



390/19953

Tuesday, November 15, 2022
8:23 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 21324 दिनांक: 15/11/2022

गावाचे नाव: हरियाली
दम्नोवजाचा अनुक्रमांक: करल3-19953-2022
दम्नोवजाचा प्रकार: पर्यायी जागेचा करार
मादर करणाऱ्याचे नाव: कविता अनिल नाईक

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 70

रु. 100.00
रु. 1400.00

DELIVERED

एकूण: रु. 1500.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
8:41 PM हा वेळस मिळेल.

वाजार मुल्य: रु.0.0 /-

मोवदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1511202213750 दिनांक: 15/11/2022

वॅकचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010609412202223E दिनांक: 15/11/2022

वॅकचे नाव व पत्ता:

सह दु.निबंधक कुर्ता - 3

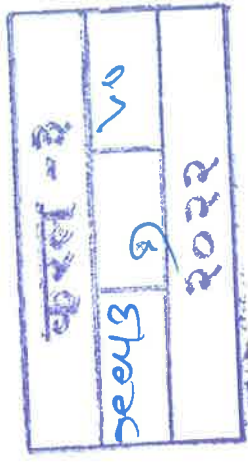
**सह. दुय्यम निबंधक
कुर्ता-३ (वर्ग-२)**

K. A. Naik

DELIVERED



CHALLAN
MTR Form Number-6



GRN	MH010609412202223E	BARCODE	Date		15/11/2022-14:06:48	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3		PAN No.(If Applicable)				
Location	MUMBAI		Full Name	SHRADDHA LANDMARK PRIVATE LIMITED			
Year	2022-2023 One Time		Flat/Block No.	FLAT NO 1105 ,FLOOR 11TH			
	Account Head Details		Premises/Building	TAGORE NAGAR VIKHROLI EAST			
0030045501	Stamp Duty		Road/Street	MUMBAI			
0030063301	Registration Fee		Area/Locality				
			Town/City/District				
			PIN	4	0	0	8 3
			Remarks (If Any)	SecondPartyName=KAVITA ANIL NAIK~			
Total	600.00		Amount In	Six Hundred Rupees Only			
			Words				
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK				
	Cheque-DD Details		Bank CIN	Ref. No.	0300617202211500675 5099978869		
			Bank Date	RBI Date	15/11/2022-14:09:15 Not Verified with RBI		
			Bank-Branch	PUNJAB NATIONAL BANK			
			Scroll No. , Date	Not Verified with Scroll			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावाच्या दस्तावाठी लागू आहे. नोंदणी न करावयाच्या दस्तावाठी सदर चलन लागू नाही.
 Mobile No. : 8691812825

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	1511202213750
Date	15/11/2022
Received from A, Mobile number 0000000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name	PUNB
Date	15/11/2022
Bank CIN	10004152022111512609
REF No.	5100034094
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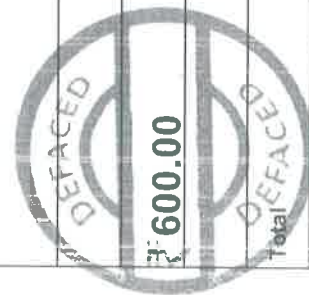
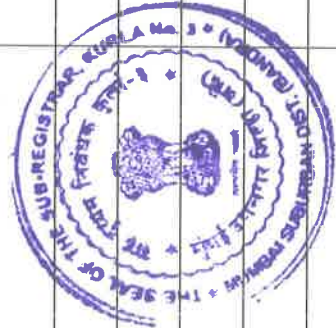


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MTR Form Number-6



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GRN	MH010609412202223E	BARCODE	Date		15/11/2022-14:06:48	Form ID	25.2
Department	Inspector General Of Registration						
Type of Payment	Stamp Duty Registration Fee						
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3						
Location	MUMBAI						
Year	2022-2023 One Time						
Account Head Details	Amount In Rs.						
	500.00	Stamp Duty					
Payment Details	Amount In						
	600.00	Words	Six Hundred Rupees Only				
PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	5099978869			
Cheque/DD No.		Bank Date	RBI Date	Not Verified with RBI			
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch		Scroll No. , Date		1 , 16/11/2022			
Department ID : NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. हाकर चाला फावळ दुय्यम निवेदक कार्यालयाला नोंदणी करायच्यासाठी वापरता येईल. नोंदणी न करतायल्या दस्तऐवजाची संदर घेवतल लागू लागू.							



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-390-19953	0005274671202223	15/11/2022-20:23:10	IGR199	100.00
2	(IS)-390-19953	0005274671202223	15/11/2022-20:23:10	IGR199	500.00
Total Defacement Amount					600.00

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Document Handling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1511202213750 Receipt Date 16/11/2022

Received from A, Mobile number 0000000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No. 19953 dated 15/11/2022 at the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.

DEFACED
₹ 1400
DEFACED

Payment Details

Bank Name PUNB Payment Date 15/11/2022
Bank CIN 10004152022111512609 REF No. 5100034094
Deface No 1511202213750D Deface Date 15/11/2022

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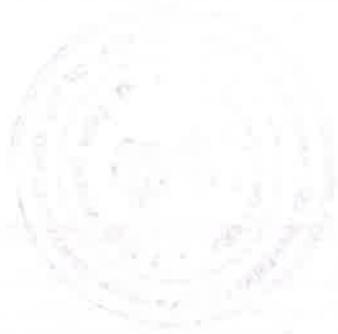


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ALTERNATE ACCOMMODATION AGREEMENT



THIS ALTERNATE ACCOMMODATION AGREEMENT made and entered into at MUMBAI this 15th day of NOV 2022 BETWEEN

M/S. SHRADDHA LANDMARK PVT LTD. PAN: AAECM4241L a company incorporated under the Companies Act 1956 having its registered office at Manisha Heights Commercial, Ground Plus 1st Floor, behind Manisha Heights Building, Vaishali Nagar, Pipeline, Mulund West, Mumbai 400 080, hereinafter referred to as "the Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its Director, executors and administrators) of the **FIRST PART;**

AND

SMT. KAVITA ANIL NAIK, Age **69 Yrs.**, Pan No. **CGUPN4942C**, residing at Flat **No. 793**, Tagore Nagar Sidhivinayak **Co-op Housing Society Ltd.**, Tagore Nagar, Vikhroli (E), Mumbai **400083**, hereinafter referred to as the **"ALLOTTEE/ MEMBER"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include her/their heirs, executors, administrators sand assigns), of the **SECOND PART;**

AND

Promoter	Allottee
	
	K. A. Naik

(Signatures of witnesses and parties)
 Manish
 Anil Naik
 Shree
 v. Fernandes
 K. A. Naik
 (Signature)

TAGORE NAGAR SIDHIVINAYAK COOP HOUSING SOCIETY LTD, a Society registered under the provisions of Maharashtra Co-operative Society Act, 1960, bearing Registration No. **BOM/HSG/8092/1984** and having its registered office at **Building No. 25, Tagore Nagar, Vikhroli (E), Mumbai 400083**, hereinafter called as the "SOCIETY" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **THIRD PART**.

WHEREAS:

a) **ANIL GANPAT NAIK** was the original owner of **Flat No. 793, Tagore Nagar Sidhivinayak Co-op Housing Society Ltd., Tagore Nagar, Vikhroli (E), Mumbai 400083**, and **ANIL GANPAT NAIK** died intestate on **22/07/2020**, leaving behind his said legal heirs i.e. . **SMT. KAVITA ANIL NAIK AND MR. VISHAL ANIL NAIK AND MRS. VAISHALI ARUN RAI**.

b) **AND WHEREAS the MR. VISHAL ANIL NAIK AND MRS. VAISHALI ARUN RAI**, therein referred to as "The Releaser", has Release the above said Flat Premises to **1. SMT. KAVITA ANIL NAIK**, as per Registered the Document Release Deed the above said Flat Premises as per The said Document is executed on **15/07/2022** Document No. **KRL-13064-2022** Dated




Mumbai 400083.

d) Under an **Lease Deed dated 13th January 1997** executed between Maharashtra Housing and Area Development Authority (MHADA) mentioned therein Vendors and **TAGORE NAGAR SIDHIVINAYAK CO-OP HOUSING SOCIETY LTD.** therein mentioned as Society and the said Society acquired Leasehold right, title and interest in respect of Land admeasuring about **823.91 Sq. mts., bearing CTS No., 351(Pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No. 25, known as TAGORE NAGAR SIDHIVINAYAK CO-OP HOUSING SOCIETY LTD., Tagore Nagar, Vikhroli (E), Mumbai 400083.** the said Lease Deed has been adjudicated at General Stamp Office, Bombay and registered at sub registrar office under Serial No. **PBDR3-135/97** dated **14th Jan 1997**.

e) By a Sale Deed dated **13th Jan 1997** executed between Maharashtra Housing and Area Development Authority (MHADA) mentioned therein Vendors and **Tagore Nagar Sidhivinayak Co-op Housing Society Ltd.** therein mentioned as Society the said Society acquired right, title and interest in respect of **Land admeasuring about 823.91 Sq mts bearing CTS No 351(Pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No. 25, known as Tagore Nagar Sidhivinayak Co-op Housing Society Ltd, Tagore Nagar, Vikhroli (E), Mumbai 400083.** the said Sale Deed has been adjudicated at General Stamp Office, Bombay and has been registered at sub registrar office under Serial No. **137/97** dated **14th Jan 1997**.

Thus the said Society derived the title over the structures bearing Building No. 25 (hereinafter referred to as the "said Old Building"). The said Building and the said Plot are collectively referred to hereinafter as the "said Property"

Promoter	Allottee
	K. A. Naik

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more particularly described in Schedule I.

g) The said Society approached Developer to demolish its said Old building as it was in a dilapidated condition and to construct in place thereof a new residential building on the said Plot by utilizing all legally available F.S.I. as per the Development Control Regulations, 1991. The said Plot is delineated on the plan annexed hereto as Annexure.

h) The MHADA had issued Commencement Certificate No MH /EE/BP / GM / MHADA -8 /347/2019 DATED **21 st September 2019** thereafter Revised Offer Letter dated **22nd Nov 2019** under No. CO/MB/REE/NO. 1085/1644/2019 issued in favour of Society and allotment of Buildable area of 3889.87 m 2 (for residential use) i.e 1561.8 m² in this form of additional BUA plus 2328 m² in the form of balance built up area and lay out (Pro rata) over and above 968.78 m 2 existing built up area and Amended Plan dated **6th Oct 2020** was issued under Reference No. MH/EE/BP/GM/MHADA-8/347/2020.



i) By an **Development Agreement dated 8th February 2019** executed **Tagore Nagar Sidhivinayak Co-op Housing Society Ltd.** therein mentioned as the Society/Owner and Shri Vasant Lal Panchal & 31 members therein mentioned as the Members of Society and **M/S. SHRADDHA LANDMARK PVT LTD.** therein mentioned as the Developers the said Society had granted development rights to the Developers in respect to **Land admeasuring about 823.91 Sq mts bearing CTS No 351(Pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No. 25, known as Tagore Nagar Sidhivinayak Co-op Housing Society Ltd., Tagore Nagar, Vikhroli (E), Mumbai 400083,** and the said **Development Agreement dated 8th February 2019** has been adjudicated under File no ADJ/1100901/800/18/K registered at sub registrar office under Serial No. KRL-3-1919-2019 DATED 08-02-2019 AND the Society agreed to allow and permit the DEVELOPER to have rights for redevelopment of the said Property by demolishing its said Old Building and constructing a new residential building on the said Plot on the terms and conditions contained therein.

j) In pursuance of the aforesaid DEVELOPMENT AGREEMENT the SAID Society executed Power of Attorney dated **8th February 2019** in favour of **M/S. SHRADDHA LANDMARK PVT LTD** and the said Power of Attorney dated has been registered at sub registrar office under Serial No. KRL-3-1919-2019 DATED 08-02-2019 and in compliance with the terms and conditions of the same the said Society handed over vacant possession of the said Property to the DEVELOPER with the rights to redevelop the said Property and the rights to construct and deal with, sell flats and stilt parking spaces to be constructed thereon as the "DEVELOPER" and/or their nominees/assignees may deem fit.

k) On the basis of the facts and circumstances mentioned hereinabove the DEVELOPER herein became entitled to the development rights of the said Property.

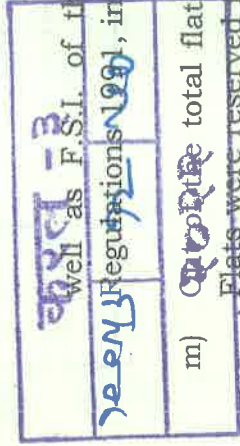
l) As per the Development Agreement the DEVELOPER became entitled to construct a new residential building known as **Tagore Nagar Sidhivinayak Co-op Housing Society Ltd.** on the said Plot, consisting of stilt Plus upper floors for the members of the Society by utilizing the F.S.I. of the said Plot as

Promoter

Allottee

K.A. Naik

Handwritten signatures and initials at the top of the page, including 'M/S. SHRADDHA LANDMARK PVT LTD' and 'K.A. Naik'.



- m) ~~Quoted~~ total flats to be constructed in the new residential building 32 Flats were reserved for re-housing the existing members of the said Society, hereinafter referred to as the "Members' Flats" and the balance flats were agreed to be available to the DEVELOPER for sale by the DEVELOPER.

- n) As per the said Development Agreement, it was also agreed by and between the said SOCIETY and the DEVELOPER to allot to the ALLOTTEE/MEMBER herein a **Residential Flat No. 1105 on 11th floor admeasuring about 520 Sq. Ft. Carpet Area equivalent to 51.20 Sq. mt. Rera Carpet Area, Building known as Shradha Paramount, in Tagore Nagar Sidhivinayak Co-op Housing Society Ltd., Tagore Nagar, Vikhroli (E), Mumbai 400083, Along with one Car parking**, constructed on Land bearing CTS No 351(part), Village Hariyali, Taluka Kurla, Mumbai Suburban District, more particularly described in the Second Schedule hereunder written, in the building to be constructed by the DEVELOPER on the said Plot, free of cost against the ALLOTTEE/MEMBER surrendering the residential premises in the said Old Building viz. the Old Room No. 793 in her/his possession admeasuring about **217.75** sq.ft. Carpet area in favor of the SOCIETY, to enable the DEVELOPER to demolish the said Old Building and to start the construction of the new building.



