluka	Kurla
Plot Area	1295.30 Sq. Mtr
C.T.S No	506A/1 , 506A/4 , 186A/2
Zone 2023 - 2024	95/432 Village – Wadhavli
Rate per sq.mt	
Land Rate	Rs. 73,090/-
Const.Cost	Rs. 30,250/-
Resi. Rate	Rs. 1,50,820/-

करल - १
२०२३

संबंधित दस्ताबाबत सहाय्यक नगर रचनाकार यांनी खालील प्रमाणे अहवाल सादर केला आहे.

अभिनिर्णयाकरीता प्राप्त् झालेला उपरोक्त दस्त् हा DEVELOPMENT AGREEMENT चा दस्त असुन निष्पादित झालेला नाही. दस्ताचे अवलोकन केले असता असे दिसुन येते की, त्यात नमुद मिळकत १२९५.३० चौ.मी. क्षेत्र आहे. M/s S & T Developers – Developer हे Mr. Arun Popatlal Chavda . – Owner यांना मोबदला म्हणुन एकुण बाधित क्षेत्राचे ४८% क्षेत्राचे बांधकाम देणार आहे..

दस्तासोबत अर्जदार यांनी बृहन्मुंबई महानगरपालीकेचा D P Remarks व त्यासोबत असलेला block Plan जोडलेला असुन त्यात नमुद केल्यानुसार सदर भुखंडास १३.४० मी रुंदीचे अस्तित्वातील रस्ता आहे.

मा उपसंचालक नगररचना मुल्यांकन मुबई प्रदेश यांनी दि १०/०८/२०२३ अन्वये दिलेल्या झोन दाखल्यानुसार मौजे चेंबुर ता- कुर्ला येथील सि टी एस क्रं 186A ,506/A/1 , 506A/4 या मिळकतीचा मुल्यदर विभाग क्रमांक ९५/ ४३२ निश्चित होत असल्याचे सदर कार्यालयाने सह दुय्यम निबंधक कुर्ला क्रमांक १ यांना कळविले असुन सदर पत्राची छायाप्रत अर्जदार यांनी प्रकरणासोबत सादर केली आहे. हि बाब विचारात घेता अर्जदार यांच्या मालमत्तेसाठी मुल्यदर विभाग क्रमांक ९५/४३२ विचारात घेवुन मुल्यांकन करणे आवश्यक आहे.

उपरोक्त् बाबी विचारात घेता भुखंडधारक मिळणा-या बांधीचे मुल्य् हे जमिन मालकास मिळणा-या हिश्श्याचे मोबदल्याचे मुल्य् म्हणुन विचारात घेणे आहे. तसेच सदर भुखंडावर अनुज्ञेय असलेला मुळ FSI, आणी Fungible FSI विचारात घेवुन सदर क्षेत्राचे जमिनदराने येणारे मुल्य हे

विकसनकर्ताला मिळणा-या हिश्याचे मुल्य म्हणुन विचारात घेणेत येत आहे. वरील दोन्ही मुल्यापैकी जास्तीचे मुल्य हे या दस्ताचे मुल्य बाजारमुल्य म्हणुन विचारात घेणेत येत आहे.

सबब प्रस्तुत प्रकरणी बाजारमुल्य मार्गदर्शक सूचना व सन २०२२-२०२३ नुसार मुल्यांकन खालीलप्रमाणे

करल - १

	C	700

2023

Net Plot Area	1295.30
Permissible FSI (AS PER DCPR 2034 RULE 30 TABLE 12)-	2.20
Permissible Builtup area	2849.66
Fungible FSI (35%)	997.38
Permissible Builtup area -	3847.04

		Builtup area (Sq.mt)				Value in Rupees		
Basic 1 FSI	1295.30	1295.30	X	73090			₹	9,46,73,477
Premium Paid FSI	647.65	647.65	X	73090	x	0.50	₹	2,36,68,369
TDR	906.71	906.71	X	73090	x	0.70	₹	4,63,90,004
Fung.FSI	997.38	997.38	X	73090			₹	7,28,98,577
Total	3847.04							

							₹	23,76,30,427 A
Less Value of Fungible FSI premium								
							₹	2,55,14,476 B
	[illegible]		73090	x	35%			
TOTAL VALUE							₹	21,21,15,95[illegible]
Area retained by Owner (48% Share)								1846.[illegible]
Balance area available to developer								2000.46
	(3847.0[illegible]							
Value of Developers area							₹	11,03,00,27[illegible]
₹ 21,21,15,[illegible]			04	X	2000.46			

Say Rs.11,03,01,000/-

CONSIDERATION

Const. cost of area retained by Owmer -							₹ 5,86,51,997	A
1846.58	X	30250	X	1.05				
security Deposit / Refundable Deposit							₹ 63,00,000	B
35000000	x	6.00%	x	3	6300000			
Parking							₹ 32,23,516	C
31	X	13.75	X	30250	X	0.25		
Development Charges under MR&TPAct							₹ 26,99,330	D
1846.58	X	73090	X	2%				
Soc Off/s.cabin /gym							₹ 30,89,735	E
102.14	X	30250						
Infrastructure charges							₹ 92,32,900	F
1846.58	X	5000						
TOTAL VALUE (A TO L)							₹ 8,31,97,477	

Say Rs. 8,31,98,000/-

वरील प्रमाणे दस्तातील मिळकतीचे बाजारमुल्य मुल्य Rs.11,03,01,000/- हे मोबदला रक्कम Rs. 8,31,98,000/- जास्त असल्याने ते मोबदला रक्कम Rs.11,03,01,000/- (Rupees Eleven Crore Three Lac One Thousand Only) ग्राहय धरुन त्यावर मुद्रांक आकारणे योग्य वाटते , त्यानुसार मुद्रांक शुल्क आकारणी खालीलप्रमाणे

M.V.	Article	Stamp Duty
Rs. 11,03,01,000/-	5(g-a)	Rs. 55,15,050/-

सदर सहाय्यक नगर रचनाकार यांचे अहवालानुसार अर्जदार यांस दि १७/०८/२०२३ रोजी मुद्रांक शुल्का बाबतचे अंतरीम आदेश देण्यात आले होते. त्या अंतरिम आदेशाच्या M/s S & T Developers यांनी रोजी दि. २१/८/२०२३ चे पत्रान्वये M/s S & T Developers सदर मुद्रांक शुल्क मान्य असून त्याबाबत कोणताही आक्षेप नसल्याचे कळविले आहे.

करीता मी श्री हरिश्चंद्र बा. पाटील मुद्रांक जिल्हाधिकारी, कुर्ला मला प्राप्त अधिकारान्वये खालील प्रमाणे आदेश पारित करत आहे.

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अंतिम आदेश

१. अभिनिर्णयाकरीता सादर केलेल्या दस्तास महाराष्ट्र मुद्रांक अधिनियम १९५८ च्या अनुसुची १ मधील अनुच्छेद 5(g-a) नुसार मुद्रांक शुल्क रु. ५५१५०५०/- देय असल्याबाबत जा.क्र. अभि /आदेश/३७१९ दि. १७/०८/२०२३ अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरुन मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपाविना पक्षकार यांनी केला असल्याने दि. २१/८/२०२३ रोजी विरुपित केलेल्या चलना वरुन दिसून येत असल्याने दि. १७/०८/२०२३ रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.

२. प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहील त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, कुर्ला हे जबाबदार राहणार नाहीत.

एकुण पाने १ ते ७९ आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे [illegible] बनविण्यात येत आहे.

४ सदरील आदेशातील बाजारमुल्याबाबत म. मु. अ १९५८ च्या कलम ३२ – ब नुसार [illegible] असल्यास आदेशाच्या दिनांका पासुन ६० दिवसाच्या आत मा. अपर मुद्रांक नियंत्रक मुंबई प्रधान मुद्रांक कार्यालय [illegible] फोर्ट मुंबई- ०१ यांचे समक्ष करता येईल.

सदर अंतिम आदेश हे महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम [illegible] देण्यात येत आहे, याची नोंद घ्यावी.

(हरिश्चंद्र पाटील)
मुद्रांक जिल्हाधिकारी कुर्ला.

प्रति	M/s S & T Developers
पत्ता	301 ,3rd floor Shrikant Chambers Next To R K Studio Sion Trombay Road Chembur Mumbai 400071
प्रत	सह दुय्यम निबंधक कुर्ला कार्यालय क्र.१/२/३/४/५
Signature	
Name of authorized person	

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THE SEAL OF THE SUB REGISTRAR
MIHIRAJ SUBURBAN DIST. (BANDRA)

CHALLAN
MTR Form Number-6

GRN MH006769524202324M	BARCODE	Date 18/08/2023-07:21:35	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatn SoS	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AESF[illegible]
Office Name	CSK_COLLECTOR OF STAMPS KURLA	Full Name	Messers S and T developers
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No.	CTS no 506A/1 506A/4 186 A /2
Account Head Details	Amount In Rs.	Premises/Building	
0030050801 Amount of Tax	5515050.00	Road/Street	Village vadhavli
		Area/Locality	Area 1295.30 sq mt
		Town/City/District	
		PIN	4 0 0 0 7 4
		Remarks (If Any)	Arun popatlal chavda. ADJ/1100901[illegible]
Total	55,15,050.00	Amount In Words	Fifty Five Lakh Fifteen Thousand Fifty Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	69103332023081912297 / 730656199
Cheque/DD No.		Bank Date / RBI Date	19/08/2023-14:35:02 / Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	100 , 21/08/2023

Department ID :

Mobile No. : 8082600960

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

खदर चलन केवळ दुय्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागु आहे. नोदणी न करावयाच्या दस्तांसाठी खदर चलन लागु नाही.

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₹ 5515050.00
DEFACED

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	ADJ/463/2023/K	[illegible]3594431202324	21/08/2023-17:36:23	IGR241	5515050.00
			Total Defacement Amount		55,15,050.00

V.V. GUJAR
CLERK
COLLECTOR OF STAMPS KURLA

Print Date 21-08-2023 05:36:27

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Office of the Collector of Stamp, Kurla
Certificate Under Sec.32 of Maharashtra Stamp Act. 1958

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	93	100

Received Adjudication Fee RS. **100/-** vide e-Challan GRN No. **MH006561390202324P** Dated **11-08-2023.**

Collector of Stamps
Kurla

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८, च्या तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी
Kurla

Case No. **Adj/IGR241/463/2023**

Certificate Number: **CER-KUR-ADJ-IGR241-463-2023**

Market Value/Value (if any): **Rs. 110301000**

Consideration Amount (if any): **Rs. 83198000**

Received from **MESSERS S AND T DEVELOPERS** Residing at **301 SHRIKANT CHAMBERS NEXT TO R K STUDIO, S T ROAD CHEMBUR, MUMBAI 400071.** Stamp duty of **Rs. 5515050/- (Rs. Fifty Five Lakh Fifteen Thousand and Fifty only).** Vide e-Challan GRN No **MH006922714202324E** Dated :- **18-8-2023** The defacement number is **0003594431202324.**

Certified Under Section 32 of the Maharashtra Stamp Act, that the full duty of **Rs. 5515050/- (Rs. Fifty Five Lakh Fifteen Thousand and Fifty only) which this instrument is chargeable under Article [illegible] Development agreement of Schedule I of the said Act, has been paid.**

This instrument is chargeable under Article [illegible]

This Certificate is subject to the provisions of section 53(A) of the said Act.

Place: Kurla
Date:

Collector of Stamps
Kurla

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THE SEAL OF THE SUB REGISTRAR KURLA-1

GRN = MH006922714202324E — Dt - 18/08/23
Drt = 000 35944 3/2023 24 — Dt - 21/08/23

M.V. = 110301000/-
A.V = 83198000/-
Area = 1295.30 Sq.mtr.

