

मुंबई गृहनिर्माण व क्षेत्र विकास मंडळ,

निवासी कार्यकारी अभियंता यांचे कार्यालय कक्ष क्रमांक ४०७,तिसरा मजला,गृहनिर्माण भवन, वांद्रे (पूर्व), मुंबई ५१



जा.क्र./मुं.मं./नि.का.अ./ **2**.39.3 /२०२३ दिनांक: 11/09/२०२.3

प्रति,

- १. सह दुय्यम निबंधक कुर्ला-१, तळ मजला, प्रशासिकय इमारत फेज-२, आरसी मार्ग चेंबुर मोनो रेल्वे स्टेशन जवळ, चेंबुर, मुंबई ४०० ०७१
- २. सह दुय्यम निबंधक कुर्ला-५, तळ मजला, प्रशासिकय इमारत फेज-२, आरसी मार्ग चेंबुर मोनो रेल्वे स्टेशन जवळ, चेंबुर, मुंबई ४०० ०७१.

विषय:- टागोर नगर, विक्रोळी (पुर्व) येथील इमारत क्र.**४१**, टागोर नगर **सुस्वागतम** सह.गृह.नि.संस्था मर्या., न.भू.क्र.३५५ (पै), सर्व्हें क्र.११३ (पै.), मौजे. हरियाली, टागोर नगर, विक्रोळी (पुर्व), मुंबई - ४०००८३ या इमारतीच्या पुनर्विकासाबाबत.

<u> संदर्भ:-</u>

- १. महाराष्ट्र शासन नगरविकास विभाग शासन निर्णय क्र.टीपीएस-१८२०/अ नै२७/ प्र.क्र.८०/२०नवि-१३, दि.१४.०१.२०२१.
- २. मुंबई मंडळाचे ना हरकत प्रमाणपत्र क्र. सीओ/एमबी/आरईई/एनओसी/एफ-१३१७/२२९९/२०२२, दि.१९.०९.२०२२
- ३. या कार्यालयाचे विकासक, मे. आदित्यराज लॅण्डमार्क बिल्डर्स, डेव्हलपर्स ऑण्ड प्रोमोटर्स यांना उद्देशुन लिहिलेले पत्र क्र.२२४५/२०२३, दि.२३.०८.२०२३.
- ४. विकासक, मे. आदित्यराज लॅण्डमार्क बिल्डर्स, डेव्हलपर्स ॲण्ड प्रोमोटर्स यांचे पत्र या कार्यालयास दि.२३.०८.२०२३ रोजी प्राप्त.

महोदय,

उपरोक्त विषयाला अनुसरून संदर्भ क्र.१ च्या शासन निर्णयान्वये विषयांकीत प्रकल्पाकरिता विकासकास मुंबई मंडळाकडे भरणा करावयाच्या ४०९१.०७ चौ.मी. (३६६९.०७ चौ.मी. निवासी वापर + ४२२.०० चौ.मी. अनिवासी वापर) क्षेत्रफळाकरीता अधिमुल्य रकमेवर ५०% सुट देण्यात आलेली आहे. त्या अनुषंगाने संस्था / विकासकास संदर्भ क्र.२ अन्वये दि.१४.०१.२०२१ रोजीच्या शासन निर्णयानुसार ना हरकत प्रमाणपत्र जारी करण्यात आलेले आहे. दि.१४.०१.२०२१ रोजीच्या शासन निर्णयामधील मुद्दा क्र. ब मधील अ.क्र. IV मध्ये खालील प्रमाणे नमुद आहे.

"जे प्रकल्प या योजनेत सहभागी होतील त्या प्रकल्पांची अथवा प्रकल्पांच्या ज्या भागासाठी सवलत घेतली आहे त्याची यादी, महानगरपालिका आयुक्त / नगरपरिषद अथवा नगरपंचायत मुख्याधिकारी / जिल्हाधिकारी / नियोजन प्राधिकरण यांच्यामार्फत माहितीकरीता मुद्रांक नोंदणी कार्यालयास कळवावी लागेल."