- o) WHEREAS the society have admitted the ALLOTTEE/ MEMBER as their have holding Share Certificate No. 17, for five fully paid share of Rs. 50/- each bearing Nos. **81 to 85** (both inclusive) and by virtue of being the member of the said society, ALLOTTEE/ MEMBER holding share certificate of the society, maintenance receipt of said Room.
- p) In pursuance of the above mentioned deeds and documents the DEVELOPER became entitled to develop the said Property in accordance with the said Sanctioned Plans.
- q) The ALLOTTEE/MEMBER demanded from the DEVELOPER and the DEVELOPER has given inspection to the ALLOTTEE/MEMBER of all the documents of title relating to the said property, and the plans, designs and specifications prepared by the **Architects M/s. R Design (RUPALI MANDE)**.
- r) The copies of Certificate of Title issued by the Advocate of the DEVELOPER, copies of the Property Register Card showing nature of title of the SOCIETY to the said property on which the building was to be constructed and the specifications of the Flat agreed to be allotted to the ALLOTTEE/MEMBER approved by the concerned Authorities have been annexed hereto and marked as **Annexures** respectively.
- s) The Developer has registered the Project under the provisions of the Act (defined below) with the Maharashtra Real Estate Regulatory Authority under Sserial No. **P51800024933**. An authenticated copy of the registration certificate granted by the Maharashtra Real Estate Regulatory Authority, in respect of the Project, is annexed hereto and marked as **Annexure**.

Handwritten signatures and initials in blue ink, including 'RUPALI MANDE' and 'K.A. NAIK'.

Promoter	Allottee
	

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imposed by the concerned local authority at the time of sanctioning the said plans and thereafter and has agreed to hand over possession of the said Flat to the ALLOTTEE/MEMBER and undertakes to obtain from the concerned local authority occupation certificate in respect of the said New Building.

5. The fixtures, fittings and amenities have been provided by the DEVELOPER as mentioned in the Development Agreement executed by and between Society and DEVELOPER in the said Flat are those that are set out in Annexure hereto.

6. If within a period of one year from the date of handing over the Flat to the ALLOTTEE/MEMBER, he/she brings to the notice of the DEVELOPER any defect in Flat or the building in which the Flat is situated or the material used therein or any unauthorized change in the construction of the said building, then wherever possible such defects or unauthorized changes shall be repaired by the DEVELOPER at their own cost, provided that such defects shall not be the outcome or result of any unauthorized additions, changes, alterations, repairs done by the ALLOTTEE/MEMBERS for her convenience without obtaining due permission from the concerned authorities or personnel.



7. The ALLOTTEE/ MEMBER shall use the Flat or any part thereof or permit the same to be used for the purpose of the residence only.

8. The ALLOTTEE/MEMBER shall sign and execute the application and other papers and documents as may be required as per the bye-laws of the SOCIETY and as may be required by the Maharashtra Co-operative Societies Act, 1960.

9. From the date of handing over the possession of the said Flat to the ALLOTTEE / MEMBER or the DEVELOPER declaring his intention to hand over possession of the said Flat to the said Society and / or the ALLOTTEE/MEMBER, the ALLOTTEE / MEMBER or the said Society shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of that Flat) of outgoings in respect of the said Plot and New Building, namely local taxes, Development and betterment charges or such other levies charged by the concerned local authority and/or Government, Meter Deposits, water charges, insurance, common lights, repairs and salaries of clerks, Bill Collectors, chowkidars, Sweepers and all other expenses necessary and incidental to the management and maintenance of the said Plot and New building. The ALLOTTEE/MEMBER further agrees that till his share is so determined the ALLOTTEE/MEMBER shall pay to the SOCIETY provisional monthly contribution towards the outgoings. The ALLOTTEE/MEMBER undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

10. The ALLOTTEE/MEMBER with intention to bind all persons into whosever hands the Flat may come, do hereby covenant with the said SOCIETY and DEVELOPER as follows:

- a) To maintain the Flat at the her own cost in good and tenantable repair and condition from the date the possession of the Flat is taken over and shall not do so suffer to be done anything in or to the new building in

(Handwritten signatures and notes)
 12/12/2018
 10/12/2018
 10/12/2018

Promoter	Allottee
<i>(Signature)</i>	K.A. Naik

which the Flat is situated, staircase or any passages which may be against rules, regulations or bye-laws of concerned local or any other authority or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof.

- b) Not to Store in the Flat any goods which are of hazardous, combustible or dangerous nature or so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of goods if objected to by the concerned local authority or other authority and shall not carry or cause to be carried heavy packages to the upper floors which may damage or is likely to damage the staircases, common passages or other structure of the Building in which the Flat is situated and in case any entrances of the Building in which the Flat is situated or the flat is situated on account of negligence or default of the ALLOTTEE/MEMBER in flats behalf, the ALLOTTEE/MEMBER shall be liable for the consequences of the breach.
- c) To carry out at her cost all internal repairs to the said Flat, maintain the Flat in the same condition, state and order in which it was delivered by the said Society and DEVELOPER to the ALLOTTEE/MEMBER and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be in contravention of the rules and regulations and bye-laws of the concerned local authority And in the event of the ALLOTTEE/MEMBER committing any act in contravention of the above provision, the ALLOTTEE/MEMBER shall be responsible for the consequences thereof to the concerned local authority and/or other public authority.
- d) Not to demolish or cause to be demolished the Flat or any Part thereof, nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Flat or any part thereof, nor any alteration in elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drain pipes in the Flat and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other part of the building in which the Flat is situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs or R.C.C. paradise or other structural members in the Flat without the prior written permission of the DEVELOPER and the SOCIETY. It is clearly agreed and understood that if any un authorized alterations / additions are made in the new Building, the Developer shall not be responsible of the Municipal Corporation refuses to issue the Occupation Certificate for the New Building.
- e) Not to do or permit to be done any act or thing which may render void or voidable any Insurance of the said property and building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said property in which the Flat is situated and also not to keep any pots or plants in the windows or on the chhajjas or at such other places which will spoil the exterior colour of the building and which also may



Handwritten signatures and initials in blue ink, including a large signature on the left and several smaller ones on the right.

Promoter	
	Allottee
	K.A. Naik

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 cause leakage in future.

g) The ALLOTTEE/MEMBER shall not let, sub-let, transfer, assign or part with ~~his~~ interest under this Agreement or part with the possession of the Flat and if the ALLOTTEE/MEMBER unless the ALLOTTEE/MEMBER has intimated in writing to the DEVELOPER and SOCIETY about the same and has also obtained prior written consent of the SOCIETY herein.

h) The ALLOTTEE/MEMBER shall observe and perform all the rules and regulations of the SOCIETY herein and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Buildings and the Flats therein and for observance and performance of the building Rules, Regulations and by-laws for the time being of the concerned local authority and of Government and other public bodies. The ALLOTTEE/MEMBER shall observe and perform all the stipulations and conditions laid down by the SOCIETY regarding the occupation and use of the Flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

The ALLOTTEE/MEMBER shall permit the DEVELOPER and their ~~agents~~ and agents with or without workmen and others at all reasonable times to enter into and upon the said property or any part thereof to view and examine the state and condition thereof.



11. Nothing contained in this Agreement is intended to be nor shall be construed as grant, demise or assignment in law of the said Property or any other part thereof. The ALLOTTEE/MEMBER shall have no claim save and except in respect of the Flat hereby agreed to be allotted to him/her and all open spaces, lobbies, stilt portion, staircases, terraces, recreations spaces etc. will remain the property of the SOCIETY.
12. Any delay tolerated or indulgence shown by the Society and / or DEVELOPER in enforcing the terms of this Agreement or any forbearance or giving of time to the ALLOTTEE/MEMBER by the DEVELOPER of breach or non-compliance of any of the terms and conditions of this Agreement by the ALLOTTEE/MEMBER nor shall the same in any manner prejudice the rights of the DEVELOPER.
13. It is hereby specifically agreed by the ALLOTTEE/MEMBER that he/she will not change the exterior, outside elevation, inside passages and staircases, or the colour scheme of the building.
14. The ALLOTTEE/MEMBER and/or the DEVELOPER shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act and the DEVELOPER and the SOCIETY shall attend and admit execution thereof. The stamp duty and Registration charges of this Agreement upon the additional area shall be borne and paid by the ALLOTTEE/MEMBER only.

15. All notices to be served on the ALLOTTEE/MEMBER as contemplated by this Agreement shall be deemed to have been duly served if sent to the ALLOTTEE/MEMBER by Registered Post A.D. at her/his address mentioned

(Handwritten signatures and notes)
 15. 11/12/2019
 15. 11/12/2019
 15. 11/12/2019
 15. 11/12/2019

Promoter	Allottee
<i>(Signature)</i>	<i>(Signature)</i>
	K. A. Naik

करल - ३	
२०५३	१५ १०
२०२२	

9

hereinabove.

- The member declares and confirms that henceforth he has no claim of any nature whatsoever against the Developers herein.
- This Agreement shall always be subject to the provision of the Maharashtra Co-operative Societies Act, 1960.



FIRST SCHEDULE OF THE PROPERTY REFERRED ABOVE

All that piece or parcel of Land admeasuring about 823.94 Sq. mtrs bearing **CTS No. 351(Pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District** together with the **Building No. 25, known as Tagore Nagar Sidhivinayak Co-op Housing Society Ltd., Tagore Nagar, Vikhroli (E), Mumbai 400083.**

SECOND SCHEDULE OF THE FLAT REFERRED ABOVE

Residential Flat No. 1105 on 11th floor, admeasuring about 520 Sq. Ft. Carpet Area equivalent to 51.20 Sq. mt. Rera Carpet Area, Building known as "SHRADDHA PARAMOUNT", in Tagore Nagar Sidhivinayak Co-op Housing Society Ltd., Tagore Nagar, Vikhroli (E), Mumbai 400083, constructed on Land bearing CTS No. 351(part), Village Hariyali, Taluka Kurla, Mumbai Suburban District.

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

SIGNED SEALED AND DELEVERED

By the withinnamed

THE PARTY OF THE FIRST PART

M/S. SHRADDHA LANDMARK PVT LTD

through it's authorized Person

MR. RAMCHANDRA K. RALKAR

1

2



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Left Hand Thumb Imp.



K. A. Naik

SIGNED SEALED AND DELEVERED BY WITHIN NAMED ALLOTTEE/MEMBER

SMT. KAVITA ANIL NAIK

In the presence of

1.

2.

Promoter	Allottee
	K. A. Naik

करल - ३	
२००३ १८ ११	

SIGNED SEALED AND DELIVERED BY
 WITHIN NAMED "said SOCIETY"
Tagore Nagar Sidhivinayak Co-op Housing
Society Ltd Through its
 Chairman Mr. RAMESH VINAYAK DHAMALE

Tagore Nagar Sidhivinayak Co-op Housing
Society Ltd Through its
 Secretary, VASANTLAL HARICHAND PANCHAL



Tagore Nagar Sidhivinayak Co-op Housing
Society Ltd Through its
 Treasurer, VICTOR FRANCIS DIAGO FERNANDES

Photograph	Left Hand Thumb Imp.

Left Hand Thumb Imp.	Photograph

Left Hand Thumb Imp.	Photograph
<i>V. Fernandes.</i>	

Left Hand Thumb Imp.	Photograph
<i>लीला राजेंद्रासिंग</i>	

Tagore Nagar Sidhivinayak Co-op Housing
Society Ltd
 Committee Member, LEEELA RAJENDRASINGH
 RAJPUROHIT

Promoter	Allottee
	<i>K.A. Naik</i>

करल - ३		
१००३	१०	१०
२०२२		

Tagore Nagar Sidhivinayak Co-op Housing Society Ltd

Committee Member, MANGESH BABARAM SAWANT



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Mangesh

Tagore Nagar Sidhivinayak Co-op Housing Society Ltd

Committee Member, NARESH WAMAN VENGURLEKAR



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N. Vengurlekar

Tagore Nagar Sidhivinayak Co-op Housing Society Ltd

Committee Member, SANDEEP GOPAL SHETGE



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S. Shetge



Tagore Nagar Sidhivinayak Co-op Housing Society Ltd

Committee Member, BHARATI GANESH REPAL



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B. Repal

in the presence of

<i>[Signature]</i>	Promoter
<i>[Signature]</i>	Allottee
	K. A. Naik

2.
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Promoter	Allottee

TYPICAL FLOOR PLAN
(2ND-7TH, 9TH-14TH, 16TH-19TH)

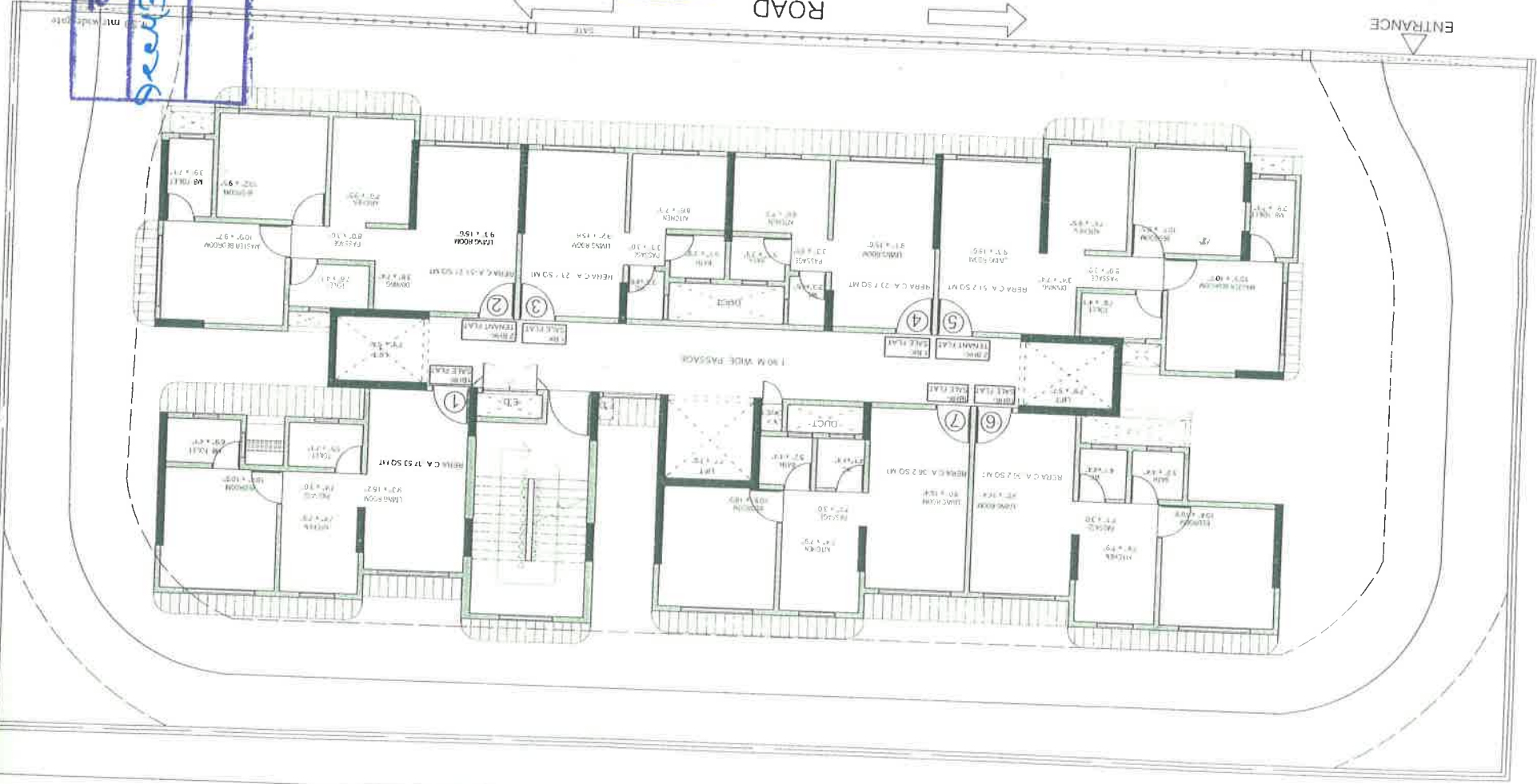
PLANS ARE SUBJECT TO
MUNICIPAL AND
STRUCTURAL APPROVAL



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ROAD

ENTRANCE



Handwritten text in a blue box: **करल - ३**, **२०२२**, **२०**

PROJECT TITLE	PROJECT TITLE	PROJECT TITLE
BUILDING NO. 25	BUILDING NO. 25	BUILDING NO. 25
DRAWN BY	DRAWN BY	DRAWN BY
MR. SHREYAS B.	MR. SHREYAS B.	MR. SHREYAS B.
CHECKED BY	CHECKED BY	CHECKED BY
MR. RAHUL D. MANDE	MR. RAHUL D. MANDE	MR. RAHUL D. MANDE
DRAWING NO.	DRAWING NO.	DRAWING NO.
21/02/22	21/02/22	21/02/22

R design architects
Kalyan Business Park
Kalyan, Mumbai 400079

करल - ३

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Serial No. 17

THE TAGORE NAGAR SIDDHIVINAYAK CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under the M.C.S. Act 1960)

Registration No. BOM/HSG/8092

Date 31-01-1984

Authorised Share Capital Rs. 30,000

Divided into 600 Shares each of Rs. 50/- only

Member's Registration No. 17

THIS IS TO CERTIFY that Shri./Smt. YAKUB AHMED BULE

is the Registered Holder of (05) Shares from No. 81 to 85

of Rs. 50/- (RUPEES FIFTY ONLY)

IN THE TAGORE NAGAR SIDDHIVINAYAK CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the bye-laws of the said Society and that upon each of such Shares the sum of Rupees 250/- has been paid.