Certificate u/s. 32 (1) of the Bombay Stamp Act, 1958
Office of the Collector of stamps, Kurla
ADJ No. 1100901/ 463/23/K / 662
Date: 21/08/23
Received from shri. M/s. S And T. Developers
Residing at
Stamp duty of Rs. (55150500/-
Fifty five lakh fifteen thousand fifty only.
Vide challan No. Epay Dated 18/08/23
Certified under Section 32 (1) (b) of the Bombay Stamp Act, 1958 that the full duty Of Rs. (55150500/- Fifty five lakh fifteen thousand fifty only.
With Which this instrument is chargeable Has been paid u/article No. 5(9.02)
Of Schedule
This Certificate is subject to the provisions Of section 53-A of Bombay Stamp Act, 1958
Place Kurla
Date 21/08/23
Collector of stamps Kurla

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9 ऑगस्ट 24 2023

ADJUDICATION FEE 100/- PAID

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made and entered into at Mumbai this 24th day of Aug., in the Christian Year Two Thousand and Twenty-Three

BETWEEN

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (BANDRA)

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MR. ARUN POPATLAL CHAVDA, Adult, Indian Inhabitant, (**PAN No. ABIPC5837C**) and having its address at Chawda Compound, Opp. Shalimar Petrol Pump, Dr. Choithram Gidwani Road, Mumbai – 400 074 hereinafter called the **"Owner"** (which expressional shall unless it be repugnant to the context or the meaning thereof mean and include its successors and permitted assigns) of the **ONE PART;**

A N D

M/s. S & T Developers (PAN No. AESFS6679B) a Partnership firm duly registered under the provisions of Indian Partnership Act,1932 acting through its duly authorized partners **(1) Mr. Trilochan Kumar and (2) Shabbir Mohammed Yaqoob Ansari,** both of Mumbai Indian Inhabitants and having its Office at Office No. 301, 3rd Floor, Shrikant Chambers, next to R.K. Studio, Sion - Trombay Road, Chembur, Mumbai – 400071, hereinafter called the **"Developers"** (which expression shall unless it be repugnant to the context or the meaning thereof mean and include partner or partners for the time being of the said firm, the survivor or survivors of them and the respective heirs, executors and administrators of such survivor and his/her or their permitted assigns) of the **OTHER PART.**

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WHEREAS: -

a. The Owner is the full and absolute owner of the piece or parcel of land and ground comprising of C.T.S. No.506A/1. 506A/4 and 186A/2 more particularly described inter alia in the Schedule hereunder written together with the structures standing thereon, which pieces and parcels of land and ground admeasuring in aggregate 1295.30 sq. mtrs. has been formulated by Sub-division and Amalgamation of various plots of land as is recorded vide Order dated 21st January, 2010 passed by the office of the Collector, Mumbai Suburban District and which piece or parcel of land and ground is hereinafter referred to as **"the said Property"**

b. The Owner has represented to the Developers that the Owner has obtained Order from the Collector & Competent Authority (ULC) dated 24th June, 1997, where under the Collector & Competent Authority has given declaration there is no surplus vacant land in the said property under provisions of ULC Act, 1976.

c. The Owner has represented to the Developers that, the Municipal Corporation of Gr. Mumbai has issued Letter dated

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30/12/2016 thereby stipulating that the said properties falls under Residential Zone and is affected by DP Road admeasuring 13.40 meters wide, as per DCPR, 2034.

d. The Owner has further represented to the Developers that the Owner is in exclusive possession, use and occupation of the said property and every part thereof and apart from the Owner no other person or persons are in possession, use or occupation of the said property or any part thereof.

e. Prior to the execution of this Development Agreement, the Developers confirms having received of and from the Owner the copies of the aforesaid orders, permissions, documents of title deeds pertaining to the subject property and the Developers has gone through and satisfied of the veracity, authenticity and correctness thereof and has agreed to execute this Agreement in the manner appearing hereinafter.

f. The Owner has agreed to appoint the Developers as Developers of the said property with right to develop, deal with the said property for the consideration and on the terms and conditions hereinafter appearing. Under the said appointment, the Developers shall be solely

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responsible for all the commencement certificates and for the construction activities and all the liabilities arising out of the same, if any. Further, the Owner shall be solely responsible for providing a license to the Developers for accessing the said Property for the said construction activities and for allowing the Developers to sell his share 52% of the developed area **(RERA Carpet area)**, more particularly described below.

g. The Permanent Account Number of the Owner is **ABIPC5837C**

h. The Permanent Account Number of the Developers is **AESFS6679B.**

i. The parties hereto are desirous of recording the terms and conditions agreed between them as hereinafter appearing.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. The parties hereto do hereby declare, confirm and covenant that all the Recitals of this Agreement form part and parcel of the operative part of this Agreement and shall be read accordingly.

2. The Owner do hereby declare and represent to the Developers as follows: -

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C.T.S. No.506A/1 admeasuring 836 square meters

a) Smt. Shashikala Gopinath Acharya, Shri Vidyadhar Gopinath Acharya and Shri Manohar Gopinath Acharya were the original owners of the larger land bearing Survey No.15(Part) having corresponding City Survey No.506A admeasuring 5942 square meters at Village Wadhavli, Chembur, Mumbai 400074. The names of the said Smt. Shashikala Gopinath Acharya, Shri Vidyadhar Gopinath Acharya and Shri Manohar Gopinath Acharya were entered in the Property card of the said property.

b) Smt. Narbadabai Ranchoddas Chawda and Smt. Kantabai Jairam Chawda were in possession of the portion of the aforesaid land admeasuring 836 square meters out of the aforesaid property since the year 1963.

c) That the said Occupants i.e. Smt.Narbadabai Ranchoddas Chawda and Smt.Kantabai Jairam Chawda filed S.C. Suit No.866 of 1982 in the Bombay City Civil Court, Bombay against the said Owners viz. Smt.Shashikala Gopinath Acharya,

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Vidyadhar Gopinath Acharya and Manohar Gopinath Acharya, claiming ownership of the said portion of the land admeasuring 836 square meters by way of adverse possession, thereby seeking a declaration that the Narbadabai Ranchoddas Chawda and Kantabai Jairam Chawda therein be declared as the owners of the said property and also, seeking permanent order and injunction against the said Owners i.e. the Smt.Shashikala Gopinath Acharya, Vidyadhar Gopinath Acharya and Manohar Gopinath Acharya therein from dispossessing and/or interfering with the possession of the said property.

d) However, the Hon'ble Bombay City Civil Court was pleased to pass Ex-parte Decree dated 1st July, 1982 thereby granting the prayers sought in the said Suit in favour of the Narbadabai Ranchoddas Chawda and Kantabai Jairam Chawdatherein. Furthermore, the said Decree was lodged for registration on 29th July, 1982 at Serial No.3610/1982 and consequently, the names of the said Smt.Narbadabai Ranchoddas Chawda and Smt.Kantabai Jairam Chawda were

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entered in the Property Card vide Mutation Entry dated 16th July, 1984 as owners of the said portion of the land.

e) Vide ULC Order dated 25/6/1997, the Additional Collector & C.A. ULC, Gr. Mumbai declared that there is no surplus vacant land in the said property under provisions of ULC Act, 1976.

f)Pursuant to an Order dated 16/7/1997 passed by the Collector, Mumbai Suburban District r/w. Order dated 15th May, 1998 passed by the City Survey Officer, Chembur, the said property was allotted C.T.S. No.506A/1 admeasuring 836 sq.mtrs and new Property card in respect of C.T.S. No.506A/1 reflecting the names of the said Smt.Narbadabai Ranchoddas Chawda and Smt.Kantabai Jairam Chawda was opened vide Mutation Entry dated 15th May,1998.

g) By virtue of registered Gift Deed dated 14th November, 2002 having Registration No. BDR3- 6425-2002, the said Co-owner Smt. Narmadabai Ranchhoddas Chavda transferred her half undivided share in the aforesaid land admeasuring 836

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square meters in favour of Shri Dinesh Popatlal Chavda and Shri Arun Popatlal Chavda, as and by way of gift out of natural love and affection. Accordingly, vide Mutation Entry No.272 dated 31st December, 2002, the names of the said Smt.Narmadabai Ranchhoddas Chavda was deleted and names of the said Shri Dinesh Popatlal Chavda and Shri Arun Popatlal Chavda were entered in the Property card of the said property.

h) By virtue of registered Deed of Conveyance dated [illegible] February,2008 having Registration. No.BDR3-01770-2008 the said another Co-owner Smt.Kantaben Jairambhai Chavda sold and conveyed her half undivided share i.e. 418 square meters in the aforesaid property alongwith the structures standing thereon in favour of Shri Arun Popatlal Chavda for the consideration and on the various terms and conditions stipulated therein. Vide Mutation Entry dated 454 dated 13th May, 2008, the name of the said co-owner Smt.Kantabai Jayram Chavda was deleted and the name of the said Shri Arun Popatlal

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Chavda was entered as owner of the said portion i.e. 418 square meters in the Property card.

i) By virtue of registered Gift Deed dated 31th December, 2010 having Registration No. BDR13- 208-2011, the said Shri Dinesh Popatlal Chavda transferred his 50% undivided share i.e. 209 square meters in the half share of the aforesaid property i.e. 418 square meters in favour of Shri Arun Popatlal Chavda, as and by way of gift out of natural love and affection.

j) Vide Mutation Entry No.6 dated 19th August, 2015, the name of the said Shri Dinesh Popatlal Chavda has been deleted and as such the said Shri Arun Popatlal Chavda became the sole and exclusive owner of the said entire land admeasuring 836 square meters.

ii. C.T.S. No.506A/4 admeasuring 198.20 square meters and 173.3 square meters i.e., aggregate area admeasuring 371.50 square meters.

k) The said Smt. Shashikala Gopinath Acharya expired intestate on 5th December,1998 leaving behind the co-owners

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Shri Vidyadhar G. Acharya and Shri Manohar G. Acharya as her legal heirs.

l)By virtue of registered Deed of Conveyance dated 5th February, 2009 having Registration No.BDR-3/1058/2009, the said Shri Vidyadhar Gopinath Acharya and Shri Manohar Gopinath Acharya sold and conveyed portion admeasuring 198.20 square meters out of their aforesaid larger land bearing C.T.S. No.506A in favour of Shri Arun Popatlal Chavda for the consideration and on the various terms and conditions stipulated therein.

m) By virtue of registered Deed of Conveyance dated 5th February, 2009 having Registration No.BDR-3/1059/2009, the said Shri Vidyadhar Gopinath Acharya and Shri Manohar Gopinath Acharya sold and conveyed another portion admeasuring 173.3 square meters out of their aforesaid larger land bearing C.T.S. No.506A in favour of Shri Arun Popatlal Chavda for the consideration and on the various terms and conditions stipulated therein.

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n) Pursuant to an Order dated 4th June, 2001 r/w. Revised Order dated 21st January, 2010 issued by the Collector, Mumbai Suburban District r/w. Order dated 29th January, 2010 issued by the City Survey Officer, Chembur, the aforesaid portions of the land admeasuring 198.20 square meters and 173.3 square meters i.e., aggregate area admeasuring 371.50 square meters has been allotted new C.T.S. No.506A/4 and new Property card has been opened in the name of the said Shri Arun Popatlal Acharya, vide Mutation Entry No.539 dated 31st March, 2010.

ii. C.T.S. No.186A/2 admeasuring 87.8 square meters

o) It is observed that similarly, Smt. Shashikala Gopinath Acharya was the original owner of the adjoining land bearing City Survey No.186A admeasuring 418.2 square meters at Village Wadhavli, Chembur, Mumbai 400074.

p) It is observed that the said Smt.Shashikala Gopinath Acharya expired intestate on 5th December, 1998 leaving behind the co-owners Shri Vidyadhar G. Acharya and Shri Manohar G. Acharya as her legal heirs.

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q) By virtue of registered Deed of Conveyance dated 5th February, 2009 having Registration No.BDR-3/1057/2009, the said Shri Vidyadhar Gopinath Acharya and Shri Manohar Gopinath Acharya sold and conveyed the portion admeasuring 87.8 square meters of their adjoining land bearing C.T.S. No.186A in favour of Shri Arun Popatlal Chavda for the consideration and on the various terms and conditions stipulated therein.

r) It is observed that pursuant to an Order dated 4th June, 2001 r/w. Revised Order dated 21st January,2010 issued by the Collector, Mumbai Suburban District r/w. Order dated 29th January, 2010 issued by the City Survey Officer, Chembur, the aforesaid portion of the land admeasuring 87.8 square meters has been allotted new C.T.S. No.186A/2 and new Property card has been opened in the name of the said Shri Arun Popatlal Chavda, vide Mutation Entry No.539 dated 31st March, 2010.

s) The said Shri Arun Popatlal Chavda became seized, possessed and absolutely entitled to the aforesaid properties as

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mentioned in I, II and III hereinabove i.e., C.T.S. No.506A/1 admeasuring 836 square meters, C.T.S. No.186A/2 admeasuring 87.8 square meters and C.T.S. No.506A/4 admeasuring 371.5 square meters i.e., aggregate area admeasuring 1295.30 square meters i.e., **'the said Property'**.

t)Vide an Order dated 21/1/2010, the Collector, Mumbai Suburban District has granted permission for amalgamation of the aforesaid properties i.e., C.T.S. No.506A/1 admeasuring 836 square meters, C.T.S. No.186A/2 admeasuring 87.8 square meters and C.T.S. No.506A/4 admeasuring 371.5 square meters i.e., aggregate area admeasuring 1295.30 square meters.

u) That Municipal Corporation of Gr. Mumbai has issued Letter dated 30/4/2010 thereby stipulating that the said properties fall under Residential Zone and is affected by DP Road admeasuring 13.40 meters wide, as per DCPR, 2034.

iv. The Owner has clear and marketable title free from encumbrances to the said property and every part thereof and there are no outstanding estate or effects by way of lease, lien,

charge, inheritance, mortgage or otherwise howsoever outstanding in respect of the said property or any part thereof. However, it is hereby also clarified that the area under possession is as per the Survey report and the construction and permission would be taken basis the same and the Owner do not have any objection for the same.

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v. The Owner is not restrained either under the Income Tax Act or any other Statute or law for the time being in force from dealing with or disposing of the said property or any part thereof in any manner whatsoever.

vi. There is no restraint order passed by any Court or Authority having jurisdiction in India restraining the Owner from dealing with or disposing of the said property or any part thereof.

vii. The Owner has full right, absolute authority and good power to enter into this Agreement for granting right of development of the said property with right to deal with or dispose of the said property with the Developers, as stated below in this agreement.

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viii. The Developers confirms having received all the aforesaid orders, permissions copies of Gift Deed, Conveyance Deed, title certificates and ownership documents and have gone through and satisfied about the correctness and validity of the same.

ix. It will be obligation of the Owner to maintain the title to the said property and the land area of 1295.3 sq. mtrs. in possession of the Owner in clear and marketable state at his own costs and expenses and in case of any claim concerning the title, the Owner shall clear the same at his own costs and expenses.