उपरोक्त नमुद मुद्याकरिता विकासकाने दि.२३.०८.२०२३ रोजीच्या पत्रान्वये ४०९१.०७ चौ.मी. (३६६९.०७ चौ.मी. निवासी वापर + ४२२.०० चौ.मी. अनिवासी वापर) क्षेत्रफळापैकी ४२२.०० चौ.मी. वाणिज्य वापराकरीता एकूण ७ ग्राहकांचे मुद्रांकाचा संपूर्ण खर्च विकासकामार्फत करण्यात येणार आहे, त्यापैकी ४ लाभार्थी ग्राहकांचे प्रमाणपत्र व सुची क्र.२ च्या यादीपैकी या पत्राद्वारे सह दुय्यम निबंधक, कुर्ला क्र.१ यांना ३ ग्राहकांची यादी व सह दुय्यम निबंधक, कुर्ला क्र.५ यांना १ ग्राहकांची यादी अग्रेषित करण्यात येत आहे. तसेच उर्वरित ०३ लाभार्थी ग्राहकांकरिता विकासकाने राखीव ठेवलेल्या अनिवासी गाळ्यांचा तपशील खालील प्रमाणे आहे:

अ.क्र.	गाळा क्रमांक	बांधकाम क्षेत्रफळ चौ.मी.	बांधकाम क्षेत्रफळ चौ.फूट		
१.	Shop No.1	१२७.२८	१३७०.०४		
₹.	Shop No.5	२४.२३	२६०.८१		
₹.	Office No.5	७७.७७	७७२.५३		
	एकूण	२२३.२८	२४०३.३८		

उपरोक्त नमुद माहिती ही विकासकाने या कार्यालयात सादर केलेल्या कागदपत्रांच्या आधारे देण्यात येत आहे याची कृपया नोंद घ्यावी. तसेच संस्था / विकासक यांनी ३६६९.०७ चौ.मी. निवासी वापराकरिता घेतलेल्या अधिमुल्याच्या सवलतीकरिता आवश्यक ती माहिती संस्था / विकासकाकडून प्राप्त झाल्यानंतर आपल्या कार्यालयास कळविण्यता येईल.

शासनाच्या संदर्भिय शासन निर्णय क्र.१ च्या अनुषंगाने आपणांस कळविण्यात येते की, वरील तक्त्यात दर्शिवलेल्या सदिनकांसाठी विकासकाने बांधकाम क्षेत्रफळापोटी आकारण्यात येणाऱ्या अधिमुल्याच्या दरात सुट घेतली असून, सदर सदिनकांच्या नोंदणीवेळी विकासक, मे. आदित्यराज बिल्डर्स यांच्यातर्फे मुद्रांक शुल्काचा भरणा करणे अपेक्षित आहे. वर नमुद सदिनकांचे रिजस्ट्रेशन / नोंदणी करतेवेळी आपल्या विभागातर्फे त्याची खातरजमा करण्यात यावी.

सदर बाब माहिती व उचित कार्यवाहीकरीता सादर.

सोबत:

- १) सह दुय्यम निबंधक, कुर्ला क्र.१ करिता ३ लाभार्थी ग्राहकांचे प्रमाणपत्र तसेच सूची क्र.२ च्या यादीची छायांकीत प्रत.
- २) सह दुय्यम निबंधक, कुर्ला क्र.५ करिता १ लाभार्थी ग्राहकांचे प्रमाणपत्र तसेच सूची क्र.२ च्या यादीची छायांकीत प्रत.

आपला विश्वासू,

Macio

(प्रकाश सानप) निवासी कार्यकारी अभियंता मुंबई मंडळ.

प्रत:

- श) नोंदणी महानिरीक्षक तथा मुद्रांक नियंत्रक, तळमजला, नवीन प्रशासकीय इमारत, विधान भवन समोर, पुणे-४११००१ यांना माहितीस्तव सविनय सादर.
- २) नोंदणी उपमहानिरीक्षक, मुंबई विभाग, मुंबई, डी.डी. बिल्डींग, तळमजला, जुने जकात घर, शहीद भगतिसंग मार्ग, फोर्ट, मुंबई-४००००१ यांना माहितीस्तव सविनय सादर.
- कार्यकारी अभियंता / इमारत परवानगी कक्ष (बृहन्मुंबइ क्षेत्र) / प्राधिकरण यांना माहितीसाठी.
- ४) मुख्य माहिती व संचार तंत्रज्ञान अधिकारी, माहिती व संचार तंत्रज्ञान कक्ष, प्राधिकरण यांना माहितीकरिता व विकासकाने सादर केलेल्या ४ लाभार्थी ग्राहकांचे प्रमाणपत्र तसेच सूची क्र.२ ची यादी म्हाडाच्या संकेत स्थळावर प्रसिध्द करणेबाबत. सोबत: सॉफ्ट कॉपी.
- ५) अध्यक्ष / सचिव, टागोर नगर सुस्वागतम सहकारी गृहनिर्माण संस्था मर्या, इमारत क्र.४१, टागोर नगर, विक्रोळी (पुर्व), मुंबई-४०० ०८३. यांना माहितीसाठी.
- ६) वास्तुशास्त्रज्ञ, मे. अंकित मकानी, शॉप नं.ए-०५, अभय बिल्डींग, डॉन बॉक्सो स्कुल जवळ, निओप्लस चिल्डिन्स हॉस्पिटल समोर, लिंक रोड, बोरीवली (पूर्व), मुंबई-४०००९२ यांना माहितीसाठी.