GIVEN under the Common Seal of the said Society at VIKROU (EAST)

on 25th Day JANUARY of 1997.



Y. A. Bule Chairman

[Signature] Hon. Secretary

[Signature] Members of the Committee

P. T. O.

[Signature]

पत्रिका - 3

2023/22 Memorandum of the transfers of the within mentioned shares

Sr. No. of transfer	Date of General body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the Share Register at which the name of the transferee is recorded
1	15/03/1978	3	5	2
1	01-06-2022 Chairman	Ganpat Naik Hon. Secretary		 Committee Member
2	01/06/2022 Chairman	KAVITA ANIL NAIK Hon. Secretary		 Committee Member
3				
4				
5				





करल - ३		
२०२३	२३	१०
२०२२		



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project number **P518000024933**

Project: **SHRADDHA PARAMOUNT**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 351 PT BUILDING NO 25 at Kurla, Kurla, Mumbai Suburban, 400083;**

1. **Shraddha Landmark Private Limited** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400080.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **12/03/2020** and ending with **30/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 15:07:49

Dated: **08/09/2021**

Place: **Mumbai**

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

करल - ३		
२०५३	२०	१०
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ADJ/1100901/००१/20१८/K
Pages 115 121

नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक बीओएम/एच.एस.जी. / ८०९२. सन १९८४

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,
टागोरनगर सिव्ही विलायक को-ऑपरेटिव्ह
होसिंग सोसायटी लिमिटेड, मुंबई.

ही संस्था महाराष्ट्र सरकारी संस्थाचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यांत आलेली आहे.

उपरोक्त अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सरकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण इतर गृहनिर्माण संस्था आहे.



(सही) ...
स्वकाय एजमंति

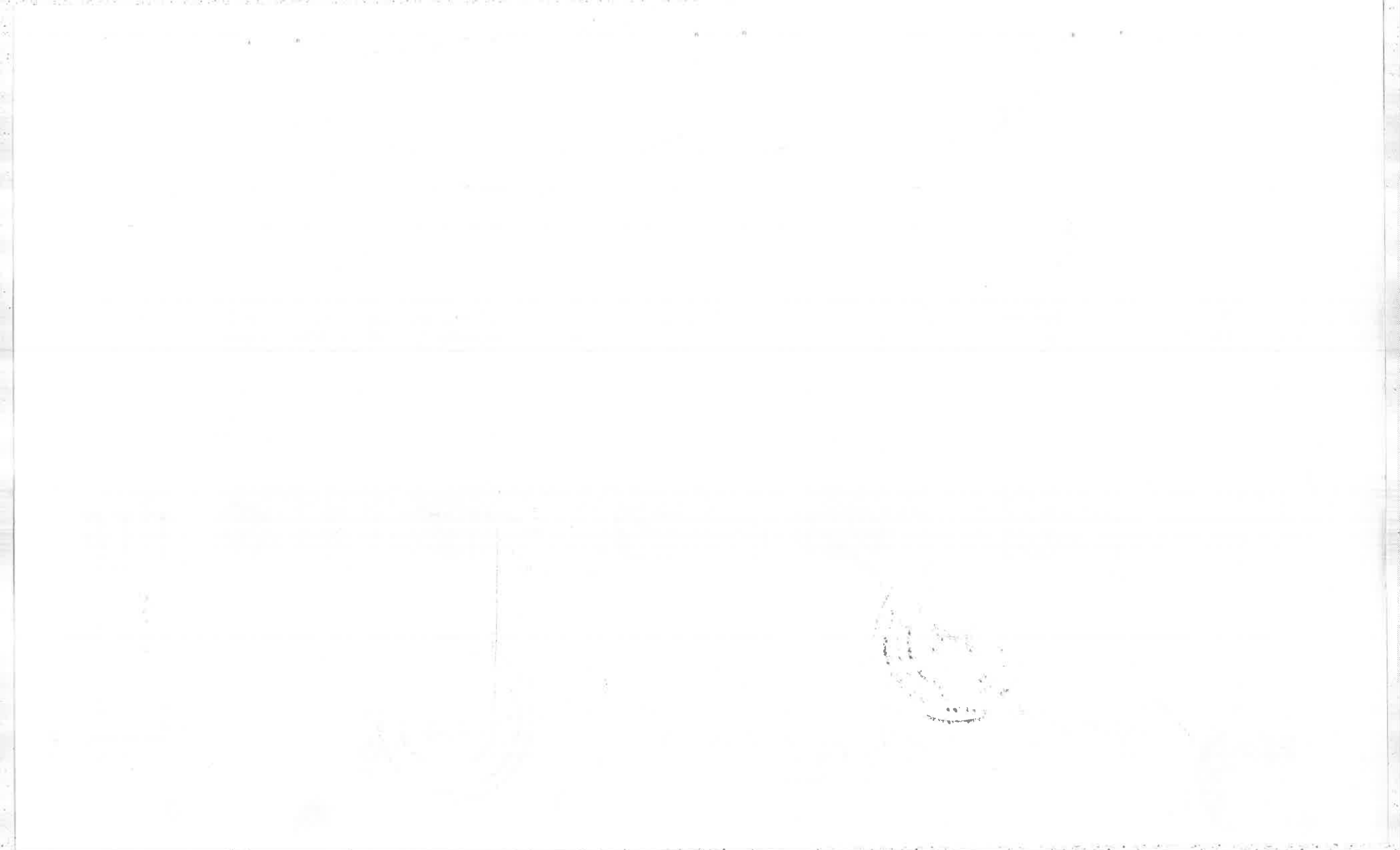
(हुडा) सहाय्यक निबंधक सरकारी संस्था (को-ऑपरेटिव्ह सेल) मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ मुंबई

दिनांक :- ३१-९-१९८४

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		२०१९



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मालमत्ता पत्रक

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Pages. 107

विभागे/मौजे -- हरियाली

तालुका/न. भु. मां. का. -- न. भु. अ. घाटकोपर

जिल्हा --

संग भूमापन
क्रमांक/पा. क्र. न.

शिट नंबर

क्षेत्र
चौ.मो.

धारणधिकार

शासनाला दिलेल्या
तपशील आणि त्याच्या पर

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५,९३७.६

ह-३

सि.स.न. १२३ पहा.

धारणधिकार

महाराष्ट्र गृह विभागाचे मंडळ मुंबई

करल-३

१८१९ ८३ १५९
२०१९

इतर भाग

इतर शर

दिनांक

व्यवहार

खंड क्रमांक

नविन धारक (धा) **करल - ३** साक्षात्कृत

पडदा (प) **२५/३**

२५/११/१९७१

वि.शं.सं.आदेश सि.स.नं.१२३ पहा

२५/०७/१९७३

वि.शं.गे.आदेश सि.स.नं.१२३ पहा

S.I.
१. दि. मंडळ कार्यालय
नो.नं.पौ. २३४४/८७
नुसार व न. भु. अ. मु.
उ. वि. कार्डिल आदेश
क्र. १२१/९५ अन्वये
दि. ११/९५ अन्वये
४८० चार्वी भाडेने ९९
वर्षे कराराने भाडे-
पडदार म्हणून नांव
दाखल केले. क्षेत्र
७८८.७८ चौ.मीटर.

२८/०४/२००३ भाडेपट्ट्याने पैकी क्षेत्र
८६.३ चौ.मी. ९९ वर्षाकरीता

S.I.

र.द.क्रमांक
वदर-७/१९६४
/०३दि.५/३/०३

--भाडेपडदार--
मे. सन्मित्र सहकारी गृहसंस्था



भाडे पडदार-
टागोर नगर श्री
होसिंग सोसायटी
क्षेत्र ७८८.६८ चौ.मी.



--भाडेपडदार--
मे. सन्मित्र सहकारी गृहसंस्था

करल - ३
 ०२०१३ २७ ७०
 हरियाली
 शेट नंबर १३३ २३
 को.मो.

मालमत्ता पत्रक

विभाग/मोजे --- तालुका/न. भु. मा. का. -- न. भू. अ. घाटकोपर जिल्हा -- मुंबई उपनगर जिल्हा

शासनना दिवसाच्या अकराव्या दिवशी

नगर भूमापन क्रमांक / घ. को. नं. ३०१ ३५१

दिनांक ३०/१२/२०११

नविन याचक (धा) नविन याचक (धा)
 पट्टा (न) विवा धार (धा) उभाकिन

या उभाबंदी मादुक्त आणि
 नव्यानक भूमि अधिलेख (ग.रा.ख)
 पुणे वाचकडील परिपत्रक क्र.
 न. भू. अ. म. घ. अक्षरी नं. २०१५,
 पुणे दिनांक १६.०७.२०१५. व इकडील
 अंश क्र. न. भू. अ. म. घ. अक्षरी/अ. नं. १
 न. भू. अ. म. घ. अक्षरी क्र. १७३/२०१५.
 अन्वये कवठे गाकशा गावकीबारील धात्रे
 मिळवत पत्रिकवारील क्षेत्र मळात असलेले
 मिळवत पत्रिकवर नमूद अंको क्षेत्र अक्षरी
 पाच हजार नऊशे पत्तीस पूर्णांक सहा
 दशांश पात्र घो.मा. दाखल केले.

करल-३
 १९९९ | ८४ १५९
 २०११



न. भू. अ. घाटकोपर
 मुंबई उपनगर जिल्हा

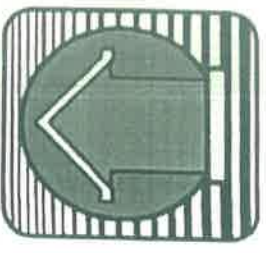
१९९९ अर्ज आल्याची तारीख १९/१२/२०११
 १९९९-०० जाफळ तयार तारीख १९/१२/२०११
 तयार करणार अंशक्र. १७३/२०१५
 तयारी करणार पर. जा. शिर्के
 कागद शुल्क २००० अक्षरी अधिलेखी तारीख १६/०७/२०१५
 एकुण शुल्क १२४०० धरा प्रत

वरिष्ठ स्नापिक
 नगर भूमापन अधिकारी
 घाटकोपर

नगर भूमापन अधिकारी
 घाटकोपर

करल - ३	
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२०२२	

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



म्हाडा
MHADA

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No. TPB/4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/E.E./(B.P.) Cell/MHADA-8/347/2019

Date: 21 SEP 2019

To

C.A. to Tagore Nagar Siddhivinayak CHS Ltd.
M/s. Shradha Landmark Pvt. Ltd.
301, Sai Heritage, Tilak Road, Above Axis Bank
Ghatkopar (E), Mumbai: - 400 077.



Sub:- Proposed redevelopment of existing building.No.25 known as "Tagore Nagar Siddhivinayak CHS Ltd." on plot bearing C.T.S. No. 351 (pt.), of Village Hariyali, at Tagore Nagar MHADA Layout, Vikhroli (E), Mumbai-400083.

Ref. : 1. IOA plans issued by MHADA dated 22/07/2019.

2. Architect application for plinth C.C. dated 03/09/2019.

Dear Applicant,

With reference to your application dated 03/09/2019 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to redevelopment of the Existing Building.No.25, known as "Tagore Nagar Siddhivinayak CHS Ltd." on plot bearing C.T.S. No. 351 (pt.), of Village Hariyali, at Tagore Nagar MHADA Layout, Vikhroli (E), Mumbai-400083.

A

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गृहनिर्माण मदन, कलानगर, वांद्रे (पूर्व), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००
फॅक्स नं.: ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000.
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

करल - ३		
२०५३	२८	२०
२०२२		

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/E.E/B.P Cell/MHADA-8/347/2019 Dated 22/07/2019 and following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until ^{occupancy} permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does ^{not vest in} you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the VP & CEO / MHADA if:
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO / MHADA is contravened or not complied with.
 - c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the



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(Handwritten signature)

वसल - ३		
रुम	२६	७०
२०२२		

development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

8. That the work shall be carried out as per the approved plans, survey remarks & all other relevant permission applicable to this proposal.