3. The Owner do hereby appoint the Developers as the [illegible] of the said property with right to utilize, as per DCPR, 2034, the entire FSI, plot potential and TDR or by whatever name or nomenclature it may be called in future, which can be loaded on the said Property, by implementation of any scheme, rules, regulations and policy as may be drawn up under the applicable provisions of DCPR 2034, as may be sanctioned by MCGM/SRA/MHADA and/or any other concerned government authority for the time being in force and

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construct building/s thereon with residential and/or mixed user of residential or commercial and to sell (as per below decided ratio between both the parties) and market the units constructed therein on 'Ownership Basis' and to ultimately transfer the said property with building/s standing thereon to any entity of prospective purchasers including any co-operative society, limited company or condominium of Apartment/s as hereinafter appearing.

4. It is agreed between the parties that the owner is entitled his ratio i.e., 48% (RERA Carpet Area) in the base FSI as well as apart from the overall FSI, available for construction and development.

5. In consideration of the Owner appointing the Developers as the Developers of the said property with marketable title free from encumbrances and with license and permission to enter upon the said property for carrying out constructions thereon by utilizing any present available F.S.I. (both free and premium F.S.I.) or further F.S.I. or TDR, which may become available in future on the said property, for Residential or Commercial or Mixed use, the Developers agree to pay and/or provide following area to the Owner in the following ratio:

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Total area (RERA CARPET AREA) (which includes residential and commercial both)

48% share to the Owner

52% share to the Developers

6. It is agreed that the flats falling under the shares of the Owner or the Developers shall be distributed in the following manner:

A. From the base FSI, the Owner shall firstly be provided a minimum of 2,500 sq. ft. (twenty five hundred square feet) commercial area and a minimum of 4,500 sq. ft. (forty five hundred square feet) residential area, which residential area is to be allotted to the Owner on those floors, which will be constructed immediately above the commercial floor/s. Once the Owner has been allotted his entire aforesaid residential area share from the base FSI, then the Developers can allot its residential area share from the base FSI. The remaining area under the base FSI shall thereafter be divided between the Owner and the Developers in such a manner that the aforesaid ratio of 48%:52% is achieved. If such a ratio is not mathematically possible to achieve from the said remaining area of the base FSI, then

the same shall be adjusted in the remaining Project, so as to ensure the overall ratio of 48%:52% is achieved.

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B. For the remaining FSI and/or premium ~~FSI or TDR loaded~~, the flats shall be allotted to the Owners and the Developers on the alternate floors and the overall ratio of 48%:52% shall be achieved for the entire Project.

7. It is further clarified that the parking area of the Developers' 52% share will remain with the Developers and of the Owner's 48% share will remain with the Owner (as per their ratio) and there will not be any extra area designated for parking which would be given either to the Developers or the Owner apart from their respective allocated share as above.

8. The Developers shall pay the Owner a **refundable interest free security deposit of Rs. 3,50,00,000/-** (Rupees Three Crore Fifty Lakh Only) ("The said Refundable Deposit") for ensuring the performance of its obligations under this agreement, which shall be given in three trenches as under:

i. **Rs. 1,50,00,000/-** (Rupees One Crore Fifty Lakh Only) at the time of the signing of this agreement &

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ii. **Rs. 1,75,00,000/-** (Rupees One Crore Seventy Five Lakh Only) at the time of registration of this agreement, which will happen after the adjudication of the proper stamp duty &

iii. **Rs. 25,00,000/-** (Rupees Twenty Five Lakh Only) after the initiation of sale of units/flats.

The said Refundable Deposit shall be governed as under:

A. In the event if the Developers is unable to obtain all the Commencement Certificates within a period of two years from the date of execution of this Development Agreement, then the said Property shall be handed over to the Owner and the Developers shall not claim any amount from the owner out of the said refundable security deposit of Rs.3,50,00,000/- (Rupees Three Crore Fifty Lakh Only) given to the Owner, which shall be forfeited by the Owner.

B. After the completion of the entire project and the issuance of the full completion certificate and full occupancy certificate, the Owner shall refund the said refundable security deposit of Rs.3,50,00,000/- to the Developers without any interest. Till such time that the said refundable security deposit is actually refunded to the Developers upon completion of the project, the Developers shall have

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a lien over 3% (three percent) out of the aforesaid 48% share of the Owner.

9. It is further agreed by the both parties that, the Developers shall additionally pay an advance amount of Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakhs) to the Owner, against the purchase of 1000 Sq. ft carpet area out of the Owner's 48% share, by way of two post-dated cheques, which advance amount shall be payable by the Developers within a maximum period of 8 (eight) months from the date of execution of this present agreement. The details of the said post dated cheques is as under:

i. Cheque number: 000034 dated 1-5-2024 drawn on HDFC BANK, AIROLI BRANCH bank., Amount, 1,25,00,000/-

ii. Cheque number: 000035 dated 1-5-2024 drawn on HDFC BANK, AIROLI BRANCH bank. Amount - 1,25,00,000/-

10. Apart from the aforesaid refundable security deposit, it is agreed that Owner and Developers shall be liable to pay their respective Income Tax and all other Taxes as per their respective ratio as agreed i.e., 48:52 %, required to be borne and paid on the sale

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proceeds from the amount/s received by them respectively and Owner and Developers shall mutually indemnify each other against payment of such Income Tax and all other Taxes, as the case may be, subject to the limit of their agreed share of 48:52 %.

11. It shall be the obligation of the Developers alone to carry out all the repairs of defects in construction, if any, during the defect liability period as per RERA Act, 2016, at its cost and consequences and the Owner shall not be liable for the same in any manner whatsoever and the Developers shall indemnify the Owners for these without any limitation.

12. It is agreed that as and when required the Owner will allow inspection of all the original documents of title in respect of the said property to Advent Advocates for the Developers.

13. The Commencement Certificate would be obtained in two parts: - 1st Part of the Commencement Certificate would be obtained on the Base F.S.I. In 2nd Part of the Commencement Certificate would be obtained on the Entire Plot potentials basis on the Architect designs, confirmation and MCGM Rules & Regulations.

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14. The Developers agrees and undertakes to commence the construction work of the new proposed building within 15 days (in any circumstance) on obtaining the 1st part of the Commencement Certificate as above, which shall be obtained in any circumstances within the period of 6 (six) months from the date of execution of these presents (Development Agreement) and to complete the construction of the proposed new building/entire project within a period of (years) which includes grace period of 12 months. If the Developers fails to comply as per the above-mentioned periods, then the Developers shall be liable to pay the Owner Rs 5 lakhs per month as and by way of liquidated damages against the said non-compliance, which amount the Developers agrees is a fair and reasonable predetermined amount of money and not a penalty, that must be paid as damages for failure to timely perform its obligations under this contract. However, after the expiry of the said 12 months grace period, the present development agreement shall stand terminated without any further notice to any of the parties herein. Further the owner shall be entitled to forfeit the entire aforesaid security deposit

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of Rs. 3,50,00,000/- and the Developers shall not claim the same or any amount which may include the construction cost, if any, from the Owner. This period of construction mentioned hereinabove is always subject to force majeure as defined under RERA Act, 2016 or to any delay caused due to the defect in title of the Owner and any such period / time shall not be counted in "period of construction" and the period of construction shall be extended on prorata basis in such an event.

15. The Property Title Certificate been already procured by the Developers and the Developers has no issue in respect of the property title certificate.

16. Simultaneously on the execution of these presents, the Owner has given the Developers, the license only to enter upon the said property and carry out construction thereon and also to deal with and dispose of the constructed area as per his agreed ratio i.e., 52% in accordance with the terms of this Agreement.

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17. It is agreed between the parties that this Agreement shall stand terminated, by giving 30 days' notice, as per circumstances mentioned hereinbelow: -

i. Violation of the terms and conditions of these presents.

ii. Any act with respect to the said project which may constitute an offence under criminal law by any of the parties.

iii. In the event of the partnership firm of the Developers is dissolved and none of the parties are capable and intending to develop or complete the project.

iv. In the event that any of the partners of the partnership firm of the Developers are declared insolvent.

v. In the event any one of the partners or both the partners of the Developers expire or due to medical reasons, are incapable of performing their part for the development.

If the termination under any of the aforesaid sub-clauses i to v happens due to the fault, negligence, action, inaction, etc. of the Developers, then the refundable security deposit of Rs. 3,50,00,000/- shall be forfeited by the Owner and the Developers shall not claim the

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same or any amount which may include the construction cost, if any, from the Owner. If however, the termination under the aforesaid sub-clauses i or ii is due to the fault, negligence, action, inaction, etc. of the Owner, then the parties shall mutually decide on the issue of the refund of the security deposit and the responsibility for payment of the construction cost.

18. It is agreed, declared and confirmed between the Owner and the Developers that: -

i. The Developers in mutual agreement with the Owners will be entitled to prepare, submit, amend, modify and/or substitute Plans, Proposals and Applications for development of the said property including change of User of the said property and to get Lay Out Plans / Building Plans in respect of the proposed construction on the said Property prepared through their Architects, Surveyors, Town Planners and R.C.C. Specialists & Consultants as the Developers may desire or deem fit.

ii. The Developers in mutual agreement with the Owner, will be entitled to construct proposed development for Residential and/or

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Commercial and/or mix user as desired, which construction and the fittings/fixtures used with it, shall be as per industry standards and of good quality.

iii. The Owner will obtain N.O.C. from their existing Architects, R.C.C. Specialists and all other Consultants on record and pay and discharge their professional fees immediately on the execution of this Agreement.

iv. The Developers shall, in mutual agreement with the Owner, be entitled to engage Architects, Surveyors, Town Planners, MEP Consultants.

v. The Developers shall be liable to pay for Sales, Marketing and Brokerages for their share and the Owner shall also be liable for Sales, Marketing and Brokerages for his share.

vi. It is agreed that Developers alone shall be responsible to market or promote the said Project as a whole.

vii. It is agreed that the said Project for development of the said property will be registered with MahaRERA under the Real Estate (Regulation and Development) Act, 2016 and the Rules thereunder

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and Owner and Developers both will be the Promoters (under RERA). The Owner agrees to join the Developers in all Applications and formalities under RERA from time to time. However, the Owner shall not be liable or responsible, in any manner, for any construction or quality related issues or activities, which shall be the sole responsibility of the Developers alone and the Developers shall indemnify and keep indemnified the Owners in respect thereof without any limitation. The Owner's responsibility shall be limited to ensuring the clear and marketable title in respect of the said Property.

viii. It is agreed that all Agreements for Sale which may be entered into with any prospective Allottee/s / Purchaser/s shall be executed separately i.e. the Owner shall execute the Agreement for Sale with the Prospective Allottee/s / Purchaser/s for the Owner's 48% share and similarly the Developers shall execute Agreements for Sale with the Prospective Allottee/s / Purchaser/s for their 52% share. Further, the Developers shall be a confirming party in the Agreements for Sale for the flats falling under the Owner's 48% share, so as to ensure that

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the construction is completed on time and that the quality of construction and fittings, etc. of the said flats falling under the 48% of the Owner, is the same as the quality of construction and fittings, etc. of the flats falling under the Developers' 52% share. If for any reason whatsoever, the Developers refuse to sign as confirming party as aforesaid, then in that case, the Owner shall not be precluded from selling the flats falling under its 48% share and the Owners shall be selling on the basis of the Power of Attorney being given by the Developers to the Owner under clause 21 of this agreement. However, the said refusal by the Developers to sign as confirming party shall not preclude them from ensuring that the construction is completed on time and that the quality of construction and fittings, etc. of the said flats falling under the 48% of the Owner, is the same as the quality of construction and fittings, etc. of the flats falling under the Developers' 52% share.

ix. The draft of Letters of Allotment / Agreement for Sale in favour of any Prospective Purchaser/s shall be prepared by the Advocates appointed by the Developers and Owner jointly.

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x. It is agreed that all the expenses for the purpose of construction and development of the proposed Building on the said Project including payment of further scrutiny fee, TDR, FSI premium charges or other such charges, fees payable to MCGM and all other Authorities and cost of construction and development including cost payable to Contractors, Sub Contractor, Suppliers for construction of civil work, R.C.C., MEP work, Infrastructure and to complete the proposed building and obtaining the Occupancy Certificate together with fees of Architects, Surveyors, Town Planners, R.C.C. Specialists, MEP Consultant, Legal Advisors shall be borne and paid by the Developers alone and Owner shall not be liable or responsible for the same.

xi. It is agreed that the Developers shall be entitled to receive and appropriate their complete share of 52% (RERA Carpet Area) and the Owner shall also be entitled to receive and appropriate his complete share of 48 % (RERA Carpet Area). However, neither the Developersnor the Owner shall be entitled to share the amount from the sale proceeds from their respective shares.