II ME MANOJKUMAR MANMOHAN UPADHYAY Name of Fire Hurchise

2) Mrs. KHUSHABU MANOJKUMAR UPADHYAY

102/1ST FLOOR SAI POOJA CHS. BEHIND STATION

Address

ROAD, VIKHROLI EAST-400083.

I mail ID

manoju1986@gmail.com

Mobile No.

9702930888

TO WHOMESOEVER IT MAY CONCERN

We'll the undersigned, Mr. MANOUKUMAR MANMOHAN UPADHYAY AND Mrs. KILLSHABL MANOJKINIAR UPADHYAY state that Well bave purchased the unit. Figs / Residential Premises, the details of the same are as under.

\$ <u>.</u>	<u>Description</u>	D'ons
	Building proposal File No.	MIL. CE / BP Cell / GM / MHADA - 8 / 1061 / 2022 Dated 28th Feb. 2022.
	Village	Transair Villarab
	Name of Developer	NC ADDIVARAL LANDAL RK NS ADDIVARAL GROUP
	Name of the LS / Architect	Mr. Ankir M. Makini. (Ankir Makam Architects).
6	FlatNo	Shap Np. 4
1	Floor No.	Ground Floor
8	Sale Agreement Registration Under No.	KRJ 1835202
arabaya Padaya	Date of Registration	22ml August 2022
10	Amount of Stamp Duty paid	. R. 246,000
11	Registration Fees	Rs.30.0002

l dwar beserve certify that, the Stamporting for registration of this screeness is paid by the er, agreement no. KRL1-15455-2022.

The above information is true and entreet

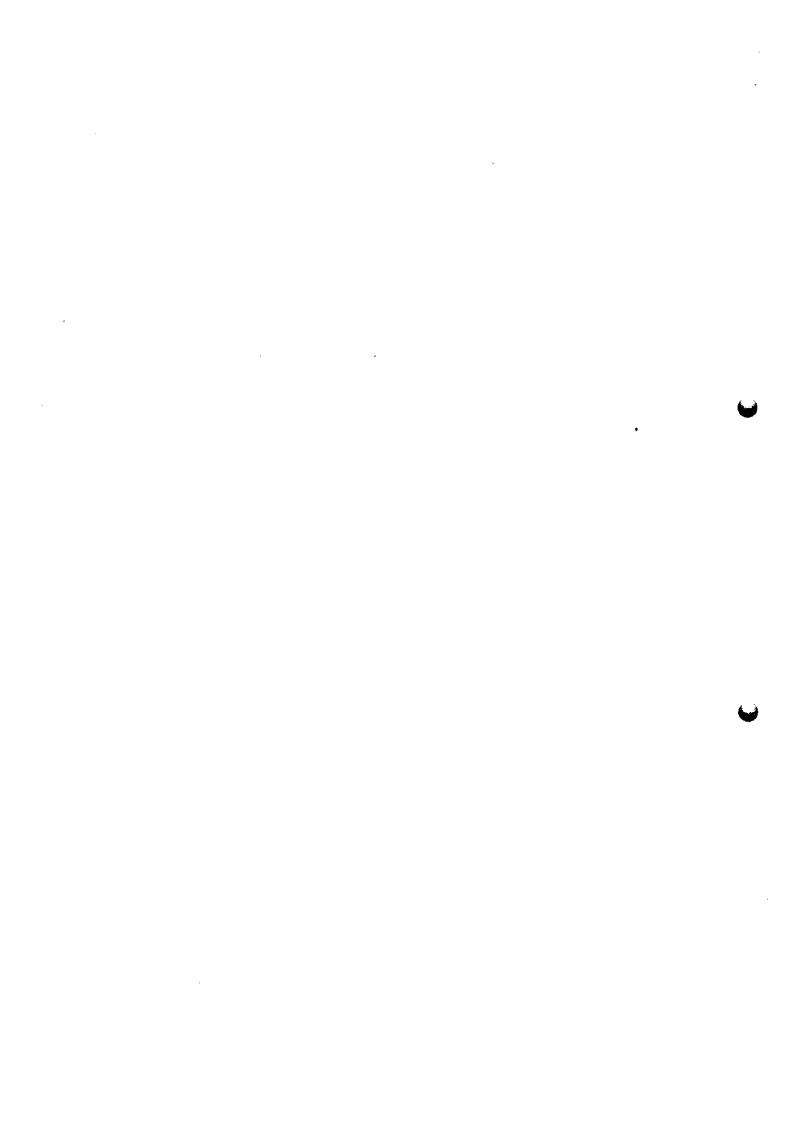
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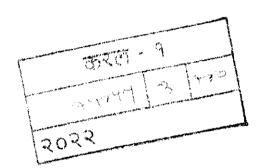
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सूची क्र.2