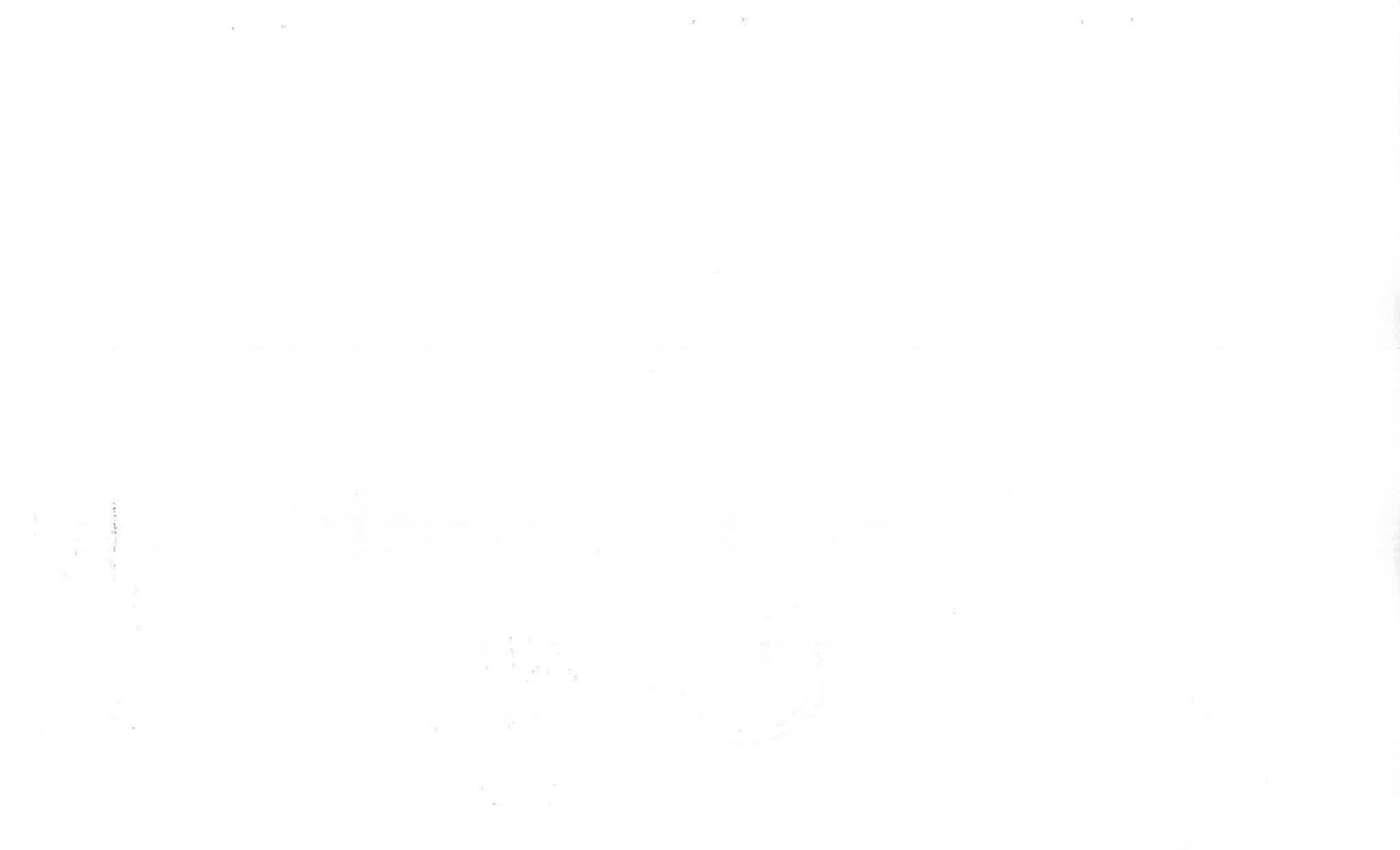
VP & CEO / MHADA has appointed Shri. Dinesh D. Mahajan, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This C.C. is issued for work upto plinth as per approved IOA plans dated 22/07/2019.

This CC is valid upto 20. SEP 2020


(Dinesh Mahajan)
Executive Engineer/B.F. Cell
Greater Mumbai/MHADA





अनुक्र - 3	
खण्ड	20 नो
2022	

NO. 808/SES/REC/MHADA - 8/347/2020.
Date:- 09 NOV 2020

THIS further c.c. upto top of 10th floor i.e. building consist of still + 1st floor for society office & part still + 2nd to 10th upper floors as per approved amended plan dtd. 06/10/2020.



NO. MH/EE/CP/MHADA - 8/347/2021
Dated: - 31 MAY 2021

Further c.c. upto top of 20th floor i.e. building consist of still + 1st floor for fitness center society office & part still + 2nd to 20th upper floors as per approved amended plan dated 06/10/2020.

(Signature)

EXECUTIVE ENGINEER PA/A
M.H. & A.D. AUTHORITY
GRIHA NIRMAN BHAVAN,
BANDRA (E), MUMBAI-51

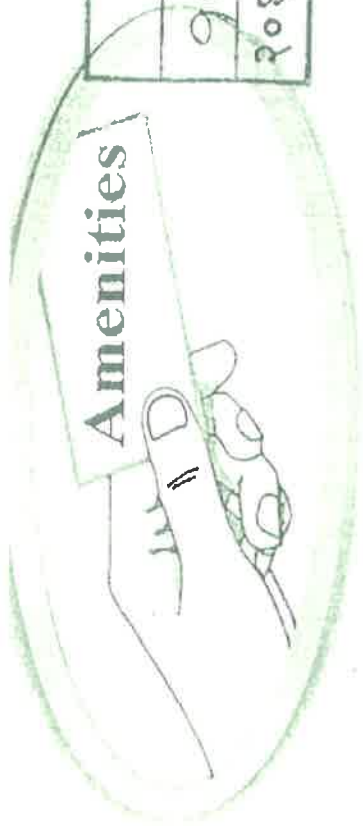
NO. MH/EE/CP/MHADA - 8/347/2021
Date 23 JUL 2021

Full c.c. upto top of 23rd floor i.e. building consist of still + 1st floor for fitness center society office & part still + 2nd to 23rd upper floors as per approved amended plan dtd. 06/10/2020.

(Signature)
EXECUTIVE ENGINEER PA/A
M.H. & A.D. AUTHORITY
GRIHA NIRMAN BHAVAN,
BANDRA (E), MUMBAI-51

करल - ३	
१०५३ (३७)	१०
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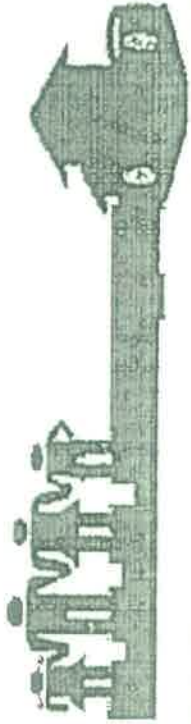
ADJ/1100001/ 8 OF 2018/K
 Pages ५७ १०१



करल-३
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for your dream home



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1. LIVING

2. KITCHEN

3. BEDROOM

4. BUILDING

5. TERRACE



Tagore Nagar Siddhivinayak

Housing Society Ltd.

[Handwritten signature]
 Chairman

[Handwritten signature]
 N. Ganesh

Treasurer

Sec.

करल-३	
१९९३	२२५०
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ADJ/1100907/200/2018/K
Pages ५५ 129

Living



करल-३	
१९९९	६०१५९

- Main entrance as per VASTU.
- Doorframe : Box type waterproof ply with mat color finish.
- Panel : Molded with mat finish color.
- Accessories : Peep Hole, Name Plate, Night Latch, 3 Lever Lock, Dead Lock, Brass / C.P. Fittings of Godrej or other Branded company.
- Flooring : 2 x 2 vitrified.
- Electrical Points : for AC, TV, Telephone, Cable etc.
- French Door: Powder Coated M.S. with mosquito net.
- French windows with powder coated sliding.

Additional to above:

1. Lantern points & bell beside door.
2. Mirror glass windows.
3. At least one point in the flat should be connected to inverter/generator.
4. Powder coated Sliding.
5. Mosquito net window.



e Nagar Siddhivinayak Co-op.
Housing Society Ltd.
V. Karmarkar
Chairman
V. Karmarkar
Treasurer
Secretary



करल - ३
२०१३
२०२२

ADJUTION NO. 1900/2018/K
Pages 57 107



KITCHEN

For your Home minister



- Flooring : 2 x2 vitrified, KAJARIA, NITCO OR SOMANY.
- Kitchen Platform as per the design of architect with gray/black granite (per sample flat finilised)
- Electrical Points for MICROWAVE, MIXER, FRIDGE, EXHAUST FAN, WATER PURIFIER, CHIMNEY.
- PLUMBING : Best quality fittings.
- Windows : French windows with powder coated slide.
- Provision for washing machine
- Provision for dish washer
- Antiskid flooring.

Additional to above:



1. Mosquito Windows.
2. Heavy Duty Exhaust fan/Kitchen chimney.
3. Gas pipeline & Connection.

करल-३
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gore Nagar Siddhivinayak Co-op.
Housing Society Ltd.

[Handwritten signature]

Chairman

v. Karande

Treasurer

Secretary

करल - ३	
7RENB 30	No
२०२२	

2 BEDROOM

ADJ/110090/1/2009/2018/K
Pages 59 105

- Flooring : 2 x 2 Vitrified , KAJARIA, NITCO OR SOMANY.
- Door Frame : Box type waterproof ply with mat color finish.
- Panel : Molded with mat finish color.
- Door Fittings : Cylindrical Lock of Standard Quality with night latch and tower bolt.
- French Door.
- Windows with powder coated sliding.
- Window Sill : Marble

करल-३	
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- Electrical Connection points for TELEPHONE, CABLE, AC, with branded



Additional to above:

1. Mosquito window.
2. Powder coating window frame.

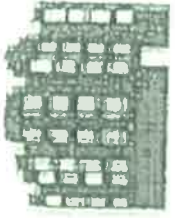
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Tagore Nagar Siddhivinayak Co-op.
Housing Society Ltd.
(Handwritten signature)
v.ferande
Chairman Treasurer Secretary

कल-३	2M	NO
2022		

ADJ1100901/ R 001/2018/K	61	107
Pages		



BUILDING

- External Paint Acrylic Paint
- Waste disposal
- Branded Elevator of good make with generator back up.
- Fire Fighting System.
- Ready to use cable TV connectivity.
- Concealed ISI copper wiring will be provided of POLYCARBONATE FINOLEX BRAND.
- Concealed plumbing with branded fittings like FINOLEX sanitary ware of reputed make in each bathroom.
- Ceramic tiles flooring & full height glazed tiles in all toilets.
- Decorative compound wall with decorated gate to get high started building.
- Entire compound will be decorated with the chequerred tiles.
- Compound wall of 5ft height including bab wire compound on the wall.
- Earth quake resistance construction.
- Terrace water proofing. Gurantee 5 years & whole building 5 years repairing.
- Passage area tilling for each floor.
- Two water tanks will be provided one is underground and other one is on terrace as per approval.
- CCTV Cameras would be installed in the Building premises.
- 2 or 3 (as per design) High speed passengers lift will be provided.
- Mosaic tiles on terrace.

कल-३	१०३	१५६
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Tagore Nagar Siddhivinayak Co-op.
Housing Society Ltd.
(Handwritten signature)
V. Fernando
Chairman Treasurer Secretary

ADJ/110090/1/800/208/K
Pages 69 107

Staircase & passage lights should be connected to inverters.
Outside painting with weather proof paint.
Adequate natural light in passage as per approved Building drawings from
Manning Authority.

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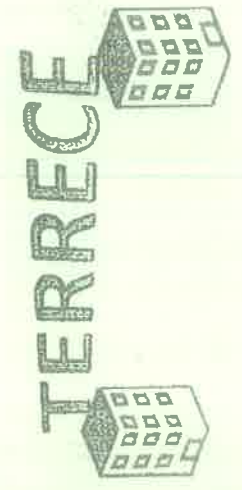
- Rainwater harvesting.
- Approved Box safety grill design fixing after OCC.
- Good quality painting.
- As per requirements heavy duty water pump & their cabin.

करल-३
१९९९
२०१९

Two Bathroom /Toilets



- Full tiles.
- Water proof doors with marble frame.
- Geaser point.
- Work carried out as per the sample flat.



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- Anti Skid Flooring



Tagore Nagar Siddhivinayak Co-op.
Housing Society Ltd.
[Signature]
Chairman
[Signature]
Secretary
Treasurer

करल - ३		
१९८३	३५	५०
२०२२		

ADJ/1100901/400/2018/K	
Pages	६६ १०१

- Railing

We would be further happy to meet you and are open to any form of queries, on the same

Would be awaiting with your favorable reply

Thanking You,

Warm Regards



Director

Shradhdha Landmark Pvt Ltd

करल-३		
१९९९	६०	१५९
२०११		



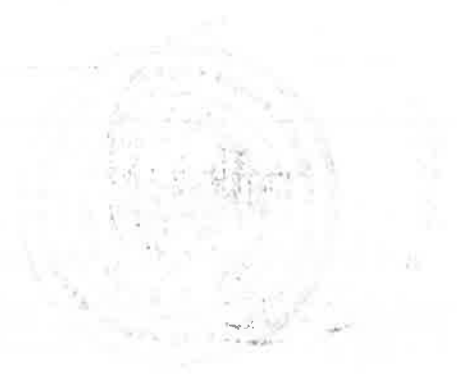
agore Housing Co-op. Society Ltd.
 V. Venkatesh
 Chairman
 V. Venkatesh
 Secretary



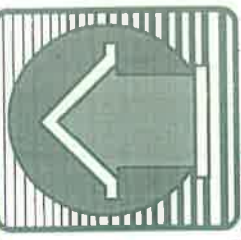
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महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY
Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

AMENDED PLAN

No. MH/EE/(B.P)/GM/MHADA-8/347/2020

Date: 06 OCT 2020

To,

Shri. Sachin Rakshe of

M/s. Archo Consultant

Room No. 2, Ground Floor, A Wing,

Sun View CHS Ltd. Off Sahakar Theatre,

Tilak nagar, Chembur, Mumbai :- 400 089.



Sub : Amended plan for Proposed redevelopment of existing building No. 25 known as Tagore Nagar SiddhivinayakCo. Op. Hsg. Soc. Ltd.on plot bearing C.T.S. No.351 (pt) of Village Hariyali at Tagore Nagar, Vikhroli (E), Mumbai-400083.

Ref: Your application dtd. 29.07.2020

Dear Applicant,

With reference to your above letter this is to inform you that the above plans, submitted by is hereby issue subject to the compliance of the conditions mentioned in I.O.A. dated 22.07.2019 and subject to compliance of following conditions-

A: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
2. That all requisites payment fees, deposits, premium shall be paid.
3. That C.C. shall get endorsed.
4. That the up-to-date paid receipts of A. A. & C. N ward shall be submitted.
5. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
6. That the Valid Janta Insurance policy shall be submitted.
7. That the quarterly progress report shall be submitted by L.Ş.
8. That the Civil Aviation NOC from Airport Authority of India shall be submitted.

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.

दूरध्वनी : ६६४०५०००

फॅक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.

Phone : 66405000

Fax No.: 022-26592058

Website : www.mhada.maharashtra.gov.in

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9. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D23708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.

10. The safety measure shall be taken on site as per relevant provision of I.S. Code and safety regulation.

11. That the N.O.C. from local electric supply co. shall be submitted.

12. Architect, Structural consultant shall verify the scheme is progress as per sub-structure & OHT.



14. That the Reg. Undertaking stating that the encroachment abutting road side shall be removed with the due process of law.

15. That the plan shall be got checked by this office staff.

16. That the amended Remarks of concerned authorities / empaneled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted for : a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Tree authority, f) Hydraulic Engineer, g) PCO, h)NOC from Electric Supply Company.