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xii. It is clarified that Developers will be entitled to the full benefit of existing F.S.I. and utilize maximum benefit of F.S.I. as may be available on the said property or as may be approved by MCGM in present or anytime in future as per prevailing policies of MCGM and DCR 2034 and also be entitled for all the Infra structure work carried out by the Owner on the said property till date including payment of any Municipal Taxes, outgoings, cesses, taxes, rates and other charges in respect of the said property. Further, from the date of execution of these presents till the proposed Building is handed over to the Prospective Purchasers and/or Association of Prospective Purchasers which may be formed in the proposed Building to be constructed on the said property, the Developers alone shall be responsible for and required to bear and pay any Municipal Taxes, outgoings, cesses, taxes, rates and other charges in respect of the said Property/the construction to be made on it, irrespective of whether they relate to the Owner's share or the Developers' share. Thereafter, the Prospective Purchasers and/or Association of Prospective Purchasers which may be formed in the proposed Building to be constructed on the said property will become liable to

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bear and pay all such Taxes, cesses, outgoings, rates and other charges as the case may be. The Developers shall utilise all the present and/or future FSI generated from the said property on the said project only and the receivables will be shared between the Owner and Developers in the ratio 48 % (Owner) :52 % (Developers).

xiii. For good planning, the Developers and the Owner will acquire lands in the future, from the neighbourhood of the said property (subject to their respective owners' willingness to sell the same), for development of those plots of land and/or amalgamation of those plots of land together with the said property on the terms and conditions mentioned hereinbelow:

a. Expenses towards land acquisition, premium, construction and permission for plot bearing C.T.S Number 506A/3/2B and 506A/3/1 admeasuring 400 sq. mtrs. would be shared between Developers and the Owner and they shall jointly and equally share the benefit of the additional FSI, TDR and subsequently the additional carpet area.

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b. Expenses towards land acquisition, premium, construction and permission for plot bearing C.T.S. Number 186 admeasuring 42.8 sq.mtrs. would be shared between Developers and the Owner and they shall jointly and equally share the benefit of the additional FSI, TDR and subsequently the additional carpet area.

c. Expenses towards land acquisition, premium, construction and permission for plot bearing C.T.S. Number 186/B admeasuring 375 sq.mtrs. would be shared between Developers and the Owner and they shall jointly and equally share the benefit of the additional FSI, TDR and subsequently the additional carpet area.

d. The benefits arising out of the purchase of the above mentioned three lands on account of additional Carpet Area, FSI and the TDR would be shared equally between the Developers and the Owner in 50% : 50% ratio.

e. The C.T.S Numbers mentioned above may change basis Plot Subdivision or the recent Development Plan or any Survey carried out hereafter.

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f. However, the rest of the terms of this agreement regarding to the duties, responsibilities, liabilities and indemnities of and by the Developers, shall remain the same with respect to these three lands to be purchased.

xiv. It is agreed that land under construction charges (LUC) payable in respect of the said Property shall be borne and paid by the Developers alone after the date of execution of these presents. If the Owner had already paid any property taxes, etc. in the past, then the same will be refunded to the Owner and adjusted with the Owner.

xv. The amount/s to be recovered over and above the sale proceeds towards share money, maintenance deposit, legal charges, society formation, water, electric meter and MGL deposit, etc. will not form part of the sale proceeds and it shall be the sole responsibility of the Developers to collect and utilize the same for the designated purposes, as the case may be, except whatever amount falls within the Owner's entitlement, which shall be paid to the Owner.

xvi. It is agreed between the Developers and the Owner hereto that each of them without any other reference, consent or concurrence of the other, shall be entitled to deal with their respective allocated areas and for that purpose to sign in their own name and on their own behalf Agreements for sale and other documents in respect of the sale of the respective allocated earmarked units, car-parking spaces, open space/s and/or terrace/s as is hereby envisaged and appropriate the consideration for the same for their own use.

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xvii. The Parties hereto shall sign all deeds, documents, papers, declarations, affidavits, writing, etc as may reasonably be required for effectuating these presents and putting into effect and implementing the intention of the Parties as reflected in these presents and the Parties shall give their co-operation and signatures as and when required for completion of the development of the property.

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19. The Developers shall be solely responsible, at its cost, for all the compliances under the RERA Act or any other law, with respect to

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this project and shall indemnify and keep indemnified the Owner for the same.

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Simultaneously on the execution of these presents the Owner has executed an Special Power of Attorney (for specific purpose) in favour of the Developer, as desired by the Developers for the purpose of doing all such acts, deeds and things for and on behalf of the Owner which might be required to be done for the purpose of achieving the objective of this agreement including signing and/or executing and submitting to the concerned / competent Authorities, all the papers, Applications Documents, plans etc. for obtaining necessary approval for the development to the said property along with authorizing the Developers and/or their nominees to appoint Architects, Surveyors, Town Planners, R.C.C. Specialists and all other Consultants and to prepare, submit, amend, modify and/or substitute Plans, Proposals and Applications for development of the said property including change of User of the said property and to take benefit of provisions of M.R.T.P. Act, 1966 and D. C. Regulations 1991 as amended by D.C.P.R. 2034 and to apply for and obtain Works Commencement

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Certificate and to amend or modify Plans and to obtain Occupation Certificate and Building Completion Certificate and to approach Local Body, Planning Authority, State Government and Electricity Supply Company and Assessor & Collector, Executive Engineer (Building Proposals) Ward Office and all other Public or Private Body or Authority or their offices for the construction and development of the proposed Building and completion thereof. The Developers shall be entitled to obtain fresh approved of plans, development permission, commencement certificate in the future if the situation so demands. Provided that the Owner shall not unreasonably withhold the approval/sanction of such plans. HOWEVER, the said special power of attorney shall not be used by the Developers in such a manner, so as to alter the arrangement/terms mentioned in this agreement with respect to the rights of the Owner, or the duties, indemnities and liabilities of the Developers. In the event of such a misuse by the Developers, the said special power of attorney shall stand terminated automatically and any act done by the Developers by misusing the special power of attorney shall not be binding on the Owner and the

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Owner shall not be liable for the same and the Developers alone shall be liable for any costs or consequences arising out of such misuse. Further, the Developers shall, without any limitation, indemnify and keep indemnified the Owner for such misuse or the costs and consequences thereof.

21. A separate Special Power of Attorney shall also authorize the Developers for sale of Developers' respective share and such other powers described therein. Such power of attorney shall be in full effect and shall not be terminated, revoked, amended by the Owner till development of said Property has been completed in all respects or till the presents is terminated due to violation of the terms and conditions of the presents. The Special Power of Attorney granted by Owner to the Developers shall be co-terminus with this Development agreement. Further, the Developers doth hereby grant the Special Power of Attorney in favour of the Owner authorising the Owner for sale of Owner's share and such power of attorney shall be in full effect and shall not be terminated, revoked, amended by the Developers till development of said Property has been completed in all respects or till

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the presents is terminated due to violation of the terms and conditions of the presents. The Special Power of Attorney granted by Developers to the Owner shall be co-terminus with this development agreement.

22. The Developers hereby promises, guarantee, and indemnifies to Owner and prospective would-be society/condominium/apartment purchasers against any structural defect and/or leakage for a period of 5 years on R.C.C and 5 years on water proofing from date of obtaining of Occupation certificate or such other extended period as may be required by law. However, in case of such defect, the Developers shall, at its sole cost, repair the same within 60 days from the date of receipt of complaint from the Owner and/or future prospective would-be society/condominium/apartment purchasers and shall repair and rectify the same. The Owner shall not alter, temper with the RCC structure of the building and amenities. In such case Developers shall not be liable for any cost and/or consequences resulting in any damage / mishap to building / premises.

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23. On or before the execution of this Development Agreement, the Owner has authorised the Developers to put up the Notice/Sign Board on the said property indicating the proposed development Scheme of the Developers on the said property and for such purpose as the Developers may deem fit.

24. It is agreed that all outgoings, cesses, taxes, rates and other charges payable in respect of the said Property up to and inclusive of [illegible] of shall be borne and paid by the Owner and hereafter the same shall be borne and paid by the Developers alone, for which the Developers shall indemnify and keep indemnified the Owner.

25. It is further agreed that the Developers shall be entitled to raise finance by mortgage/lien/charge/otherwise of the Developers share from any bank / institution / company / firm / NBFC and or any other person/s as the Developers may deem fit over his 52% share in the said Project. However, the Developers shall not be allowed to raise any finance on the 48% share of the Owner or to use the land of the said Property as collateral security or create and lien or charge on the land.

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26. It is also agreed, declared and confirmed by both the parties that both the parties shall not demand for any additional area or compensation in addition to what is mentioned hereinabove.

27. It is agreed that original documents of title in respect of the said property shall be made available as and when required by the Developers for the purpose of further title investigation, if needed, by their Solicitors and also to produce the certified documents of title on the instructions of the Developers before MCGM or any Authority and/or Bank or Financial Institution for perusal / inspection from time to time and ultimately to be handed over to any Entity of Purchasers of premises including any Co-operative Society, Limited Company or Condominium of Apartment only on completion of project development of the larger plot, as the case may be.

28. The Owner shall not do any act which may jeopardise the development of the said Property in any manner. Other than that, the Owner shall be free to deal with the said Property in any manner, including selling his entire or partial rights or title over the said Property to a 3rd party or creating a mortgage, lien or charge over his

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48% share. However, the Owner shall not create any mortgage on the land of the said Property.

29. The Developers agrees and undertakes not to assign or transfer the rights under this Agreement to any person/s nor to change the constitution of the said Firm including not admitting any new partner thereby diluting the share of the existing Partners of the Developers without prior written consent of the Owner. The Developers shall not enter into any Joint Venture or Joint Development or of any other nature without the prior written consent of the Owner.

30. The Owner agrees to execute all deeds, documents, writings and assurances as may be required by the Developers or their Counsel for more effectively authorizing the Developers to develop the said property and the Owner shall after completion of the entire said project execute conveyance for transferring and conveying the title of the said property to any Entity of Purchasers of premises i.e. any Co-operative Society, Limited Company or Condominium of Apartment as the case may be in pursuance of this Agreement.

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31. It is agreed that Stamp Duty and registration charges payable in respect of this Agreement shall be borne and paid by the Developers alone. Each party shall bear and pay the costs of their respective consultants and Advocates.

32. The parties hereto confirm that this Development Agreement and this arrangement is on Principal-to-Principal basis and should not be construed as Partnership and /or AOP by and between the Owner and the Developers.

33. It is agreed between the Parties that any dispute or disputes arising between the Parties hereto as to performance or non-performance or terms of performance or interpretation or violation of any terms of this Agreement including validity or specific performance of this Agreement then the same shall be referred to sole Arbitrator under the provisions of the Arbitration and Conciliation Act, 1996 and its amendment or re-enactment as the case may be. It is agreed that the Sole Arbitrator will be appointed mutually by the Parties and if not, then in that behalf the sole Arbitrator will be appointed in accordance with the provisions of Arbitration and Conciliation Act,

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1996 or its amendment or re-enactment as the case may be. The Venue of the Arbitration shall be at Mumbai. The award of the arbitrator shall be final and binding on both the parties.

34. Apart from the RERA designated bank accounts dealing with the 70% sale proceeds, it is mutually agreed between the parties that, the Owner and the Developers shall open a joint bank account in a nationalized bank, for the purpose of depositing the balance 30% amount out the sale proceeds, which the Developers will earn by selling its 52% share in the project. It is further agreed by both the parties that the said joint bank cccount shall be operated by both the parties only after due consent of either party.

35. The Developers further undertakes to use the entire sales proceeds, which he will earn from selling the units belonging to his share, firstly for the purpose of buying additional FSI, TDR and paying for MCGM premium, etc. and also for completing the development and construction of the present project, up till obtaining of complete occupancy certificate for such additional FSI.

करल - १

	५८	५००

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36. It is mutually agreed between the parties that, the Developers shall not execute any instrument which will create / transfer the development Right to any other third party other than the Developers, however, in the event such circumstance arises the Developers wants to transfer the development Right to any third person he may do so only with prior written consent of the Owner. In above circumstance also the Owner's share will not get affected.

37. All the indemnities given under this agreement shall survive the termination or conclusion of this agreement.

38. The entire said project is governed by Rules and Regulations of RERA Act.

39. The Developers also declare that their partnership firm does not have any other partners, except for the two partners named in the description of the Developers, on the first page of this agreement.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing (1) C.T.S. No.506A/1 admeasuring 836 square meters (2) C.T.S. No.506A/4 admeasuring 371.50 square meters and (3) C.T.S. No.186A/2 admeasuring 87.80 square meters. i.e., aggregate area admeasuring 1295.30 square

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meters situate at Village Vadhavli, Opp. Shalimar Petrol Pump, Dr. Choithram Gidwani Road, Ganeshwadi, Chembur, Mumbai-400074, Registration District & Sub-District Mumbai City and Mumbai Suburban.

On or towards the East by:	By plot of land bearing CTS No. 506A/3/2B
On or towards the West by:	By 13.40 meter wide D.P. Road
On or towards the North by:	By plot of land bearing CTS No. 189 and beyond that by existing Public Road known as Choithram Gidwani Road
On or towards the South by:	Partly by plot of land bearing CTS No. 186A/1

IN WITNESS WHEREOF the Parties hereto have hereonto set and subscribed their respective hands and seal on the day and year first hereinabove written.

SIGNED AND DELIVERED)
By the within named **"OWNER":**)
ARUN POPATLAL CHAVDA)
Aadhaar No. 5562 3742 3442)
PAN: ABIPC5837C)

करल - १

२०२३

In the presence of:)

1. Nachiket Rajput

2. Govind Kumar R. Chauhan

AGREED AND ACCEPTED BY)

THE WITHINNAMED DEVELOPERS:)

M/S. S & T DEVELOPERS)

PAN: AESFS6679B)

THROUGH ITS PARTNERS:)

1. **MR. TRILOCHAN KUMAR**)

AADHAAR No. 7428 8300 5942)

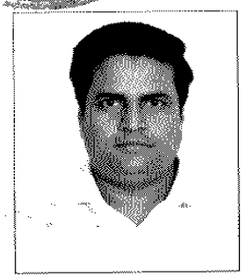
PAN: AXBPK9450A)

AND)

2. **SHABBIR MOHAMMED ANSARI**)

AADHAAR No. 5455 4217 2153)

PAN: AJRPA4818L).