क्रका सम्बद्ध राज्य स्था

इस्ट १साम 16**455**/2022

संहर्ष

Regn.5Jm

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promotive succession 4 190000 (2)मोदासम्ब 4082199 ্র, স্বাস্থ্যসন্থান সোলাফ সম্বাদ্যা ्र प्राणीत्रक राज्य (त्रिप्राण) 9. Maina pa असर वर्णमा अवश्चेत्रक के अला मुद्र स्वाप्तात्र के अपने प्राप्ता के 43 म् ज्यान वाच किया व र सम्बद्धान क्रमाणून the charge of a supplier of the second of th লগাৰেই সাল্লাখনত <mark>4600ই</mark>ক কৰা মাৰ্শিখা জাতক টুটা ৰাজিজ বাগেছক 1-24-32 F PTC 151 SPEC (6) पार्यसम्भी किया जुएते हेण्याम श्रमण नेयहा वाद, संसर्भ आदित्यराज लॅडमार्च तर्फे भागीदार रांची अजनुमार खुशनानी आणि निचय गौरवाण प्रशास्त्राण्या (7) वस्त्रांग्यक करन चणा आवितृत रचणा-या

- प्रकारिक स्व किया विकास स्वाधानिक । हुरुभनामा विका भारत असायाण प्रतिवादिन काम व पन्त
- :৪)ৰুমৰ্যায়ৰ লখন গ্ৰহ যা: খেৰ্নাম্ম ৰ বিষ दिखाली नवस्ताप्रतामा हरूक्षणाव्य विकास अस्ति Matteration Committee fiele Bert in Con-
- दर्भ मुखायार भ्हणून साराज्य पारं वय:-36; पना, नवाँट से 101, माला सान, इमाराची से नरवा पूर्णमा ५०० न जिल्लाहरू से 03, रोड से, हामीर सरोग, विक्रिकों एपं, संबंधी मालागाए, मुस्करी निमा होता 4900020 ति व ABILEAR IBBN
- 4) भाग ग्राह्मण्डम्भाष ध्रमभित्रम एकार्याक नगा हुने अन्त तालाव २००० विकास करता । ११४४ ११४ १४ ११४ -मुष्यं, ब्रह्मान्त्रः १८००:54६ - तीम साथ 400080 जमान अस्य ५० ८५७%
- 3) साथ स्थलक मनोत्रकृत्वाच वर्षक्षाय तक 30 वस्त जलका न ५०% है जिस भावत स. . जनगण्यात न ज कृष्ट बोध-संघ अधिकेश संकितानी निर्मिन्देष अरोब स. ... सीत व. राजन सक्, ब्रम तानि वक्क कारोस्मरी जिल्लाल । त हर्ना हराग्यु MUMBA. विक्रमीत 400083 विक्र ADCPU5092K
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: Mr. KRISHANU BHATTACHARYA & Mr. NEELL Name of Flat Purchase

BHATTACHARYA

: A2-202, GODREJ GARDEN ENCLAVE, PIROJSHA Address

NAGAR, VIKHROLI (EAST), MUMBAI -400079,

Email ID : k21b06@gmail.com

: +85255270302 Mobile No.