17. That the Material testing report for construction materials used at site shall be taken as per required frequency.

18. That the yearly progress report of the work will be submitted by the Architect.

19. Architect, Structural consultant shall verify the scheme is progress as per sub-structure, super structure & OHT.

20. That the Air Conditioner unit shall be installed in each tenement due to inadequate floor height as proposed and as per the request of the applicant and condition to that effect shall be incorporated in sale agreement.

21. That the installment facility is availed & the payment Shall be made as per schedule issued vide letter u/No. ET-990 dt-01.10.2020.

C: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C.

2. That the low lying plot will be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be leveled, rolled, consolidated and sloped towards road side

3. That the dust bin will be provided.

4. That 3.00 mt. wide paved pathway upto staircase will be provided.

5. That the open spaces as per approval, parking spaces and terrace will be kept open.

A

करल - ३	
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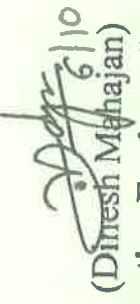
6. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
7. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
8. That terraces, sanitary blocks, nahanis in kitchen shall be made Water proof and same shall be provided by method of pounding and all sanitary connections shall be leak proof and smoke test shall be done in presence of presence of licensed plumber.
9. That final N.O.C. from concerned authorities / empanelled consultants for a) S.W.D., b) Water Works, c) CFO /Fire Fighting Provisions, d) Fire authority, e) Hydraulic Engineer, f) MHADA / MCGM if any, g) Assessment shall be submitted before occupation.
10. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
11. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will be provided and that drainage system or the residential part of the building shall not be affected if applicable.
12. That final completion plans for Completion of work on site shall be submitted.
13. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
14. That the topmost elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall be submitted before O.C.C.
15. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority
16. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
17. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
18. That the Recreational ground shall be kept open to all public of the layout with the separate gate for access and accordingly, display board shall be fixed.
19. That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of MCGM. The necessary



करल - ३		
१८८३	२०	१०
		२०२२

condition in sale agreement to that effect shall be incorporated by Developer/Owner.

A copy of set of amended plans is hereby returned as a token of approval.


(Dinesh Mahajan)

**Executive Engineer B.P. Cell
Greater Mumbai/ MHADA.**



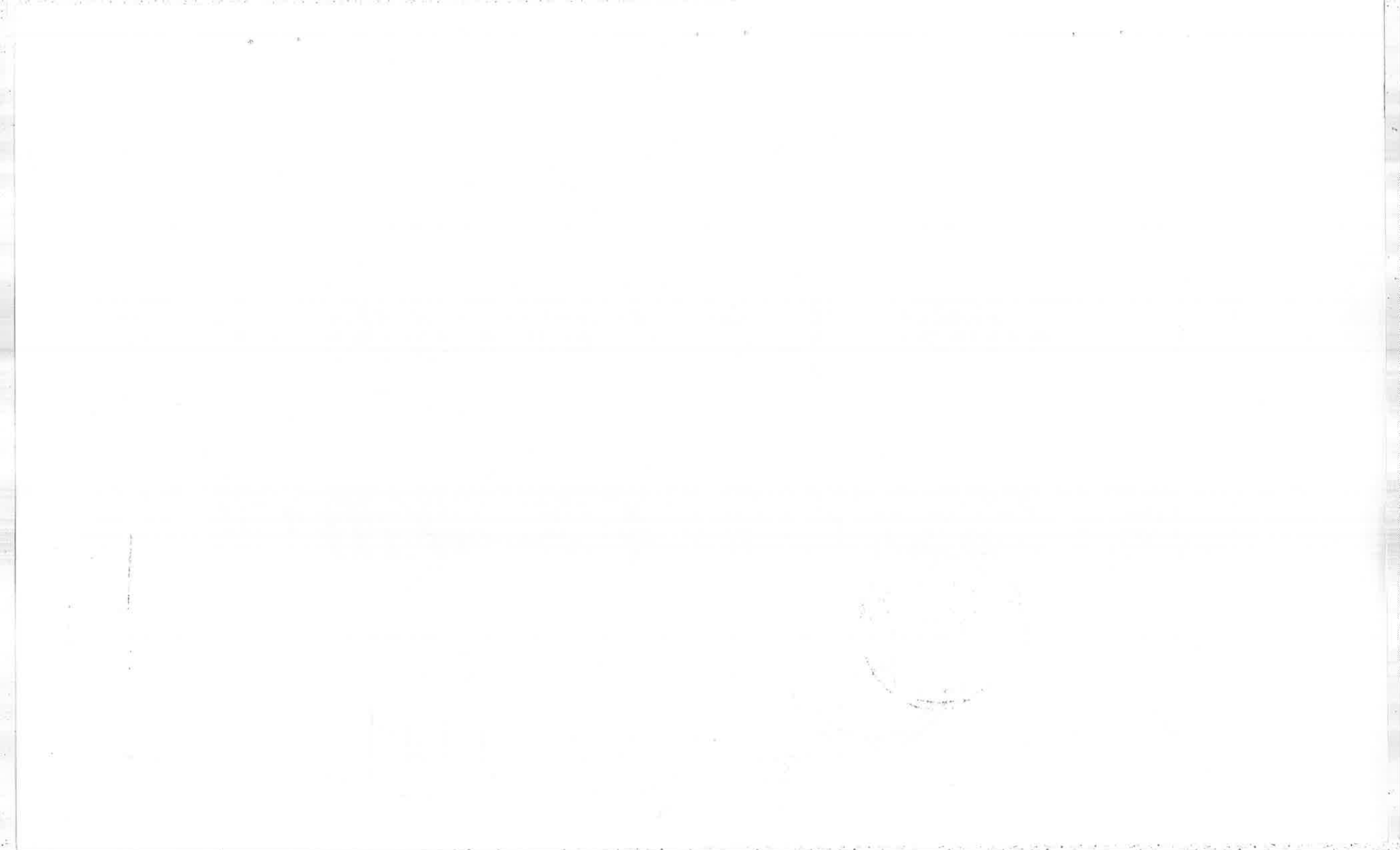
TAGORE NAGAR "SIDHVINAYAK" CO-OP HOUSING SOCIETY LTD.
Building No.25, Tagore Nagar, Vikhroli (E), Mumbai 400033.

9999 19999
Annexure- 'E'
Details of displacement compensation in advance through postdated cheques to the present Members are as:-

Sr.No.	Flat No.	Name	Rent per month
1	777	MR. VASANTLAL HARICHAND PANCHAL	25,000/-
2	778	MR. JAYENDRA B. CHAVAN	25,000/-
3	779	MR. SUHAS SITARAM CHAVAN	25,000/-
4	780	MR. ARJUN LAXMAN DALVI	25,000/-
5	781	MR. GIRIDHAR VASUDEV GANGAN	25,000/-
6	782	MRS. LEELA RAJENDRASINGH RAJPUROHIT	25,000/-
7	783	MRS. BABITHA IVAN D'SOUZA	25,000/-
8	784	MR. MANGESH BABARAM SAWANT	25,000/-
9	785	MR. JAYWANT LAXMAN SURVE	25,000/-
10	786	MR. SUBHASH KESHAV RUMDE	25,000/-
11	787	SMT. VANITA SUDHAKAR SHETTY	25,000/-
12	788	MR. NARESH WAMAN VENGURLEKAR & MRS. NEHA NARESH VENGURLEKAR	25,000/-
13	789	MRS. JYOTSHNA SADASHIV PADHY	25,000/-
14	790	SMT. SHEETAL SHASHANK CHAVAN & MR. SHASHANK SHIVAJI CHAVAN	25,000/-
15	791	MR. SUNIL V. MARGAJ	25,000/-
16	792	SMT. SHEELA REGGIE FERNANDES	25,000/-
17	793	MR. ANIL GANPAT NAIK	25,000/-
18	794	MR. ARUN VISHRAM MORE	25,000/-
19	795	MR. SANDEEP GOPAL SHETGE & MRS. SANDHYA SANDEEP SHETGE	25,000/-
20	796	MR. RUPESH CHANDRAKANT REDIJ	25,000/-
21	797	MR. RALPH MENEZES & MRS. CHERYLL RALPH MENEZES	25,000/-
22	798	MR. BABAJI VISHNU SAWANT	25,000/-
23	799	MR. SHRIDHAR DOOJA SHETTY	25,000/-
24	800	MR. RAMESH VINAYAK DHAMALE & MRS. VAISHALI RAMESH DHAMALE	25,000/-
25	801	MR. ANIL SHARNAPPA NAGMOTI	25,000/-
26	802	MR. SITARAM PARAJI GAIKWAD	25,000/-
27	803	MRS. BHARATI GANESH REPAL	25,000/-
28	804	MR. NITIN CHANDRAKANT MORE	25,000/-
29	805	MR. PANDURANG NARAYAN CHINDARKAR	25,000/-
30	806	MR. BALIRAM LAXMAN PARAB	25,000/-
31	807	MR. VICTOR FRANCIS DIAGO FERNANDES	25,000/-
32	808	MR. PRAKASH GANGARAM GAIKWAD	25,000/-



Tagore Nagar Siddhivinayak Co-op.
Housing Society Ltd.
Chairman: V. Ramani
Treasurer: V. Ramani
Secretary: V. Ramani



करल - ३
१९५३ न०३ न०
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Bldg. No. 25



सोनी का
सिद्धिवायक सहकारी गृहसंस्था (स.स.)
(सोनी ब्लॉक : ३, संतलाल का/१०१३ का ११६४)
१४/४१९ सोनी का सिद्धी (स.स.), पुणे - ४११०६३.

Alternet Accomodation Agreement Existing Members List & Details

Sr.No	Old Room No.	Name of Owner as per Share Certificate	FLAT No. Alloted	Sign	Remark
1	777	MR. VASANTLAL HARICHAND PANCHAL	205		
2	778	MR. JAYENDRA B CHAVAN	202		
3	779	MR. SUHAS SITARAM CHAWAN	305	Suhas Chav	
4	780	MR. ARJUN LAXMAN DALVI	302		
5	781	MR. GIRIDHAR VASUDEV GANGAN	405		
6	782	MRS. LEELA RAJENDRASINGH RAJPUROHIT	402	-	१४/११२५४३२
7	783	MRS. BABITHA IVAN D'SOUZA	505		
8	784	MR. MANGESH BABARAM SAWANT	502		
9	785	MR. JAYWANT LAXMAN SURVE	605		
10	786	MR. SUBHASH KESHAV RUMDE	602		
11	787	MR. VANITA SUDHAKAR SHETTY	705		
12	788	MR. NARESH WAMAN VENGURLEKAR/ Mrs. NEAH NARESH VENGURLEKAR	702		
13	789	MRS. JYOTSHNA SADASHIV PADHY	905		
14	790	SMT. SHEETAL SHASHANK CHAVAN/ MR. SHASHANK SHIVAJI CHAVAN	902		
15	791	MR. SUNIL V MARGAJ	1005		
16	792	SMT. SHEELA REGGIE FERNANDES	1002		
17	793	MR. ANIL GANAPAT NAIK	1105		
18	794	MR. ARUN VISHRAM MORE	1102		
19	795	MR. SANDEEP GOPAL SHETGE/ MRS. SANDHYA SANDEEP SHETGE	1205		
20	796	MR. RUPESH CHANDRAKANT REDJI MR. RALF MENEZES / MRS. CHERYLL RALF MENEZES	1302		
21	797	MR. BABAJI VISHNU SAWANT	1305		
22	798	MR. SHRIDHAR DOOJA SHETTY	1302		
23	799	MR. RAMESH VINAYAK DHAMALE/ MRS. VAISHALI RAMESH DHAMALE	1405		
24	800	MR. ANIL SHARNAPPA NAGMOTI	1405		
25	801	MR. SITARAM PARAJI GAIKWAD	1605		
26	802	MRS. BHARATI GANESH REPAL	1602		
27	803	MR. NITIN CHANDRAKANT MORE	1705		
28	804	MR. PANDURANG NARAYAN CHINDARKAR	1702		
29	805	MR. BALIRAM LAXMAN PARAB	1805		
30	806	MR. VICTOR FRANCIS DIAGO FERNANDES	1802		
31	807	MR. PRAKASH GANGARAM GAIKWAD	1905		
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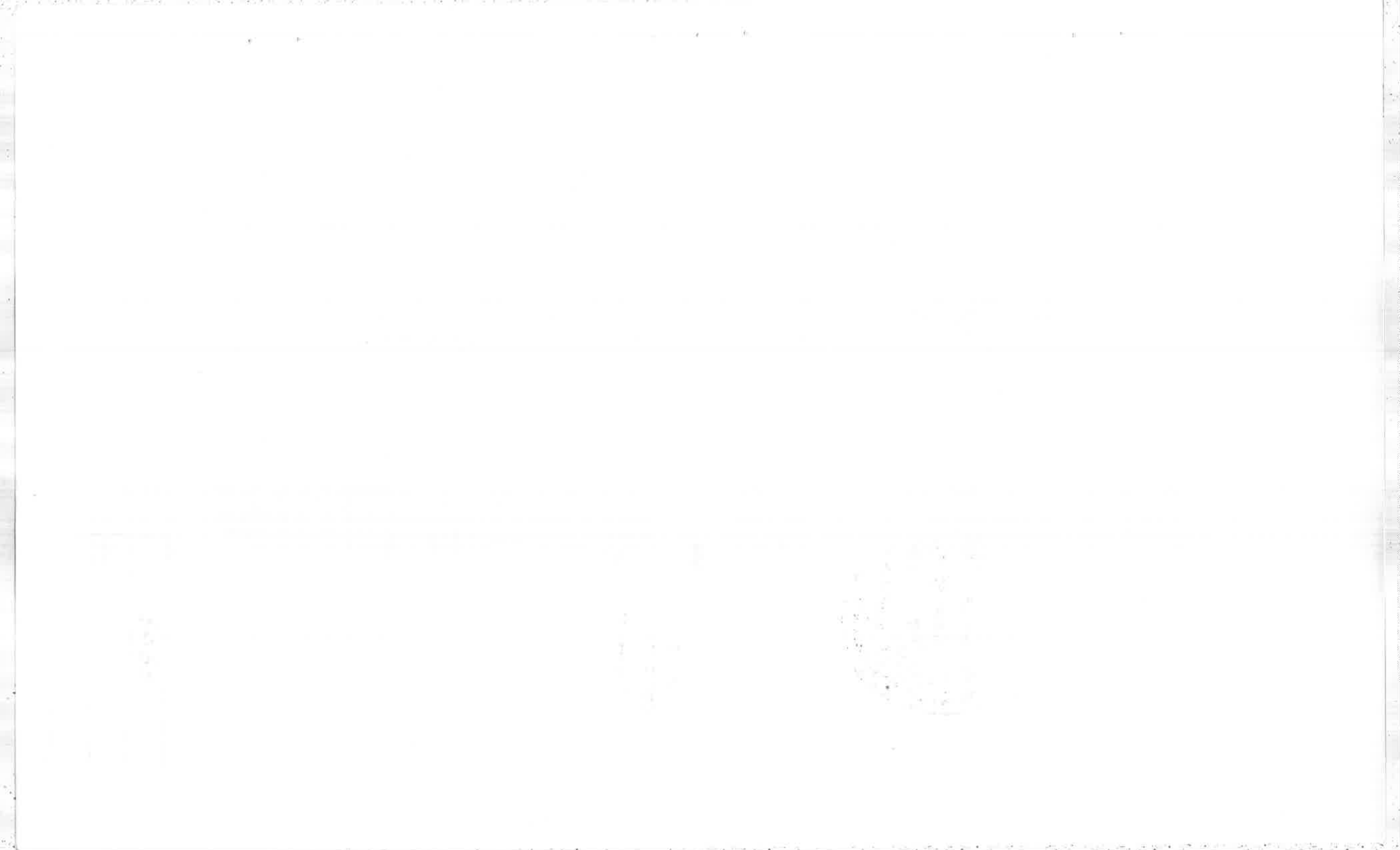
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14/04/2022