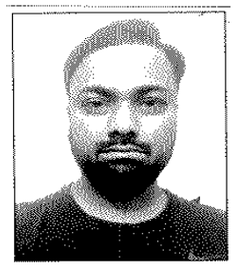
For S&T DEVELOPERS

PARTNER

In the presence of:)

1. Nachiket Rajput

2. Govind Kumar R. Chauhan



For S&T DEVELOPERS

PARTNER

ADJ/11005 M/ 463 / 2023 /K

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RECEIPT

i. Received from the withinnamed Developers a sum of Rs. 1,00,00,000/- (Rupees One Crore Only) by cheque no000028 dated 28/08/23 drawn on HDFC Bank, Airoli II, Mumbai favouring Mr. Arun Popatlal Chavda, at our request;

ii. Received from the withinnamed Developers a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) by cheque no000027 dated 01/08/23 drawn on HDFC Bank, Airoli II, Mumbai favouring Mr. Arun Popatlal Chavda, at our request;

I say received:

(Owner)

Witnesses:

1. Govindkumar R Chauhan:
   PAN: AJGPC5789H

2. Nachiket Sudhan Rajput:
   PAN: ARDPR8347M

करल - १		
७६४५	६३	१००
२०२३		

महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 89118831199

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

89118831199

गाव/पेठ : वाढवली			तालुका/न.भू.का. : नगर भूमापन अधिकारी,चेंबुर		जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
५०६/अ/१			८३६.००	सी	न.भू.क्र ५०६ अ प्रमाणे सान्याची नोंद असे.

सुविधाधिकार :

हक्काचा मूळ धारक :

वर्ष :

पट्टेदार :

इतर भार :

इतर शेरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
15/05/1998	मा.जिल्हाधिकारी मुंबई उपनगर यांचेकडील आदेश क्र. सी./कार्या २३/पो.वि./ एस.आर २६२१ दि. १६/७/९७ व इकडील आदेश क्र न.भू.क्र ५०६ अ वाढवली/९७ दि. १५/५/९८ अन्वये न.भू.क्र ५०६अ/१ ची नविन मिळकत पत्रिका उघडली व क्षेत्र ८३६.० चौ.मि. नमुद केले. सत्ता प्रकार "सी" दाखल केला. तसेच न.भू.क्र ५०६अ मधील दिनांक २७/६/८८ चे नोंदीनुसार कब्जेदार सदरी नांवे दाखल.		H [श्रीमती नर्मदाबाई [illegible] चावडा] [श्रीमती कां[illegible]]	सही- [illegible]/1998 न.[illegible]र
09/10/2001	अर्ज,जबाब,सह दुय्यम निबंधक कुर्ला,मुंबई यांचे कडील क्र बदर ३/१२३३/२००१ दिनांक २८/३/२००१ व इकडील आदेश दि.६/१०/२००१ नुसार न.भू.क्र ५०६अ/१ चे धारकांना न.भू.क्र ५०६अ चे मिळकती मधून जाण्या-येण्याचा हक्क आहे. या बाबतची नोंद केली. (क्षेत्र ९+९=१८ चौ.मि)			[illegible] चेंबुर
31/12/2002	अर्ज,बक्षीस पत्रान्वये धारक सदरी नावे दाखल केली.	S.I नोंदणीकृत दस्ताऐवज सुची क्र.II बदर-3/6425/02	H [१) श्री.दिनेश पोपटलाल चावडा २) श्री.अरुण पोपटलाल चावडा	फेरफार क्रं. २७२ प्रमाणे सही- 31/12/2002 न.भू.अ.चेंबुर
13/05/2008	खरेदीने सहदुय्यम निबंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचे कडील र.द.क्र.१७२०/२००८ दि.२५/२/२००८ अन्वये खरेदी देणार १/२ हिस्याचे धारक श्रीमती कांताबाई जयराम चावडा यांचे नांव कमी करुन खरेदी घेणार श्री.अरुण पोपटलाल चावडा यांचे १/२ हिस्यास ४१८.००चौ.मिटर क्षेत्रास नांव दाखल केले.	S.I	H श्री.अरुण पोपटलाल चावडा पैकी क्षेत्र ४१८.०० चौ.मिटर	फेरफार क्रं. ४५४ प्रमाणे सही- 13/05/2008 न.भू.अ.चेंबूर
19/08/2015	आदेशाने. अर्ज,जबाब,न.भु.अ.चेंबुर यांचे कडील दिनांक २०/०८/२०१५ चे आदेश व सह.दुय्यम निबंधक कुर्ला-३ मुंबई उपनगर जिल्हा यांचे कडील नोंदणीकृत बक्षिसपत्र दस्त क्रं बदर १३/२०८/२०११ दिनांक ०७/०१/२०११ अन्वये श्री दिनेश पोपटलाल चावडा यांनी श्री.अरुण पोपटलाल चावडा यांना बक्षिसपत्र करुन दिलेने श्री दिनेश पोपटलाल चावडा यांचे नाव कमी करुन बक्षिसपत्र करुन घेणार श्री.अरुण पोपटलाल चावडा यांचे नाव कायम केलेची नोंद केली.			फेरफार क्रं. ६ प्रमाणे सही- 19/08/2015 न.भू.अ.चेंबूर
15/12/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प.अक्षरी नोंद /२०१५.पुणे दिनांक १६/०२/२०१५ , व इकडील आदेश क्र.न.भू.वाढवली/फे.फा.क्र.७८६/२०१५ दिनांक १५/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमुद असलेले अंकी क्षेत्र अक्षरी आठशे छत्तीस पुर्णांक शुन्य चौ.मी.दाखल केले.			फेरफार क्रं. ७८६ प्रमाणे सही-

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करत - १

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THE SEAL OF THE SUB REGISTRAR KURLA MUMBAI SUBURBAN

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करल - १		
[illegible]	६६	२००
२०२३		

THE SEAL OF THE SUB REGISTRAR KURLA-1
MUMBAI SUBURBAN

करल - १

१६१४	८४	१८०

२०२३

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम क्रमांक २]

ULPIN: 70152565206

70152565206

गाव/पेठ : वाढवली	तालुका/न.भू.का. : नगर भूमापन अधिकारी,वेंबुर	जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१८६/अ/२			८७.८०	सी	

सुविधाधिकार :
हक्काचा मूळ धारक : वर्ष :
पट्टेदार :
इतर भार :
इतर शेरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(मूळ धारक) पट्टेदार(किंवा धारक)	सोबत
[illegible]/2010	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा कडील क्र.सी/कार्या-२डी/एकत्री/पो.वि./एस.आर.११५५ दि.४/६/२००९ व सुधारीत आदेश दि. २१/०१/२०१० व इकडील कार्यालयीन मो.र.नं.२३८अ/१० दि.२९/०१/२०१० चे मोजणी नुसार न.भू.क्र. १८६अ चे एकुण ४१८.२ चो.मी. क्षेत्रामधून पो.वि. ने ८७.८ चो.मी.वजा करून त्याची न.भू.क्र.१८६अ/२ (म.का.नं. २७४९) ची नवीन स्वतंत्र मिळकत पत्रिका तयार केली व शिल्लक क्षेत्र ३३०.८ चो.मी.कायम करून त्यास न.भू.क्र.१८६अ/१ असा क्रमांक दिला व न.भू.क्र.१८६अ/१ वरील दि.२/३/२००९ ची नोंद कमी करून त्यावरील धारक व सत्ता प्रकार ची नोंद घेतली.		H श्री. अरुण पोपटलाल [illegible]	फेरफार क्र. ५१९ प्रमाणे सही- 31/03/[illegible]
15/12/20[illegible]	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प./अक्षरी नोंद /२०१५, पुणे दिनांक १६/०२/२०१५, व इकडील आदेश क्र.न.भु वाढवली /फे.फा.क्र. ७८६/२०१५ दिनांक १५/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी सत्याऐंशी पूर्णांक आठ दशांश मात्र चौ.मी.दाखल केले.			फेरफार क्र. ७८६ प्रमाणे सही-

हि मिळकत पत्रिका (दिनांक 10/09/2018 12:09:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 31/05/2023 06:05:41 PM

वैधता पडताळणी साठी https://digitalsathara.maharashtra.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 220610000155554 हा क्रमांक वापरावा.

ADJ/1100901/ 463/20 [illegible]K	
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कलम - १

१६६५	६६	१००

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महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

ULPIN: 70501359668

70501359668

गाव/पेठ : वाढवली	तालुका/न.भू.का. : नगर भूमापन अधिकारी,वेंबुर	जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
५०६/अ/४			३७१.५०	सी	

सुविधाधिकार :
हक्काचा मूळ धारक : वर्ष :
पट्टेदार :
इतर भार :
इतर शेरे :

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक(ण) पट्टेदार(ण)	[illegible]
31/03/[illegible]	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा कडील क्र. सी/कार्य-रडी/एकत्री/पो. वि./एस.आर. ११५५ दि. ४/६/२००९ व सुधारीत आदेश दि. २१/०१/२०१० व इकडील कार्यालयीन नो. र. नं. २३८अ/१० दि. ९/०१/२०१० चे मोजणी नुसार न.भू.क्र. ५०६अ चे एकूण १७९६.३ चो. मी. क्षेत्रामधून पो. वि. ने ३७१.५ चौ. मी. वजा करून त्याची न.भू. क्र. ५०६अ/४ (म.का.नं. २७५०) ची नवीन स्वतंत्र मिळकत पत्रिका उघडली व शिल्लक क्षेत्र १५२४.८ चौ. मी. कायम करून त्यास न.भू.क्र. ५०६अ/३ असा शेज दिला व न.भू.क्र. ५०६अ/३ वरील दि. २/३/२००९ ची नोंद कमी करून त्यावरील धारक व सत्ता प्रकार ची नोंद घेतली.		H श्री. अरुण पोपटलाल [illegible]	फेरफार क्र. [illegible] प्रमाणे सही- [illegible]/03/2010 न.भू.अ. [illegible]
15/12/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प.अक्षरी नोंद /२०१५.पुणे दिनांक १६/०२/२०१५ , व इकडील आदेश क्र.न.भू.वाढवली/फे.फा.क्र.७८६/२०१५ दिनांक १५/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमुद असलेले अंकी क्षेत्र अक्षरी तीनशे एकाहत्तर पुर्णांक पाच चौ.मी.दाखल केले.			फेरफार क्र. ७८६ प्रमाणे सही-

हि मिळकत पत्रिका (दिनांक **12/09/2018 12:09:08 AM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **31/05/2023 06:06:04 PM**

वैधता पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **22081000015600236** हा क्रमांक वापरावा.

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करत - १

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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202305111460085 D.P. Rev. dt. Refer Inward Number: M/E/2023/111460109 Payment Dated 03/05/2023

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

DP 2034 Remarks

To,

Mr./Mrs. Shabbir Mohd Ansari
Byculla

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 186/A,506/A/1 and 506A of WADHAVALI Village situated in M/E Ward, Mumbai.

Ref : Application u/no. M/E/2023/111460109 Payment Challan No. DP34202305111460085 Dated 03/05/2023 certifying payment of charges made under Receipt no. 1505227603 Dated 03/05/2023

Gentleman/Madam,

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

Description	Nomenclature	Remarks
CTS No.	186/A,506/A/1 and 506A	
Village	WADHAVALI	
Development Plan 2034 referred to Ward	M/E	
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	13.4 m
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]	ER1.3(Government Staff Quarters)	
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	

Note:

The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

This is electronically generated report. Hence personal signature is not required.

CHE/DP34202305111460085/DP/M/E

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Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road if any, shall be confirmed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is available)

Notifications:

BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- BMC Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

DP 2034 Remarks

Additional Information

Water pipeline Remark:

Water pipeline near the plot (2.89 meters far) has 150 mm pipe diameter.

Water supply Tunnel Remark:

No well/borewell shall be dug on the plot as this plot is affected by Water-supply Tunnel Safety band. Similarly, Excavation/Deep foundation by way of blasting shall not be permitted on the plot prior permission shall be obtained from A.E. (M/E ward) for any work or deepening of existing well/borewell on the plot.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 21188306, 0.00 meters far) has invert level 36.72 meters with reference to Town Hall Datum (THD).

Drainage Remark:

Drain Manhole near the plot (Node ID 2179074102, 0.00 meters far) has invert level 38.21 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 0.00 meters and maximum 43.80 meters ground level with reference to Town Hall Datum (THD).

RL Remark:

REGULAR LINE REMARKS (Traffic):
As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 186/A,506/A/1 and 506A of Village WADHAVALI in M/E ward of B.M.C. as shown bounded blue on accompanying plan.

REGULAR LINE REMARKS (Survey):
As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 186/A,506/A/1 and 506A of Village WADHAVALI in M/E ward of B.M.C. as shown bounded blue on accompanying plan.

Acc: As Plan

Note: The above information is as per the data received from concerned BMC Departments.

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This is electronically generated report. Hence personal signature is not required.