TO WHOMESOEVER IT MAYCONCERN

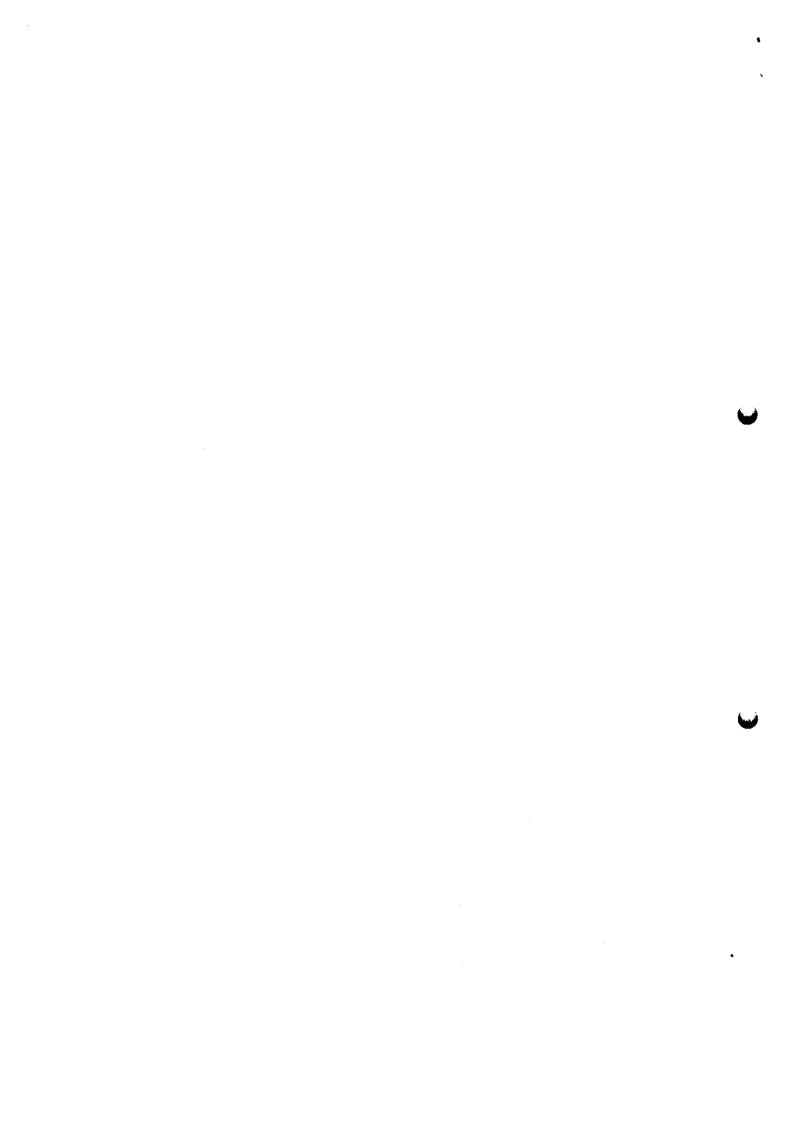
We/I the undersigned, Mr. KRISHANU BHATTACHARYA Mr. BHATTACHARYA state that, We/I have purchased the unit, Flat / Residential Premises, the details of the same are as under.

<u>Sr.</u> No.	<u>Description</u>	<u>Details</u>
1	Building proposal File No.	MH / EE / BP Cell / GM / MHADA – 8 / 1061 / 2022 Dated 28th Feb. 2022.
2	CTS NO	355 (Part)
3	Village	Hariyali - Vikhroli
4	Name of Developer	M/s. ADITYARAJ LANDMARK (M/S. ADITYARAJ GROUP)
5	Name of the LS / Architect	Mr. Ankit M. Makani, (Ankit Makani Architects),
6	Flat No.	Office No. 1
7	Floor No.	1st Floor
8	Sale Agreement Registration Under No.	KRL1-19130-2022
9	Date of Registration	18th October 2022
10	Amount of Stamp Duty paid	Rs. 4,20,000/-
11	Registration Fees	Rs.30,000/-

I /we hereby certify that, the Stamp duty for registration of this agreement is paid by the developer, agreement no. KRL1-19130-2022. Kurshamu Mottahang Neells

The above information is true and correct.

Yours faithfully.