Manoj S. Fernandes
Treasurer

Manoj S. Fernandes
Secretary

Manoj S. Fernandes
Secretary



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गावाचे नाव : हरियाली

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	128166000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	62899000

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

1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: लिझहोल्ड जमिन व बांधकाम एकूण जमिनीचे क्षेत्रफळ 823.91 चौ. मि.,सि.टी.एस क्र. 351(भाग)गांव हरियाली,ता.लुका कुर्ली व त्यावरील बिलिंग क्र.25,तळमजला व त्यावरील मजले,टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि., टागोर नगर,विक्रोळी पूर्व,मुंबई 400083 या मालमतेचा हा विकसन करारनामा आहे या दस्तानुसार मोबदला म्हणून रु 128166000/- व 14972000/- (बँक गॅरंटी)इतका असून या दस्तावर महाराष्ट्र मुद्रांक अधिनियम 1958 च्या तरतूदीनुसार मुद्रांक शुल्क रु 6483160/- इतके भरण्यात आले आहे व इतर माहिती दस्तात नमूद केल्याप्रमाणे, एडीजे/1100901/800/18/क,सर्टिफिकेशन क्रमांक 800/19/के दिनांक : 08/02/2019/सि.टी.एस क्र.351(पत) ;)

(5) क्षेत्रफळ

823.91 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

- 1): नाव:-टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, तर्फे अध्यक्ष रमेश विनायक दमासे वरुण-46 पत्ता:- बिलिंग क्र.25, टागोर नगर, विक्रोळी पूर्व, काण्णावार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:- AAHAT5979M
- 2): नाव:-टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, तर्फे सचिव वसंतलाल हरिचंद पांचाळ वकिल-3 धरमराज रोड, टागोर नगर, विक्रोळी पूर्व, काण्णावार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:- AAHAT5979M
- 3): नाव:-टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, तर्फे खजिनदार विक्टर फ्रांसिस डीयागो फर्नांडिस वय:-53 पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: बिल्लिंग क्र. 25, ब्लॉक नं. : रोड नं: टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:- AAHAT5979M
- 4): नाव:-टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, तर्फे कमिटी मॅबर सीला राजेंद्रसिंग राजपुरोहित वय:-50 पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: बिल्लिंग क्र. 25, ब्लॉक नं. : रोड नं: टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:- AAHAT5979M
- 5): नाव:-टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, तर्फे कमिटी मॅबर मंगेश बाबाराम सावंत वय:-55 पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: बिल्लिंग क्र. 25, ब्लॉक नं. : रोड नं: टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:- AAHAT5979M
- 6): नाव:-टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, तर्फे कमिटी मॅबर नरेश वामन वेगुलेंकर वय:-50 पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: बिल्लिंग क्र. 25, ब्लॉक नं. : रोड नं: टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:- AAHAT5979M
- 7): नाव:-टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, तर्फे कमिटी मॅबर संदीप गोपाल शेटगे वय:-42 पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: बिल्लिंग क्र. 25, ब्लॉक नं. : रोड नं: टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:- AAHAT5979M
- 8): नाव:-टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, तर्फे कमिटी मॅबर भारतीय गणेश रेपल वय:-56 पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव: बिल्लिंग क्र. 25, ब्लॉक नं. : रोड नं: टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:- AAHAT5979M
- 9): नाव:-वसंतलाल हरिचंद पांचाळ वय:-53 पत्ता:-सदनिका क्र. 777 , , बिल्लिंग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, टागोर नगर, विक्रोळी पूर्व, काण्णावार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:- AAAPP2987P
- 10): नाव:-सुवास सीताराम चव्हाण वय:-50 पत्ता:-सदनिका क्र. 779 , , बिल्लिंग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, टागोर नगर, विक्रोळी पूर्व, काण्णावार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:- AMPPC4120N
- 11): नाव:-अर्जुन लक्ष्मण दळवी वय:-86 पत्ता:-सदनिका क्र. 780 , , बिल्लिंग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, टागोर नगर, विक्रोळी पूर्व, काण्णावार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:- FDSFD4651J
- 12): नाव:-गिरीधर वासुदेव गंगण वय:-67 पत्ता:-सदनिका क्र. 781 , , बिल्लिंग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, टागोर नगर, विक्रोळी पूर्व, काण्णावार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:- AEJPG7175H
- 13): नाव:-सीला राजेंद्रसिंग राजपुरोहित वय:-50 पत्ता:-सदनिका क्र. 782 , , बिल्लिंग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, टागोर नगर, विक्रोळी पूर्व, काण्णावार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:- AAGPR9370Q
- 14): नाव:-बबिता आयवन डिसोजा वय:-46 पत्ता:-सदनिका क्र. 783 , , बिल्लिंग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, टागोर नगर, विक्रोळी पूर्व, काण्णावार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:- AHTPD5133B
- 15): नाव:-मंगेश बाबाराम सावंत वय:-64 पत्ता:-सदनिका क्र. 784 , , बिल्लिंग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, टागोर नगर, विक्रोळी पूर्व, काण्णावार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:- AMQPS0235D
- 16): नाव:-अचयंत लक्ष्मण सुर्वे वय:-67 पत्ता:-सदनिका क्र. 785 , , बिल्लिंग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, टागोर नगर, विक्रोळी पूर्व, काण्णावार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:- ADXPS0375A
- 17): नाव:-सुनाष केशव रमडे वय:-69 पत्ता:-सदनिका क्र. 786 , , बिल्लिंग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, टागोर नगर, विक्रोळी पूर्व, काण्णावार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:- AAQPR9376J
- 18): नाव:-बनिता सुधाकर शेटी वय:-49 पत्ता:-सदनिका क्र. 787 , , बिल्लिंग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, टागोर नगर, विक्रोळी पूर्व, काण्णावार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:- AQNPS0883Q
- 19): नाव:-नरेश वामन वेगुलेंकर वय:-50 पत्ता:-प्लॉट नं: सदनिका क्र. 788, माळा नं. : , इमारतीचे नाव: बिल्लिंग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, , ब्लॉक नं. : , रोड नं: टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:- ADJPV3557H
- 20): नाव:-नेहा नरेश वेगुलेंकर वय:-45 पत्ता:-प्लॉट नं: सदनिका क्र. 788, माळा नं. : , इमारतीचे नाव: बिल्लिंग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, , ब्लॉक नं. : , रोड नं: टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:- AMNPV5477D
- 21): नाव:-ज्योत्सना सदाशिव पाध्ये वय:-50 पत्ता:-सदनिका क्र. 789 , , बिल्लिंग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, टागोर नगर, विक्रोळी पूर्व, काण्णावार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-000083 पॅन नं:- AYYPP4850C
- 22): नाव:-शीतल शशांक चव्हाण वय:-44 पत्ता:-सदनिका क्र. 790 , , बिल्लिंग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, टागोर नगर, विक्रोळी पूर्व, काण्णावार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:- AJPC3770G
- 23): नाव:-शशांक शिवाजी चव्हाण वय:-47 पत्ता:-सदनिका क्र. 790 , , बिल्लिंग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप, हौ.सो.लि, टागोर नगर, विक्रोळी पूर्व, काण्णावार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-

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ACSPC4607P

24): नाव:-सुनिल व्ही मर्जाज वय:-52 पत्ता:-सदनिका क्र. 791, -, बिल्डींग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि., टागोर नगर, विक्रोळी पूर्व, काण्णवाड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-

ACWPM3427D

25): नाव:-शीला रेगी फर्नांडीस वय:-53 पत्ता:-प्लॉट नं. 792, -, बिल्डींग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि., टागोर नगर, विक्रोळी पूर्व, काण्णवाड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-

बील्डींग नं.25, ठाकुर नगर आनंदवन वस्त, काण्णवाड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-

कोड:-400083 पॅन नं:-AANPF2948M

26): नाव:-अनिल गणपत नाईक वय:-66 पत्ता:-सदनिका क्र. 793, -, बिल्डींग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि., टागोर नगर, विक्रोळी पूर्व, काण्णवाड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-

AGFPN0235K

27): नाव:-संदीप गोपाल शेठो वय:-42 पत्ता:-सदनिका क्र. 795, -, बिल्डींग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि., टागोर नगर, विक्रोळी पूर्व, काण्णवाड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-

BIZPS89033B

28): नाव:-संध्या संदीप शेठो वय:-35 पत्ता:-सदनिका क्र. 795, -, बिल्डींग क्र. 25, टागोर नगर आनंदवन को-ऑप. हो.सो.लि., टागोर नगर, विक्रोळी पूर्व, काण्णवाड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-

BXVPS4897Q

29): नाव:-रुपेश चंद्रकांत रेडीज वय:-29 पत्ता:-सदनिका क्र. 796, -, बिल्डींग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि., टागोर नगर, विक्रोळी पूर्व, काण्णवाड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-

AQTPR3630G

30): नाव:-राल्फ मंड्रेस वय:-54 पत्ता:-सदनिका क्र. 797, -, बिल्डींग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि., टागोर नगर, विक्रोळी पूर्व, काण्णवाड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-

AAAGPM5959A

31): नाव:-सोदील राल्फ मंड्रेस वय:-51 पत्ता:-सदनिका क्र. 797, -, बिल्डींग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि., टागोर नगर, विक्रोळी पूर्व, काण्णवाड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-

AFDPM8989G

32): नाव:-बाबाजी विष्णू सावंत वय:-80 पत्ता:-सदनिका क्र. 798, -, बिल्डींग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि., टागोर नगर, विक्रोळी पूर्व, काण्णवाड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-

LBKPS8796P

33): नाव:-श्रीधर दुजा शेटी वय:-57 पत्ता:-सदनिका क्र. 799, -, बिल्डींग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि., टागोर नगर, विक्रोळी पूर्व, काण्णवाड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-

AGDPS6529D

34): नाव:-रमेश विनायक डमाले वय:-47 पत्ता:-सदनिका क्र. 800, -, बिल्डींग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि., टागोर नगर, विक्रोळी पूर्व, काण्णवाड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-

ADZPD9540L

35): नाव:-शैबाली रमेश डमाले वय:-44 पत्ता:-सदनिका क्र. 800, -, बिल्डींग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि., टागोर नगर, विक्रोळी पूर्व, काण्णवाड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-

AMHPD9048E

36): नाव:-अनिल शरणप्या नागमोती वय:-50 पत्ता:-सदनिका क्र. 801, -, बिल्डींग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि., टागोर नगर, विक्रोळी पूर्व, काण्णवाड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-

AEYFPN2319H

37): नाव:-भारती गणेश रेपल वय:-36 पत्ता:-सदनिका क्र. 803, -, बिल्डींग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि., टागोर नगर, विक्रोळी पूर्व, काण्णवाड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-

ADMPR2405F

38): नाव:-नितिन चंद्रकांत मोरे वय:-49 पत्ता:-सदनिका क्र. 804, -, बिल्डींग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि., टागोर नगर, विक्रोळी पूर्व, काण्णवाड नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं:-

AJPM4561B

39): नाव:-यादुरंग नारायण चिंदरकर वय:-83 पत्ता:-प्लॉट नं: सदनिका क्र. 805, माळा नं: -, इमारतीचे नाव: बिल्डींग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि., ब्लॉक नं: -, रोड नं: टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-

AVRPR7409F

40): नाव:-बळीराम लक्ष्मण परब वय:-74 पत्ता:-प्लॉट नं: सदनिका क्र. 806, माळा नं: -, इमारतीचे नाव: बिल्डींग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि., ब्लॉक नं: -, रोड नं: टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-

ADJPP2325D

41): नाव:-विक्रम प्रॅन्सीस डीयगो फर्नांडीस वय:-53 पत्ता:-प्लॉट नं: सदनिका क्र. 807, माळा नं: -, इमारतीचे नाव: बिल्डींग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि., ब्लॉक नं: -, रोड नं: टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-

नं:-ABCPF9092L

42): नाव:-प्रकाश गंगाराम गायकवाड वय:-55 पत्ता:-प्लॉट नं: सदनिका क्र. 808, माळा नं: -, इमारतीचे नाव: बिल्डींग क्र. 25, टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि., ब्लॉक नं: -, रोड नं: टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-

AISPG1613K

1): नाव:-मे. शब्दा लॅन्डमार्क प्रायव्हेट लिमिटेड तर्फे संचालक रामचंद्र कृष्णा रावकर वय:-44; पत्ता:-ए-309, कॅनरा बिझनेस सेंटर, लक्ष्मी नगर, घाटकोपर पूर्व, बेट्ट स्ट्राफ कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400075 पॅन नं:-

AAECM4241L

(8)दस्तावेज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हस्तानुक्रम किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

(10)दस्त नोंदणी केल्याचा दिनांक

(11)अनुक्रमांक,खंड व पृष्ठ

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any other authority as mentioned to it.