CHE/DP3420230511460085/DP/M/E

करल - १

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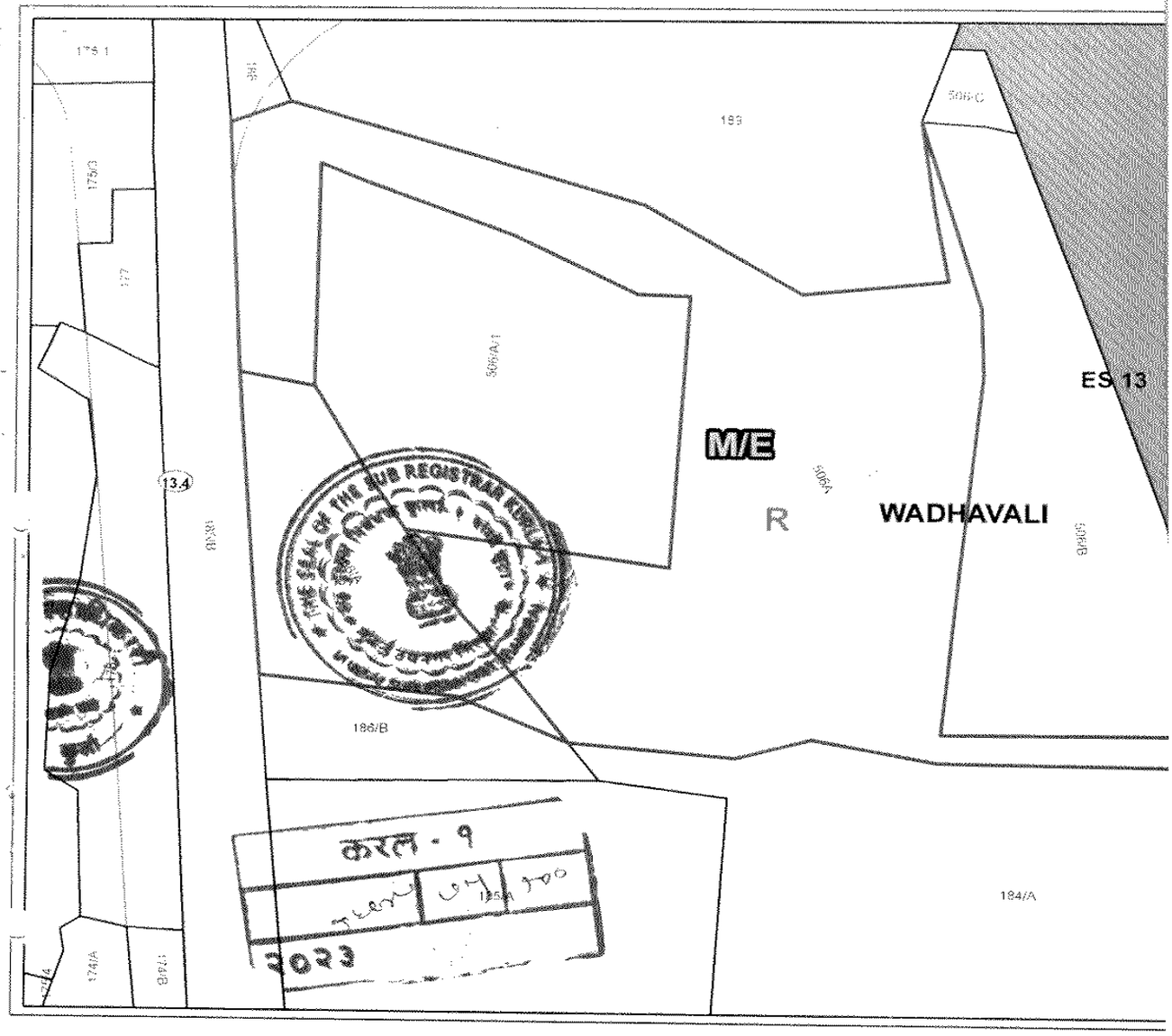
THE SEAL OF THE SUB REGISTRAR KURLA - 1
MUMBAI SUBURBAN DIST. (MAHARA)

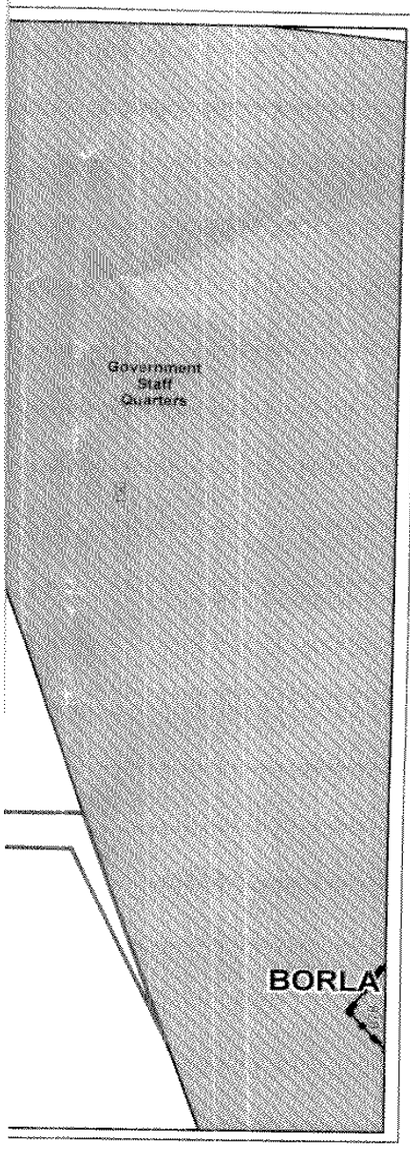


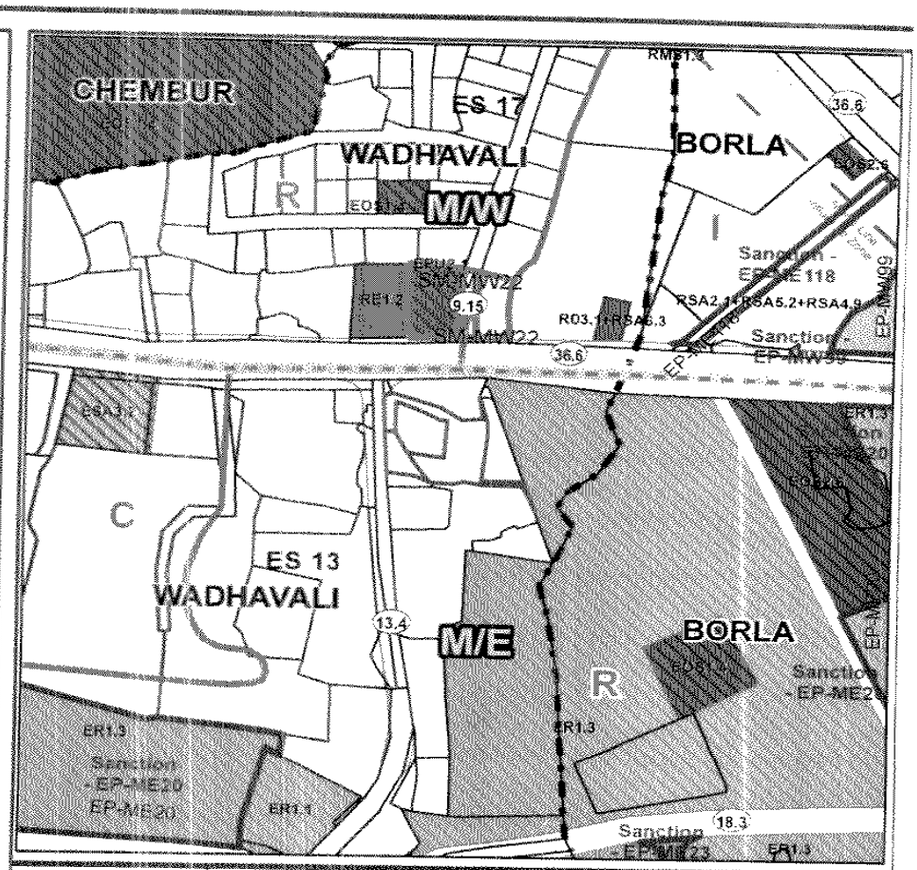
BLOCK PLAN

Scale 1:500

Land Bearing C.T.S.No(s) 186/A,506/A/1 and 506A of WADHAVALI '

Brihanmumbai Municipal Corporation
(Development Plan Department)





LOCATION PLAN

Scale 1:4000

करला - १
२०२३

Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc.
This plan is to be read with letter under

CHE/DP/342023051114600 85/DP/ES/M/E

llage in M/E Ward

This is an electronically generated document. Hence, no signature required. Assistant Engineer (DP), M/E Ward. Dated 08/05/2023

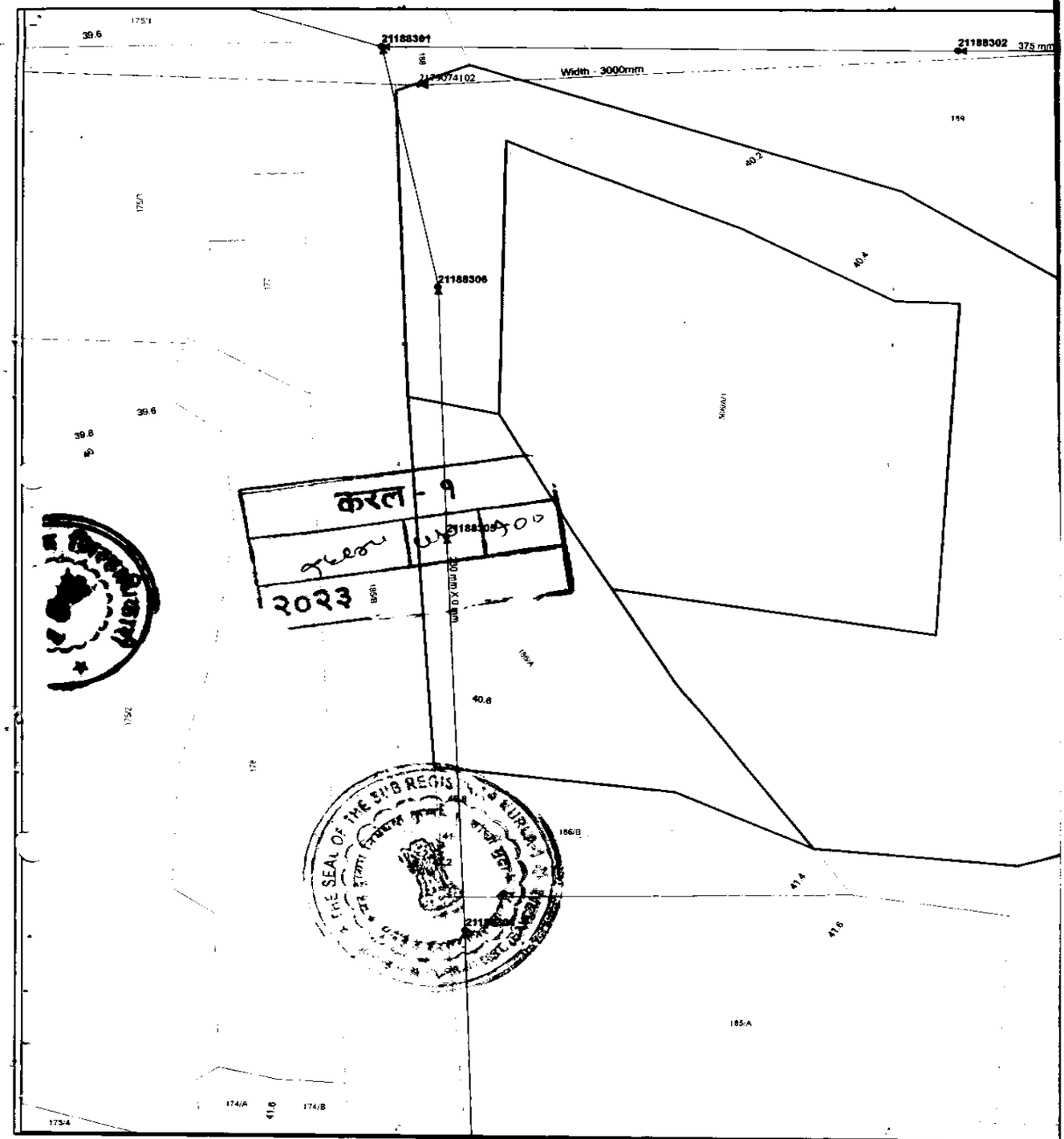
Office of the Chief Engineer (Development Plan)

5th Floor, Annexe Building,

Municipal Head Office,

Mahapalika Marg, Fort, MUMBAI - 400 001.

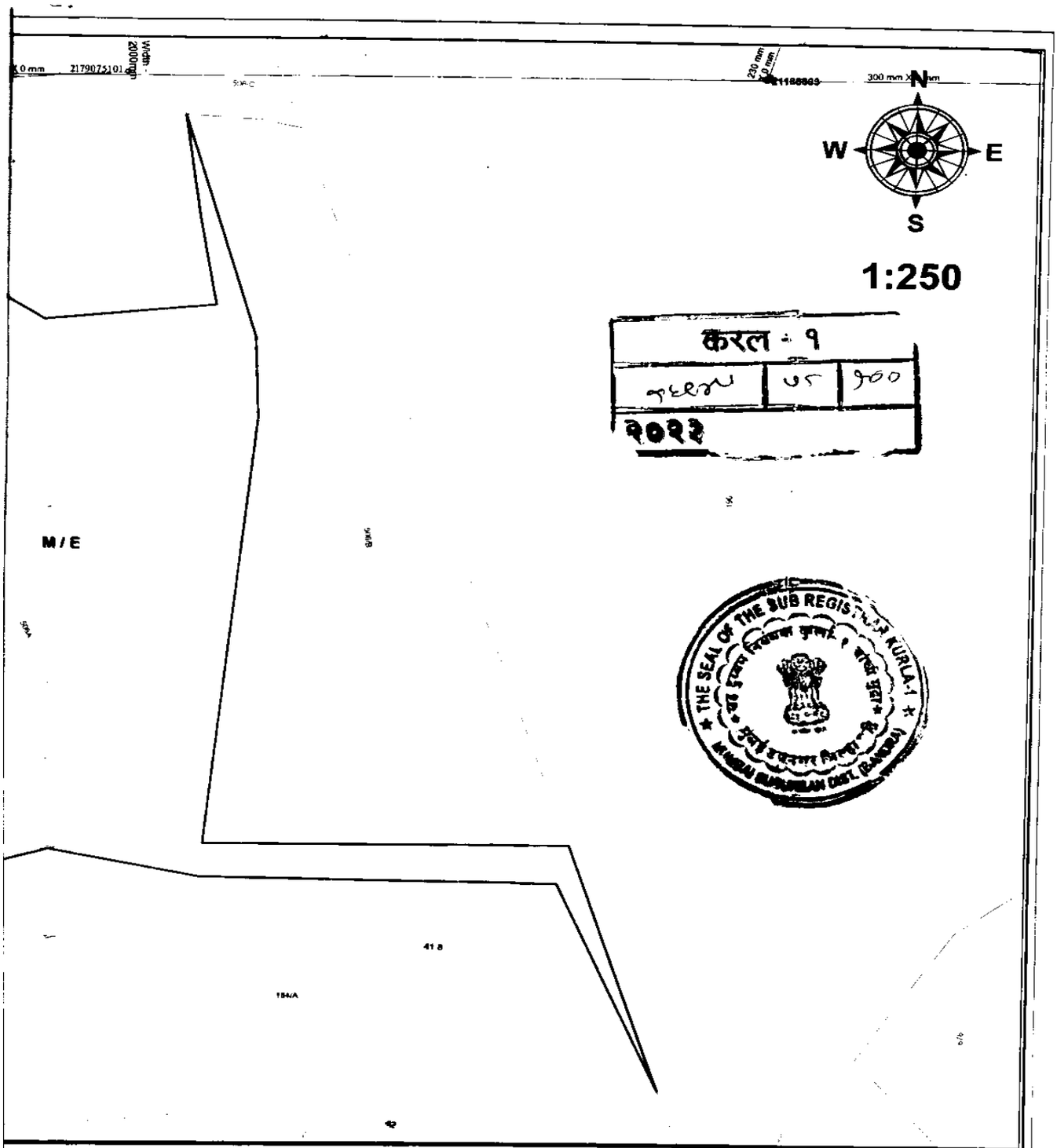
Development Plan 2034



Brihanmumbai Municipal Corporation
(Development Plan Department)

Land Bearing CTS No(s) 186/A,506/A/1,506A of WA

This plan is to be read with additional information giv



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THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

DHAVALI Village in M/E Ward

en in letter no CHE/DP3420230511146008 5/DP/ES/M/E

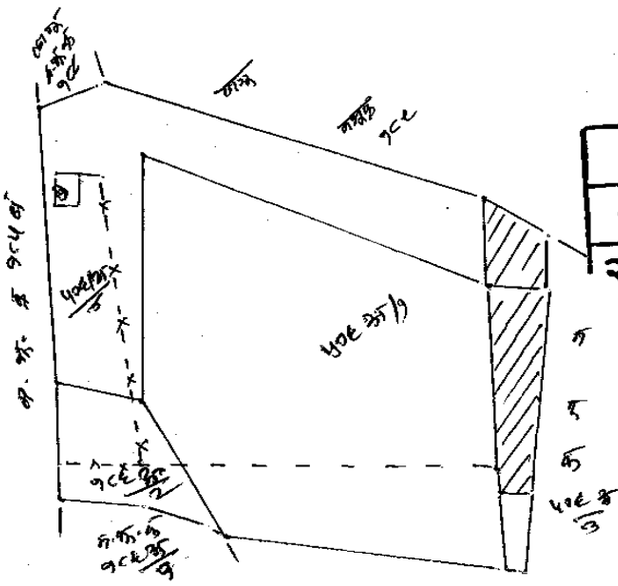
Legend

- Sewer Manholes
- SWD Manholes
- Traffic RoadLines
- Survey RoadLines
- Contours
- SewerLines
- Storm Water Drains
- Ward Boundary

Generated On: 5/3/2023

अर्जदार:- श्री. कुलदीप मिश्रा यांचा दिनांक. 29/4/23 चे विनंती अर्ज वरून मौजे - वाघबळी ता. कुर्ला येथील स.भू.क्र. १८६अ/2, ५०६अ/१ ५०६अ/२ चे पुनर्मिलीकरण आणिरव क्र. ११ वरून तयार केले कारणा पूरती नकाशा

मौजे - वाघबळी
ता. कुर्ला
जिल्हा - मुंबई उपनगर



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२०२३		

प्रमाणित

टिप:- सदर नकाशा काढ्या शर्तीवर बांधकाम असून एकही बांधकाम नाही.

अर्ज क्रमांक ६४० अर्ज आल्याची तारीख 29/4/23
नकलेचा शुल्क २५०/- नकल तयार तारीख 29/4/23
नकलेची प्रतिचार / तयार करणार
तपासणी शुल्क / तपासणी करणार
कागद शुल्क १००/- नकला मिळाल्याची तारीख 29/4/23
एकुण शुल्क २००/- रुपये

नगर भूमापन अधिकारी
वेंडूर

नगर भूमापन अधिकारी
वेंडूर

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करल - १

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२०२३

महाराष्ट्र शासन
नगर रचना आणि मुल्यनिर्धारण विभाग
उपसंचालक नगर रचना, मुंबई प्रदेश (मूल्यांकन) मुंबई
जुने जकात गृह,डि.डि.इमारत, पहीला मजला ,शहीद भगतसिंग मार्ग, फोर्ट, मुंबई -400 023.

दूरध्वनी क्र 022-22690368 Email ID ddtpmumbai@gmail.com

जा. क्र. उसनंर (मू)/ मुंप्रमु/ 610 दि :- 10 /08 /2023

प्रति,

सह दुय्यम निबंधक कुर्ला क्र. 1
नवीन प्रशासकीय इमारत,
आर. सी. चेंबुरकर मार्ग, चेंबुर,
मुंबई – 400071.

विषय:- मौजे वढवली , ता. कुर्ला येथील सि.टी.एस. क्र. 186A, 506A/1 व 506A/4 या मिळकतींचा मुल्यदर विभाग निश्चित करणेबाबत.

संदर्भ:- 1) श्री. अरुण पोपटलाल चावडा यांचा आपणांस दि. 02/08/2023 रोजीचा अर्ज

2)आपला या कार्यालयास पत्र क्र. झोन दाखला/558/2023, दि. 03/08/2023 रोजीचे पत्र

विषयांकित प्रकरणी श्री. अरुण पोपटलाल चावडा यांनी संदर्भ क्र. 1 च्या अर्जान्वये आपणांस मौजे वढवली , ता. कुर्ला येथील सि.टी.एस. क्र. 186A, 506A/1 व 506A/4 या मिळकतींचा मुल्यदर विभाग निश्चित करुन मिळणेबाबत विनंती केली आहे. संदर्भ क्र. 2 च्या पत्रासोबत संदर्भ क्र. 1 सोबत जोडलेली कागदपत्रे व नकाशे जोडून, यांनी उक्त प्रस्ताव पुढील कार्यवाहीस्तव या कार्यालयास सादर केला आहे.

वार्षिक मूल्यदर तक्ते सन 2022-23(सन 2023-24 करीता कायम) मध्ये विषयांकित मौजे वढवली , ता. कुर्ला येथील सि.टी.एस. क्र. 186A, 506A/1 व 506A/4 ह्या मिळकती मिर्सिंग आहेत.

प्रकरणासोबत सादर संदर्भ क्र. 2 चे अर्जासोबत सादर केलेल्या नगर भूमापन अधिकारी चेंबुर यांचे कडील सि.टी.एस. नकाशा, मिळकत पत्रिका त्याचबरोबर बृहन्मुंबई महानगरपालिकेकडील-2034 चा सुधारीत मंजुर विकास योजना अभिप्राय व नकाशा तसेच अर्जदार यांनी जोडलेला सर्वे प्लॅन आणि या कार्यालयातील मूल्यदर विभाग नकाशानुसार पडताळणी केली असता, मौजे वढवली , ता. कुर्ला येथील सि.टी.एस. क्र. 186A, 506A/1 व 506A/4 या मिळकती त्यांचे नकाशातील स्थानानुसार मूल्यदर विभाग क्र. 95/432 मध्ये निश्चित होत आहे.

जयश्रीराणी बा. सुर्वे.
उपसंचालक, नगर रचना,
मुंबई प्रदेश (मूल्यांकन), मुंबई

MPC/DESKTOP/ZONE CERTIFICATE/ ZONE CERTIFICATE

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THE SEAL OF THE SUB REGISTRAR KURLA-1
MUMBAI SUBURBAN DIST.

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भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00115/49258

To
शब्बीर मोहम्मद अंसारी
Shabbir Mohammed Ansari
S/O: Yaqoob Mohammed Ansari
A-403,Floor-4,Plot-75,A,Rabbani Apartment
Meghraj Sethi Marg
Agripada
Mumbai
Mumbai City Maharashtra - 400011
9819858708

आपका आधार क्रमांक / Your Aadhaar No. :
5455 4217 2153
VID : 9150 5460 4186 1028
मेरा आधार, मेरी पहचान

[redacted]

शब्बीर मोहम्मद अंसारी
Shabbir Mohammed Ansari
जन्म तिथि/DOB: 01/04/1984
पुरुष/ MALE

Issue Date: 06/01/2018

5455 4217 2153
VID : 9150 5460 4186 1028
मेरा आधार, मेरी पहचान

[redacted]

सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण का उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। १२ अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- १० साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं /सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने [illegible] सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/ नंबर) चाहने वाली संस्थाओं [illegible] लिए बाध्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Card, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government/ Non- Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

[redacted]

पता:
शब्बीर मोहम्मद अंसारी, ए-403,फ्लोर-4,प्लाट-75,ए,रब्बानी अपार्टमेंट, मेघराज सेठी मार्ग, अग्रिपाडा, मुंबई, मुंबई नगर, महाराष्ट्र - 400011

Address:
S/O: Yaqoob Mohammed Ansari, A-403,Floor-4,Plot-75,A,Rabbani Apartment, Meghraj Sethi Marg, Agripada, Mumbai, Mumbai City, Maharashtra - 400011

5455 4217 2153
VID : 9150 5460 4186 1028

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करल - १

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THE SEAL OF THE SUB REGISTRAR KURLA-1
MUMBAI SUBURBAN DIST. (RAMDAS)

[redacted]

भारत सरकार

[redacted]

आधार

करल - १

[illegible]	[illegible]	[illegible]

२०२३

E-Aadhaar Letter

नोंदणी क्रमांक:/Enrolment No.: 0000/00222/55091

Trilochan Kumar (त्रिलोचन कुमार)

S/O,Awadh Kishor Dubey, Flat No - 102, Mahavir Heritage, Plot No - 67, Sector 19, Airoli, Navi Mumbai, Thane,
Maharashtra - 400708

Date: 13/01/2016

तुमचा आधार क्रमांक/ Your Aadhaar No.:

7428 8300 5942

आधार-सामान्य माणसाचा अधिकार

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सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टीकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Signature Not Verified
Digitally signed by UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Date: [illegible]

- आधार देशभरात मान्य आहे.
- आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

[redacted]

[redacted] प्राधिकरण [redacted] OF INDIA

[redacted]

त्रिलोचन कुमार
Trilochan Kumar
जन्म तारीख/ DOB: 18/01/1982
पुरुष / MALE

[redacted]

पत्ता:
S/O अवध किशोर दुबे, फ्लॅट नो - 102, महावीर हेरिटेज, प्लॉट नो - 67, सेक्टर 19, ऐरोली, नवी मुंबई, ठाणे, महाराष्ट्र - 400708

Address:
S/O,Awadh Kishor Dubey, Flat No - 102, Mahavir Heritage, Plot No - 67, Sector 19, Airoli, Navi Mumbai, Thane,
Maharashtra - 400708

7428 8300 5942 | 7428 8300 5942

आधार-सामान्य माणसाचा अधिकार Aadhaar-Aam Admi ka Adhikar

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करल - १

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२०२३

THE SEAL OF THE SUB REGISTRAR KURLA-1

MUMBAI SUBURBAN DIST. (MAHA)

करल - १

[illegible]	[illegible]	300

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AESFS6079B

नाम / Name
S&T DEVELOPERS

निगमन / गठन की तारीख
Date of Incorporation/Formation
03/08/2022

02/08/2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AJRPA4818L

भारत सरकार

नाम / Name
SHABBIR MOHAMMED ANSARI

पिता का नाम / Father's Name
YAQOOB MOHAMMED ANSARI

जन्म की तारीख / Date of Birth
01/04/1984

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AXBPK9450A

भारत सरकार

नाम / Name
TRILOCHAN KUMAR

पिता का नाम / Father's Name
AWADH KISHOR DUBEY

जन्म की तारीख / Date of Birth
18/01/1982

THE SEAL OF THE SUB REGISTRAR KURLA

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कारल : 9

[illegible]	CC	700

2023

करल - १

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भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2085/15265/00700