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क्रमांक	४८
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गावाचे नाव : हरियाली

(1) विलेखाचा प्रकार	पुरवणी करारनामा	करल - ३
(2) मोबदला	0	२०२२
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0.0	
(4) भू-मापन, पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: मूळ दस्त विकसन करारनामा दिनांक 08/02/2019 एडीजे/1100901/800/18/के, सॉर्टिफिकेशन क्र 800/19 नुसार अभिनिर्णित होऊन नोंदणी क्र. करल-3-1919-2019 दिनांक : 08/02/2019 प्रमाणे नोंदणीकृत झालेला असून या दस्तामध्ये जयेंद्र बि चव्हाण व अरुण विश्राम मोरे हे टागोर नगर सिद्धिविनायक को-ऑप.हो.सो.लि. चे सदस्य म्हणून या दोघांचे सहमती घेण्यात आली नव्हती ती या पुरवणी विकसन करारनामा या दस्ताद्वारे सहमती घेण्यात येत आहे व या दस्तावर महाराष्ट्र मुद्रांक अधिनियम 1958 नुसार कलम 4 प्रमाणे रु.100/- मुद्रांक शुल्क भरण्यात आला आहे व इतर माहिती दस्तात नमूद आहे. (C.T.S. Number : 351 (pt) ;)	
(5) क्षेत्रफळ	823.91 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणाऱ्या/लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि. तर्फे अध्यक्ष रमेश विनायक धामले वय:-60पत्ता:-प्लॉट नं. माळा नं. -, इमारतीचे नाव: बिल्डींग क्र. 25, ब्लॉक नं. -, रोड नं. टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं.-AAHAT5979M 2): नाव:-टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि. तर्फे सचिव वसंतलाल हरिश्चंद्र वामन वेणुलेंकर पत्ता:-प्लॉट नं. माळा नं. -, इमारतीचे नाव: बिल्डींग क्र. 25, ब्लॉक नं. -, रोड नं. टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं.-AAHAT5979M 3): नाव:-टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि. तर्फे खजिनदार विक्टर फ्रांसिस डीयगो फर्नांडिस वय:-53 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बिल्डींग क्र. 25, ब्लॉक नं. -, रोड नं. टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं.-AAHAT5979M 4): नाव:-टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि. तर्फे कमिटी मॅम्बर लीला राजेंद्रसिंग राजपुरोहित वय:-50 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बिल्डींग क्र. 25, ब्लॉक नं. -, रोड नं. टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं.-AAHAT5979M 5): नाव:-टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि. तर्फे कमिटी मॅम्बर मंगेश बाबाराज सावंत वय:-54 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बिल्डींग क्र. 25, ब्लॉक नं. -, रोड नं. टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं.-AAHAT5979M 6): नाव:-टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि. तर्फे कमिटी मॅम्बर नरेश वामन वेणुलेंकर वय:-50 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बिल्डींग क्र. 25, ब्लॉक नं. -, रोड नं. टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं.-AAHAT5979M 7): नाव:-टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि. तर्फे कमिटी मॅम्बर संदीप गोपाल शेतेगे वय:-42 पत्ता:-, बिल्डींग क्र. 25, -, टागोर नगर, विक्रोळी पूर्व, क्राण्णवार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं.-AAHAT5979M 8): नाव:-टागोर नगर सिद्धिविनायक को-ऑप. हो.सो.लि. तर्फे कमिटी मॅम्बर भारती गणेश रेयाळ वय:-56 पत्ता:-, बिल्डींग क्र. 25, -, टागोर नगर, विक्रोळी पूर्व, क्राण्णवार नगर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400083 पॅन नं.-AAHAT5979M 9): नाव:-जयेंद्र बी. चव्हाण वय:-55 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बिल्डींग क्र. 25, ब्लॉक नं. -, रोड नं. टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं.-ACHPC1030H 10): नाव:-अरुण विश्राम मोरे वय:-65 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बिल्डींग क्र. 25, ब्लॉक नं. -, रोड नं. टागोर नगर, विक्रोळी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं.-ABMPM5282B	
(8) दस्तऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. श्रद्धा लॅन्डमार्क प्रायव्हेट लिमिटेड तर्फे संचालक रामचंद्र कृष्णा रोळकर वय:-44; पत्ता:-प्लॉट नं. ए-309, माळा नं. -, इमारतीचे नाव: कॅनरा बिझनेस सेंटर, ब्लॉक नं. -, रोड नं. लक्ष्मी नगर, घाटकोपर पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400075 पॅन नं.-AAECM4241L	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/06/2019	
(10) दस्त नोंदणी केल्याचा दिनांक	21/06/2019	
(11) अनुक्रमांक, खंड व पृष्ठ	8292/2019	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) थोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार अवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

वक्रम - ३	
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करल - ३	५२	५०
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टागोर नगर

सिधिविनायक सहकारी गृहसंस्था (समाहित)

(नोंदणी क्रमांक बी.ओ.च/एच.एस/जी/८०१२ सन १९८४)
२५/७९९ टागोर नगर विक्रीची (पूर्व), मुंबई - ४०० ०८३.

Resolution

दिनांक ०९/०६/२०२२

Proposed by First by LEEELA RAJENDRASINGH RAJPUROHIT, Seconded by MANGESH BABARAM SAWANT, Third by NARESH WAMAN VENGURLEKAR, Fourth by SANDEEP GOPAL SHETGE, Fifth by BHARATI GANESH REPAL "Resolved that we, the members of **Tagore Nagar Sidhivinayak Co-op Housing Society Ltd** hereby authorised and approved the final draft of the Development Agreement AND Permanent Alternate accommodation plan (the annexure attached therein) to be entered into by the society with M/s Shradha Landmark Pvt. Ltd. (The Developer) to redevelop the society premises" SEAL OF THE SUI REGISTR



Resolution No. 3

Seconded by

Resolved that

the **Tagore Nagar Sidhivinayak Co-op Housing Society Ltd** authorise

the holder of the power of Attorney approved by the society to M/s Shradha Landm

to redevelop the premises

Resolution No. 3

Proposed by

Seconded by MR BHUSHAN SALASKAR "Resolved further that we the Members of the hereby authorised Chairman M. RAMESH VINAYAK DHAMALE, Secretary. VASANTLAL HARICHAND PAVITRA, Treasurer VICTOR FRANCIS DIAGO FERNANDES, of the society and the following 760 Members, namely, LEEELA RAJENDRASINGH RAJPUROHIT, MANGESH JAYARAM SAWANT, NARESH WAMAN VENGURLEKAR, SANDEEP GOPAL SHETGE, BHARATI GANESH REPAL to enter into and execute requisite Development Agreement and Power of Attorney, Development Agreement AND Permanent Alternate accommodation plan and annexure attached approved above with M/s Shradha Landmark Pvt. Ltd. The Developer to redevelop the society premises"

for Tagore Nagar Sidhivinayak Co-op Housing Society Ltd

Proposed

Chairman

T. S. Salaskar

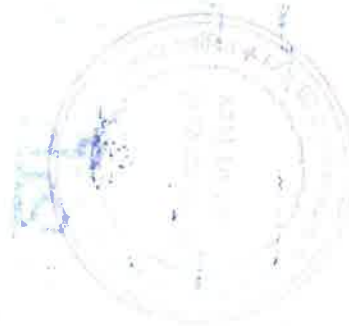
09/06/2022

Sanjiv

Secretary

09-6-2022

Signature



5-10-2022		
7-10-2022		
8-10-2022		

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2022		



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ADV. UDDHAY U. WAGHMARE

M.A.B.S., LL.B.
Advocate High Court

Contact: 9022574554

Email ID: uddharwaghmare.uv.uv@gmail.com

पत्राचार	३
DATED: 30/05/2022	
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	२०२२

TITLE REPORT

Sub: Title Clearance Certificate with respect to peace and parcel of Leasehold Land admeasuring about 823.91 sq mtrs. with building no. 25 , bearing CTS No. 351 (part), having a multi storeyed structure lying being situated at Village Hariyali , Taluka Kurla, Mumbai Suburban District



As per the Instruction and Request of M/s Shradha Landmark Pvt. Ltd. have taken out inspection of Documents handover by M/s Shradha Landmark Pvt. Ltd. and as per my inspection I reach the below details as under

1. Description of the Properties:

All that piece or parcel of leasehold land bearing City Survey No 351 (part) admeasuring 823.91 Sq. mtrs or thereabouts together with the Building No. 25 standing thereon having a Multi Storey structure lying being and situated at Village Hariyali, within the registration District of Mumbai Suburban and bounded as follows:

THE SCHEDULE ABOVE REFERRED TO

On or Towards the West by: Bldg. No.24

On or Towards the South by: Bldg. No. 23

On or Towards the North by: Bldg. No. 27

On or Towards the East by: 40' feet wide road.

Addr.: Bldg. No. 202/B, R. No. 8164, 1st Floor, Kamamwar Nagar 1, Vikhroli (East), Mumbai
Maharashtra 400 083



ADV. UDDHAV U. WAGHMARE

M.A.BLS., LL.B.

Advocate High Court

Contact: 902257433*
9023 44 120
2022

Email ID: uddharwagmare.uv.uv@gmail.com

2. It Appears from the Records that the Society by its name Knows as Tagore nagar Sidhivinayak Co-operative Housing Society Ltd., Mumbai formed on dated 31/09/1984 bearing Society Registration no. BOM/HSG/ 8092 dated 31/9/1984.

3. It appears from the Records that the Sale deed dated 13th of January, 1997 was executed between the Maharashtra Housing and Area Development Authority being the Vendor and Tagore nagar Sidhivinayak Co-operative Housing Society Ltd., as being the Society on the other part. The said sale deed was duly registered before the Joint Sub-Registrar, kurla -3 on 14th of January, 1997 vide serial no. PBDR/3/ 137/97.



4. As per the Records Indenture of Lease dated 13th of January, 1997 was executed before the Joint Sub-Registrar, kurla-3 on 14th of January, 1997 vide serial no. PBDR/3/ 135/97. between MHADA being the one part and Tagore nagar Sidhivinayak Co-operative Housing Society Ltd as being the other part the said Indenture of Lease deed is till date still valid.

5. The Development Agreement executed between the Tagore nagar Sidhivinayak Co-operative Housing Society Ltd. through its managing Committee members a) Mr. Ramesh Vinayak Dhamale (chairman), b) Mr. Vasantlal Harichand Panchal - (Secretary) and c) Mr. Victor Francis Diago Fernandes (Treasurer), d) Mrs. Leela Rajendrasingh Rajpurohit- Member, d) Mr. Mangesh Babaram Sawant- Member, e) Mr. Naresh Waman Vengulrekar- Member, f) Mr. Sandeep Gopal Shetge- Member, g) Mrs. Bharati Ganesh Repal- Member as being the First Part , all 32 members of the Society being the Second part and M/s Shradddha Landmark Pvt. LTD.

Add: Bldg. No. 202/B, R. No. 8164, 1st Floor, Kammamwar Nagar 1, Viktrotli (East), Mumbai
Maharashtra 400 083



ADV. UDDHAV U. WAGHMARE

M.A.BLS., LL.B.

Advocate High Court

Contact: 9022574554

Email ID.: uaddharrwaghmare.uw.uw@gmail.com

the Developers as being Third Part. the said Development Agreement was Duly Registered on dated 08th of February, 2019 before the Joint Sub Registrar at Kuria-3.

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6. The Documents of which inspection has taken out :
- Sale deed dated 13th of January, 1997 executed on 14/01/1997.
 - Indenture of Lease 13th of January, 1997 executed on 14/01/1997.
 - Development Agreement dated 08/02/2019.

d) INDEX II

7) On persual of the above mentioned documents and all other relevant documents relating to title of the said property. I am of the opinion that the title of M/s Shradha Landmark Pvt. Ltd. (The Promoter/Developers) is clear, Marketable and without any encumbrances.

Advocate High Court.



Adv. Uddhav Uday Waghmare
MAH/429/2015 M.A. BLS LL.B
Building No. 202/8164, 1st Floor,
B-Wing, Kannamwar Nagar - 2,
Vikhroli (East), Mumbai - 400 083.
Mob: 9022574554

Addr.: Bldg. No. 202/B, R. No. 8164, 1st Floor, Kannamwar Nagar 1, Vikhroli (East), Mumbai
Maharashtra 400 083

करल - ३	
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घोषणापत्र

मी. रोहन राजाराम आवटे / ओमकार दत्तात्रय चकवे, याद्वारे घोषित करतो की, दुय्यम निबंधक कुर्ला 2/3 यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात रोजी आला आहे. श्री रामचंद्र राळकर यांनी दि. 15/02/2022 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/ निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेलेनाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक: 15/11/22



कुलमुखत्यारपत्रधारकाचे नाव व सही



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POWER OF ATTORNEY



MR. RAMCHANDRA DATTATRAY CHAVKE, S/o. MR. RAMCHANDRA DATTATRAY CHAVKE, PAN NO. BUOPFC2906G, Residing at B/302 Mumbadevi Apartment, Diva Dattvadi Road, Opp. Musam Theater Diva East, Thane-400612, to be my true and lawful Attorney for me and on my behalf any one / Jointly and Severely to do the under mentioned acts, deeds, matters and things and exercise, all powers hereinafter conferred that is to say

- To represent me for registration and also to do all documents / deeds (set out above) and admit execution before the Sub-Registrar of Assurances at Mumbai / Bandra / Goregaon / Borivli / Chembur/Thane/Vashi/Panvel or at other places as may be required all the deeds and documents which have personally executed or which I may hereafter execute.
- To represent me before any adjudicating authority in Maharashtra for the purpose of lodging any document for adjudication under the Stamp Act, 1958 and rules framed there under for all or any of the purposes of adjudication before the relevant authority at Mumbai/Bandra/Goregaon/Borivli/Chembur/Vashi/Thane/Panvel or at other places as may be required for all the deeds and documents which I have personally executed or which may hereafter execute.
- To identify my signature and admit execution of the same.
- To do all other acts, matters and things as may from time to time be required under the provisions of the Indian Registration Act 1908 for the due registration of such deeds and documents.
- And if any One/ Jointly and Severely of the Power Attorney holder has been present they have authority to identify my signature and admit execution of the same.

AND GENERALLY TO DO ALL other acts, deeds, matters and things as may from time to time be required in compliance with the law for the due registration of such deeds and documents which have already been executed, or which may hereafter be executed by me and/or on my behalf.

I do hereby agree to ratify and confirm all and whatever my said attorney shall or purport to do or caused to be done by virtue of this present.

IN WITNESS WHEREOF I have hereunto set my hands at Mumbai this 15th day of Feb 2022

SEALED & DELIVERED by the within named
 MR. RAMCHANDRA KRISHNAKANT RAIKAR
 For self and in capacity of a Director/Partner
 Authorized Signatory in the companies
 /Partnership Firm
 In presence of
 2
 Constituted Attorney
 MR. ROHAN RAJARAM AWATE

MR. OMKAR DATTATRAY CHAVKE
 In presence of
 2
 Specimen signature of Constituted Attorney

Specimen signature of Constituted Attorney

Shrawad, Ghatskopar (West), Mumbai 400084 and MR. OMKAR DATTATRAY CHAVKE PAN NO BUOPFC2906G, Residing at B/302 Mumbadevi Apartment, Diva Dattvadi Road, Opp. Musam Theater Diva East, Thane-400612, to be my true and lawful Attorney for me and on my behalf any one / Jointly and Severely to do the under mentioned acts, deeds, matters and things and exercise, all powers hereinafter conferred that is to say

- To represent me for registration and also to do all documents / deeds (set out above) and admit execution before the Sub-Registrar of Assurances at Mumbai / Bandra / Goregaon / Borivli / Chembur/Thane/Vashi/Panvel or at other places as may be required all the deeds and documents which have personally executed or which I may hereafter execute.
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 Authorized Signatory in the companies
 /Partnership Firm
 In presence of
 2
 Constituted Attorney
 MR. ROHAN RAJARAM AWATE

MR. OMKAR DATTATRAY CHAVKE
 In presence of
 2
 Specimen signature of Constituted Attorney

Specimen signature of Constituted Attorney

शुद्ध - ३
 २०२२

SURADDHA LANDMARK PVT LTD

Extract of the Minutes of the Meeting of the Director of SHRADEHA LANDMARK PVT LTD held on 15/02/2022 at Manisha Heights Commercial G+1st upper floor, Behind Manisha Height Building, Vaidhali Nagar, Mulund(W), Mumbai-400080 at 11.00 a.m.