To
अरुण पोपटलाल चावडा
Arun Popatlal Chavda
S/O: Popatlal Chavda
7, sangam building janaki narayan society
ghatla village road
ghatla village
chembur
Mumbai
Mumbai Maharashtra - 400071
9322517705

आपला आधार क्रमांक / Your Aadhaar No. :

5562 3742 3442

VID : 9117 8662 2578 2994

माझे आधार, माझी ओळख

Government of India

AADHAAR

माहिती / INFORMATION

- आधार हा ओळखीचा पुरावा आहे, नागरिकत्वाचा नाही.
- आधार अद्वितीय आणि सुरक्षित आहे.
- सुरक्षित QR कोड/ ऑफलाइन XML/ ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- आधार कार्ड, पीव्हीसी कार्डस, ईआधार आणि mAadhaar सारखे आधारचे सर्व प्रकार तितकेच वैध आहेत. १२ अंकी आधार क्रमांकाच्या जागी व्हर्च्युअल आधार ओळख (VID) देखील वापरली जाऊ शकते.
- 10 वर्षांतून एकदा तरी आधार अपडेट करा.
- आधार तुम्हाला विविध सरकारी आणि गैर-सरकारी लाभ/सेवांचा लाभ घेण्यास मदत करते.
- आधारमध्ये तुमचा मोबाईल नंबर आणि ईमेल आयडी अपडेट ठेवा.
- आधार सेवांचा लाभ घेण्यासाठी स्मार्टफोनवर mAadhaar ॲप डाउनलोड करा.
- सुरक्षितता सुनिश्चित करण्यासाठी लॉक/अनलॉक बायोमेट्रिक्स/आधार या वैशिष्ट्याचा वापर करा.
- आधारची मागणी करणाऱ्या योग्य संस्थांनी संमती घेणे बंधनकारक आहे .
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Card, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
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- Aadhaar helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

भारत सरकार
Government of India

अरुण पोपटलाल चावडा
Arun Popatlal Chavda
जन्म तारीख/DOB: 05/08/1977
पुरुष/ MALE

Issue Date: 08/12/2011

5562 3742 3442

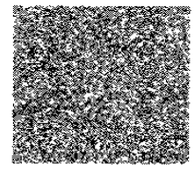
VID : 9117 8662 2578 2994

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
वडिलांचे/आईचे नाव: पोपटलाल चावडा, 7, संगम बिल्डिंग जानकी नारायण सोसायटी, घाटला विलेज रोड, घाटला गाव, चेंबूर, मुंबई, मुंबई, महाराष्ट्र - 400071

Address:
S/O: Popatlal Chavda, 7, sangam building janaki narayan society, ghatla village road, ghatla village, chembur, Mumbai, Mumbai, Maharashtra - 400071



5562 3742 3442

VID : 9117 8662 2578 2994

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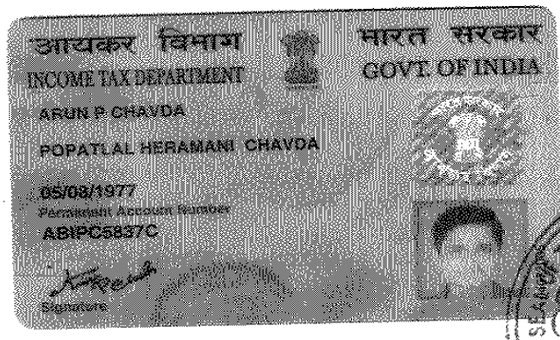
२०२३		



THE SEANCE OF THE SUB REGISTRAR, KONLA-1

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2023		

THE SEAL OF THE SUB REGISTRAR

करता - १

१ लाख	९३	१००

२०२३

RECEIPT

i. Received from the withinnamed Developers a sum of Rs. 50,00,000/- (Rupees FiLy Lakhs Only) by cheque no. 000027 dated 01/08/2023, drawn on HDFC Bank, Airoli II, Mumbai favouring Mr. Arun Popatlal Chavda, at our request;

ii. Received from the withinnamed Developers a sum of Rs. 1,00,00,000/- (Rupees One Crore Only) by cheque no. 000028 dated 28/08/2023, drawn on HDFC Bank, Airoli II, Mumbai favouring Mr. Arun Popatlal Chavda, at our request;

iii. Received from the withinnamed Developers a sum of Rs. 1,00,00,000/- (Rupees One Crore Only) by cheque no. 000032 dated 01/09/2023, drawn on HDFC Bank, Airoli II, Mumbai favouring Mr. Arun Popatlal Chavda, at our request;

iv. Received from the withinnamed Developers a sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) by cheque no. 000033 dated 01/10/2023, drawn on HDFC Bank, Airoli II,
Mumbai favouring Mr. Arun Popatlal Chavda, at our request;

THE SEAL OF THE SUB REGISTRAR OF ASSURANCES, MUMBAI SUBURBAN DISTRICT

I say received:

(Owner)

Witnesses:

1. Govindkumar R Chauhan:

   PAN: AJGPC5789H

2. Nachiket Sudhan Rajput:

3. PAN: ARDPR8347M

करल - १

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२०२३

करल - १

२०२३

भारत सरकार

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0635/10012/66394

To
नचिकेत सुधन राजपूत
Nachiket Sudhan Rajput
C/O Sudhan Rajput
ROOM NO-302,J-WING,3RD FLOOR,MITHUL ENCLAVE CHS
RCF MAHUL ROAD
ANIK VILLAGE CHEMBUR
Mumbai
Mumbai Suburban Maharashtra - 400074
9820037685

Validity unknown

आपका आधार क्रमांक / Your Aadhaar No. :
6534 2322 4217
VID : 9188 4023 6532 5752

मेरा आधार, मेरी पहचान

Issue Date: 24/01/2012

भारत सरकार
Government of India

नचिकेत सुधन राजपूत
Nachiket Sudhan Rajput
जन्म तिथि/DOB: 06/10/1989
पुरुष/ MALE

6534 2322 4217
VID : 9188 4023 6532 5752

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफ़लाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण का उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। १२ अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- १० साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं /सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट [illegible]
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन [illegible] डाउनलोड करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/ नंबर) चाहने वाली संस्थाओं को उचित सहमति लेने के लिए बाध्य किया गया है।
- **Aadhaar** is a proof of identity, not of citizenship.
- **Aadhaar** is unique and secure.
- Verify identity using secure QR code/online XML/online Authentication.
- All forms of **Aadhaar** like **Aadhaar** letter, PVC Card, **eAadhaar** and **mAadhaar** are equally valid. Virtual **Aadhaar** Identity (VID) can also be used in place of 12 digit **Aadhaar** number.
- Update **Aadhaar** at least once in 10 years.
- **Aadhaar** helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in **Aadhaar**.
- Download **mAadhaar** app on smart phones to avail **Aadhaar** Services.
- Use the feature of lock/unlock **Aadhaar**/biometrics to ensure security.
- Entities seeking **Aadhaar** are obligated to seek due consent.

THE SEAL OF THE SUB REGISTRAR KURLA-1

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
C/O सुधन राजपूत, रूम न-302,जे-विंग,3 फ्लोर,मिथुल एनक्लेव सीएचएस, आरसीएफ़ माहुल रोड, अनिक विलेज चेंबुर, मुंबई, मुंबई सबुरबान, महाराष्ट्र - 400074

Address:
C/O Sudhan Rajput, ROOM NO-302,J-WING,3RD FLOOR,MITHUL ENCLAVE CHS, RCF MAHUL ROAD, ANIK VILLAGE CHEMBUR, Mumbai, Mumbai Suburban, Maharashtra - 400074

Download Date: 24/08/2023

6534 2322 4217
VID : 9188 4023 6532 5752

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करल - १

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करल - १

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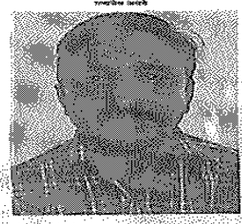
भारत सरकार
Government of India



गोविंदकुमार आर चौहान
Govindkumar R Chauhan
जन्म तारीख / DOB : 20/03/1973
पुरुष / Male

7215 2010 9555

माझे आधार, माझी ओळख

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (MAHARA)

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

आधार

पत्ता S/O रामचंद्र चौहान, आदर्श नगर सर्वोद हाउस, आर सी मार्ग, प्लॉट न 39 समोर, चेंबूर, मुंबई, मुंबई उपनगर, एफसीआय, महाराष्ट्र, 400074

Address: S/O Ramchandra Chauhan, Adarsh Nagar Sarvodya House, R C Marg, Opp Plot No 39, Chembur, Mumbai, Mumbai Suburban, FCI, Maharashtra, 400074

7215 2010 9555

1947 help@uidai.gov.in www.uidai.gov.in

करल - १

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THE SEAL OF THE SUB REGISTRAR KURLA-I

369/16947
गुरुवार,24 ऑगस्ट 2023 6:12 म.नं.

दस्त गोषवारा भाग-1

करल1
दस्त क्रमांक: 16947/2023

दस्त क्रमांक: करल1 /16947/2023

बाजार मुल्य: रु. 11,03,01,000/- मोबदला: रु. 8,31,98,000/-

भरलेले मुद्रांक शुल्क: रु.55,15,050/-

दु. नि. सह. दु. नि. करल1 यांचे कार्यालयात
अ. क्रं. 16947 वर दि.24-08-2023
रोजी 6:10 म.नं. वा. हजर केला.

पावती:18990 पावती दिनांक: 24/08/2023

सादरकरणाराचे नाव: मे एस अँड टी डेव्हलपर्स चे भागीदार त्रिलोचन कुमार(डेव्हलपर्स)

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2000.00
पृष्ठांची संख्या: 100	
एकुण:	32000.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक
दु. निबंधक कुर्ला 1
कुर्ला-१ (वर्ग-२)

सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत [illegible] असलेल्या कोणत्या[illegible] क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 24 / 08 / 2023 06 : 10 : 42 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 24 / 08 / 2023 06 : 11 : 43 PM ची वेळ: (फी)

करल - १
१६९४७ | ९९ | १००
२०२३

THE SEAL OF THE SUB REGISTRAR KURLA-1

24/08/2023 6 16:08 PM

दस्त गोषवारा भाग-2

करल1
दस्त क्रमांक:16947/2023

दस्त क्रमांक :करल1/16947/2023
दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:अरुण पोपटलाल चावडा (ओनर) पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: चावडा कंपाउंड , ब्लॉक नं: शालीमार पेट्रोल पंप समोर ,चेंबूर, मुंबई , रोड नं: डॉ चौथराम गिडवानी रोड , महाराष्ट्र, मुम्बई. पॅन नंबर:ABIPC5837C	लिहून देणार वय :-46 स्वाक्षरी:-		
2	नाव:मे एस अँड टी डेव्हलपर्स चे भागीदार त्रिलोचन कुमार(डेव्हलपर्स) पत्ता:प्लॉट नं: ऑफिस नं 301 , माळा नं: 3 रा मजला , इमारतीचे नाव: श्रीकांत चेंबर्स , ब्लॉक नं: नेक्स्ट टू आर के स्टुडिओ,चेंबूर, मुंबई , रोड नं: सायन ट्रोम्बे रोड , महाराष्ट्र, MUMBAI. पॅन नंबर:AESFS6679B	लिहून घेणार वय :-36 स्वाक्षरी:-		
3	नाव:मे एस अँड टी डेव्हलपर्स चे भागीदार शब्बीर मोहम्मद याकुब अन्सारी (डेव्हलपर्स) पत्ता:प्लॉट नं: ऑफिस नं 301 , माळा नं: 3 रा मजला , इमारतीचे नाव: श्रीकांत चेंबर्स , ब्लॉक नं: नेक्स्ट टू आर के स्टुडिओ,चेंबूर, मुंबई , रोड नं: सायन ट्रोम्बे रोड , महाराष्ट्र, MUMBAI. पॅन नंबर:AESFS6679B	लिहून घेणार वय :-36 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:24 / 08 / 2023 06 : 15 : 09 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	ठसा प्रमाणित
1	नाव:नचीकेत राजपूत वय:33 पत्ता:ऑफिस नं 301 , श्रीकांत चेंबर्स , चेंबूर मुंबई पिन कोड:400071	स्वाक्षरी		
2	नाव:गोविंदकुमार आर चौहान - - वय:52 पत्ता:39 सर्वोदय हाऊस, चेंबुर मुंबई पिन कोड:400074	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:24 / 08 / 2023 06 : 16 : 11 PM

शिक्का क्र.5 ची वेळ:24 / 08 / 2023 06 : 16 : 25 PM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक कुर्ला 1 निबंधक
कुर्ला 1 (वर्ग-२)

करल - १
१६९४७ | १०० | १००
२०२३

Payment Details:

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100901/463/2023/K/662	-	5515050	SD		
2		DHC		0823236120800	2000	RF	0823236120800D	24/08/2023
3		eChallan		MH007123209202324P	30000	RF	0003705875202324	24/08/2023

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

प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण ..२..(..दोन..) पाने असून /2023
करल-१/ १६९४७ /२०२३
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक: २४/०८/२०२३

सु.भा. म्हैसने
सह. दुय्यम निबंधक, कुर्ला-१,
मुंबई उपनगर जिल्हा

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THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. MAHARASHTRA