SIGNING AND EXECUTION OF AGREEMENTS, NOCs and OTHER RELATED DOCUMENTS

RESOLVED THAT MR. RAMCHANDRA KRISHNAKANT RAIKAR, authorized Director of the SHRADEHA LANDMARK PVT LTD is hereby authorized to sign, execute, present, submit the Agreements, NOCs, plans and Other related documents and appear before the Sub-Registrar of Assurances for admitting the above documents and do all such necessary acts, pay the necessary charges for the expenditures to be incurred and other related documents on behalf of the Company.

TRUE EXTRACT
 For SHRADEHA LANDMARK PVT LTD
 Director
 MR. RAMCHANDRA KRISHNAKANT RAIKAR

Place Mumbai
 Date - 15/02/2022

SHRADDHA LANDMARK PVT. LTD. | CIN: U45201MH2008PTC199284 | GSTIN: 27AAEC76431427

www.shradhalandmark.com | info@shradhalandmark.com | 022-25422222 | 25422222
 Manisha Heights Commercial G+1 Upper Floor, Behind Manisha Height Building, Vaidhali Nagar, Mulund (W), Mumbai - 400080



करल - 4
2022
2022



भारत सरकार
GOVT. OF INDIA
भारत सरकार
GOVT. OF INDIA



भारत सरकार
GOVT. OF INDIA
भारत सरकार
GOVT. OF INDIA

आपका आधार क्रमांक / Your Aadhaar No :
2451 8360 8319
माझे आधार, माझी ओळख

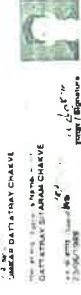


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माझे आधार, माझी ओळख

करल - 3
2022
2022

आयकर विभाग
TAX DEPARTMENT
आयकर विभाग
TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

आयकर विभाग
TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA



आयकर विभाग
TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

आयकर विभाग
TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA



D H C

Receipt of Document Handling Charges

Receipt No: 1502202206906
Receipt Date: 15/02/2022
Received from: S. Ashok Maheshwari (PAN: AAKM00000000) an amount of Rs. 269/- towards
Document Handling Charges for the Document to be registered on Document No:
2427 dated 15/02/2022 at the Sub-Registrar Office, Joint S.R. Kutch 3 (for New Quota),
Mumbai Suburban District.

DEFAULD

Bank Name	SBIN	Payment Date	15/02/2022
Bank CN	1000415202021506154	REF No.	204613331082
Debit No	1502202206906D	Debit Date	15/02/2022

This is computer generated receipt. Hence no signature is required.

Handwritten signature in blue ink.



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2022

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करल - ३
 कुर्ली-३ (कार्ग-२)



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करल - ३ (कार्ग-२)



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करल - ३
 कुर्ली-३ (कार्ग-२)



करल - ३
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Registration No.	Registration Date	Registration Fee	Registration Type	Registration Status	Registration Date	Registration Fee	Registration Type	Registration Status
15577022	15/03/2022	15577022	REGISTRATION	REGISTRATION	15/03/2022	15577022	REGISTRATION	REGISTRATION
15577023	15/03/2022	15577023	REGISTRATION	REGISTRATION	15/03/2022	15577023	REGISTRATION	REGISTRATION



करल - ३	
७०५३	६६ No
२०२२	

K. A. Naik

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

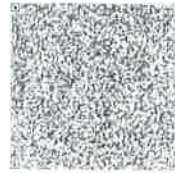


नाम / Name
KAVITA ANIL NAIK

पिता का नाम / Father's Name
BALKRISHNA SITARAM PRABHU

जन्म की तारीख /
Date of Birth
28/04/1953

स्थायी लॉकर नंख्या / काई
Permanent Account Number Card
CGUPN4942C



CGUPN4942C

This Account is digitally signed. Lock the
file with Private Key.

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K. A. Naik



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₹ 1200	2022
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दस्न गोपवारा भाग-2

करल3
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करल = 3
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संकेतिका प्रकार

दस्न क्रमांक :करल3/19953/2022
दस्नाचा प्रकार :-पर्यायी जागेचा करार

अनु क्र.	पक्षकाराचे नाव व पत्ता	ध्यायचित्र	अंगठ्याचा ठसा
1	नाव:सेमस श्रद्धा लॅडमार्क प्रायवेट लिमिटेड च पांढर रामचंद्र कृष्णकांत गळकर तर्फे कुलमुखत्यार म्हणून रोहन आवटे पत्ता:प्लॉट नं. -, माळा नं.: तळमजता आणि पहिला मजला, इमारतीचे नाव: मनिपा हाईटम् कमर्शियल, ब्लॉक नं.: वैशाली नगर, रोड नं.: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAECM4241L		
	लिहून देणार वय :-32 स्वाक्षरी:- 		
2	नाव:मान्यता देणार - टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड तर्फे चेअरमेन रमेश विनायक ढमाले पत्ता:प्लॉट नं. -, माळा नं.: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड, विल्डिंग नं. 25 , ब्लॉक नं.: टागोर नगर, रोड नं.: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAHAT5979M		
	लिहून देणार वय :-49 स्वाक्षरी:- 		
3	नाव:मान्यता देणार - टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड तर्फे मेक्रेटी वमंतलाल हरिचंद पांचाळ पत्ता:प्लॉट नं. -, माळा नं.: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड, विल्डिंग नं. 25 , ब्लॉक नं.: टागोर नगर, रोड नं.: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAHAT5979M		
	लिहून देणार वय :-57 स्वाक्षरी:- 		
4	नाव:मान्यता देणार - टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड तर्फे ट्रेजरर विकट क्रामिस डीयागो फर्नांडीस पत्ता:प्लॉट नं. -, माळा नं.: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड, विल्डिंग नं. 25 , ब्लॉक नं.: टागोर नगर, रोड नं.: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAHAT5979M		
	लिहून देणार वय :-56 स्वाक्षरी:- 		
5	नाव:मान्यता देणार - टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड तर्फे कमिटी मेंबर लीला राजेंद्रमिंग राजपुरोहित पत्ता:प्लॉट नं. -, माळा नं.: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड, विल्डिंग नं. 25 , ब्लॉक नं.: टागोर नगर, रोड नं.: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAHAT5979M		
	लिहून देणार वय :-53 स्वाक्षरी:- 		
6	नाव:मान्यता देणार - टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड तर्फे कमिटी मेंबर मंगेश बावारास मावंत पत्ता:प्लॉट नं. -, माळा नं.: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड, विल्डिंग नं. 25 , ब्लॉक नं.: टागोर नगर, रोड नं.: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAHAT5979M		
	लिहून देणार वय :-57 स्वाक्षरी:- 		
7	नाव:मान्यता देणार - टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड तर्फे कमिटी मेंबर नरेश वामन वेंगुर्लेकर पत्ता:प्लॉट नं. -, माळा नं.: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड, विल्डिंग नं. 25 , ब्लॉक नं.: टागोर नगर, रोड नं.: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAHAT5979M		
	लिहून देणार वय :-53 स्वाक्षरी:- 		
8	नाव:मान्यता देणार - टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड तर्फे कमिटी मेंबर संदीप गोपाल शेटगे पत्ता:प्लॉट नं. -, माळा नं.: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड, विल्डिंग नं. 25 , ब्लॉक नं.: टागोर नगर, रोड नं.: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAHAT5979M		
	लिहून देणार वय :-45 स्वाक्षरी:- 		



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Summary-2

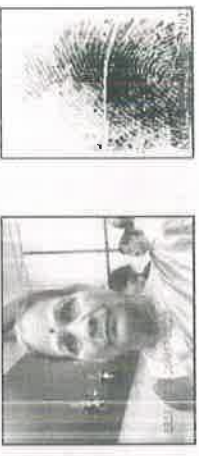
9 नाव:मान्यता देणार - टागोर नगर, सिद्धिविनायक को-ऑप, हौसींग सोसायटी लिमिटेड तर्फे कमिटी मॅबर भारती गणेश रेपल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक को-ऑप, हौसींग सोसायटी लिमिटेड, विल्डिंग नं. 25, ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई.

पॅन नंबर:AAHAT5979M

10 नाव:कविता अनिल नाईक

पत्ता:प्लॉट नं: मदनिका नं. 793, माळा नं: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक को-ऑप, हौसींग सोसायटी लिमिटेड, विल्डिंग नं. 25, ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई.

पॅन नंबर:CGUPN4942C



विहून घेणार

वय :-69

स्वाधारी:-

K.A.Nails

दरील दस्तऐवज करून देणार तथाकथीत पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्रा क्र.3 ची वेळ:15 / 11 / 2022 08 : 33 : 13 PM

ओळख:-

खानील इसम असे निवेदीत करतात की ते दस्तावेज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पधकाराचे नाव व पत्ता

1 नाव:रोहन गपाट

वय:22

पत्ता:घाटकोपर पश्चिम,मुंबई

पिन कोड:400086

स्वाधारी

2 नाव:युगंधर आवटे

वय:32

पत्ता:घाटकोपर पश्चिम,मुंबई

पिन कोड:400086

स्वाधारी

छायाचित्र



अंगठ्याचा उसा



शिक्रा क्र.4 ची वेळ:15 / 11 / 2022 08 : 33 : 55 PM

सह दुय्यम निबंधक
करल्या-३ (वर्ग-२)
Payment Details.

करल्या-३
२०२२
२०२२

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHRADDHA LANDMARK PRIVATE LIMITED	eChallan	0300617202211500675	MH010609412202223E	500.00	SD	0005274671202223	15/11/2022
2		DHC		1511202213750	1400	RF	1511202213750D	15/11/2022
3	SHRADDHA LANDMARK PRIVATE LIMITED	eChallan		MH010609412202223E	100	RF	0005274671202223	15/11/2022

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



1. Verify Scanned Document for correctness. (High thumbnail images on a side) printout after scanning.

2. Get print immediately after registration.

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प्रमाणित करण्यात येते की या दस्तामध्ये (५०) पाने आहेत. पुस्तक क्रमांक-१/करल्या-३/२०२२

दिनांक: २५/११/२०२२

एम. के. देवरे
सह दुय्यम निबंधक कुर्ला - ३
मुंबई उपनगर जिल्हा.

19953 /2022



सूची क्र. 2

दुय्यम निबंधक : सह.दु.नि. कुर्ला 3

दस्न क्रमांक : 19953/2022

नोदणी :

Regn:63m

गावाचे नाव : हरियाली

- (1) विलेखाचा प्रकार
(2) मावदला
(3) वाजारभाव(भाडेपट्ट्याच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)
(4) भू-मापन,पोटहिम्मा व वक्रक्रमांक(असल्यास)

पर्यायी जागेचा करार

0

0.0

- 1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :; इतर माहिती: सी. टी. एम्. नं. 351(पाटी),विक्रोळी,टागोर नगर विभागामध्ये होणाऱ्या नवीन इमारतीमध्ये कायमस्वरूपी पर्यायी जागा. जुने सदनिका नं. 793,क्षेत्रफळ 217.75 चौरस फुट कारपेट,टागोर नगर. सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड,बिल्डिंग नं. 25,आणि नवीन सदनिका नं. 1105,क्षेत्रफळ 520 चौरस फुट कारपेट(रेरा प्रमाणे)11 वा मजला,श्रद्धा पंगमाउंट,गाव हरियाली,टागोर नगर,विक्रोळी पूर्व,मुंबई 400 083. सोबत 1 कार पार्किंग सहीत.,इतर माहिती दस्तात नमुद केल्याप्रमाणे.((C.T.S. Number : 351 (पाटी) ;)

1) 520 चौ.फूट

- (5) क्षेत्रफळ
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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



- 1): नाव:-मेमर्स श्रद्धा लँडमार्क प्रायवेट लिमिटेड चे पार्टनर रामचंद्र कृष्णकांत राळकर तर्फे कुलमुखल्यार म्हणून गेहन आवटे वय:-32; पत्ता:-प्लॉट नं. -, माळा नं: तळमजला आणि पहिला मजला, इमारतीचे नाव: मनिषा हाईटन्स कमर्शियल, ब्लॉक नं: वैशाली नगर, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AAECCM4241L
- 2): नाव:-मान्यता देणार - टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड तर्फे चेअरमेन रमेश विनायक डमाले वय:-49; पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड, बिल्डिंग नं. 25 , ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AAHAT5979M
- 3): नाव:-मान्यता देणार - टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड तर्फे मेकटगी वसंतलाल हरिचंद पाचाळ वय:-57; पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड, बिल्डिंग नं. 25 , ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AAHAT5979M
- 4): नाव:-मान्यता देणार - टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड तर्फे ट्रेजरर विकटर फ्रांसिस डीयागो फर्नांडीस वय:-56; पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड, बिल्डिंग नं. 25 , ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AAHAT5979M
- 5): नाव:-मान्यता देणार - टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड तर्फे कमिटी मॅबर नीला राजेंद्रमिग राजपुरोहित वय:-53; पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड, बिल्डिंग नं. 25 , ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AAHAT5979M
- 6): नाव:-मान्यता देणार - टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड तर्फे कमिटी मॅबर मंगेश बाबाराव सावंत वय:-57; पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड, बिल्डिंग नं. 25 , ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AAHAT5979M
- 7): नाव:-मान्यता देणार - टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड तर्फे कमिटी मॅबर नरेश वामन वेंगुलकर वय:-53; पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड, बिल्डिंग नं. 25 , ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AAHAT5979M
- 8): नाव:-मान्यता देणार - टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड तर्फे कमिटी मॅबर मंदीप गोपाल शेटगे वय:-45; पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड, बिल्डिंग नं. 25 , ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AAHAT5979M
- 9): नाव:-मान्यता देणार - टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड तर्फे कमिटी मॅबर भारती गणेश रेपल वय:-59; पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड, बिल्डिंग नं. 25 , ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AAHAT5979M
- 1): नाव:-कविता अनिल नाईक वय:-69; पत्ता:-प्लॉट नं: सदनिका नं. 793 , माळा नं: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक को-ऑप. हौसींग सोसायटी लिमिटेड, बिल्डिंग नं. 25 , ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-CGUPN4942C

15/11/2022

15/11/2022

- (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता
(9) दस्तऐवज करून दिल्याचा दिनांक
(10)दस्न नोंदणी केल्याचा दिनांक

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- (11)अनुक्रमांक,खंड व पृष्ठ 19953/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क 100
(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

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

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