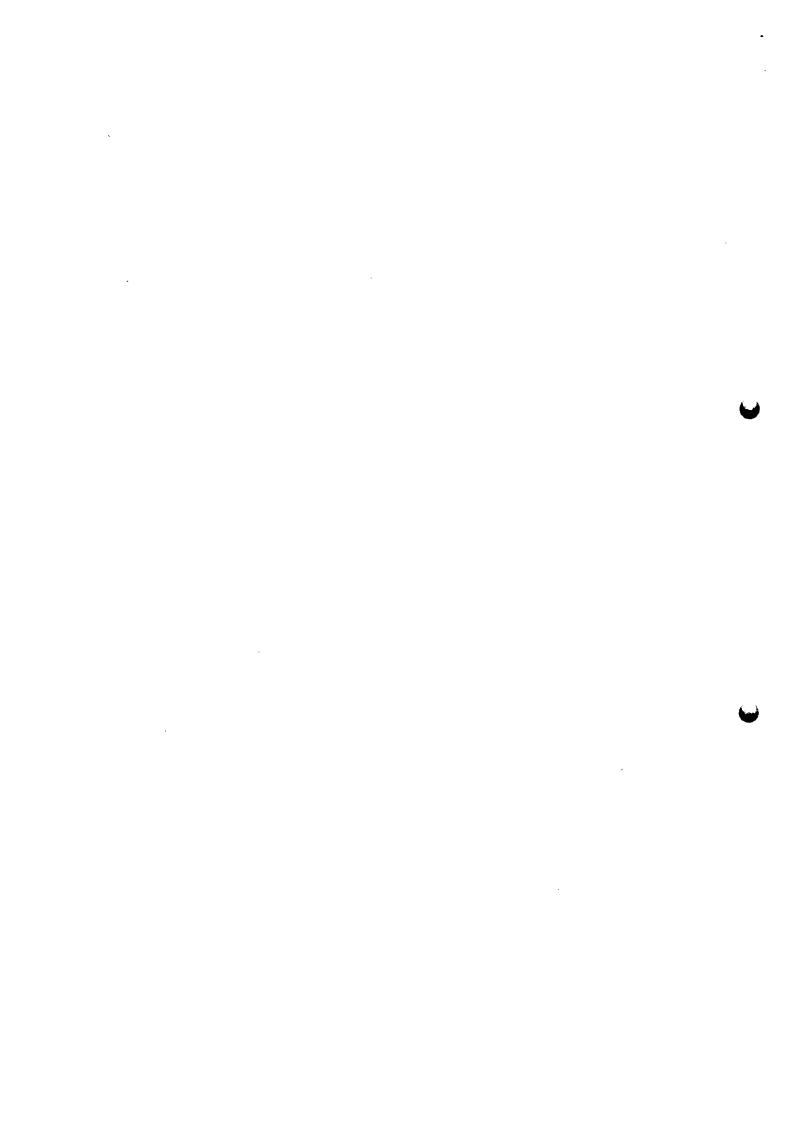




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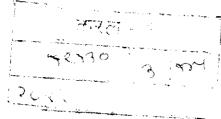
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्याकाम भीवाद हुए। अन्य स्थित स्थापा १

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Name of Flat Purchase

Mrs. NETRA SACHIN SURVE

Address

B-308, Oxy Primo, Wagholi, Pune, Daund-412007

Email ID

survenetra99@gmail.com

Mobile No.

9322687786

TO WHOMESOEVER IT MAYCONCERN

We/I the undersigned, Mrs. NETRA SACHIN SURVE state that, We/I have purchased the unit, Flat / Residential Premises, the details of the same are as under.

Sr. No.	Description	<u>Details</u>
1	Building proposal File No.	MH / EE / BP Cell / GM / MHADA - 8 /
		1061 / 2022 Dated 28th Feb. 2022.
2	CTS NO	355 (Part)
3	Village	Hariyali - Vikhroli
4	Name of Developer	M/s, ADITYARAJ LANDMARK (M/S. ADITYARAJ GROUP)
5	Name of the LS / Architect	Mr. Ankit M. Makani, (Ankit Makani Architects),
6	Flat No.	Shop No. 2
7	Floor No.	Ground Floor
8	Sale Agreement Registration Under No.	KRL1-10988-2023
9	Date of Registration	07th June 2023
10	Amount of Stamp Duty paid	Rs. 2,94,000/-
11	Registration Fees	Rs.30,000/-

I /we hereby certify that, the Stamp duty for registration of this agreement is paid by the developer, agreement no. KRL1-10988-2023.

The above information is true and correct.

Yours faithfully.





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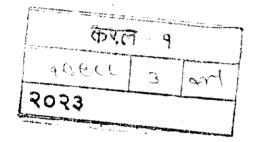
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इस्त क्रमाक : 10988/2023

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🐠 🚁 स्थान पोर्टीहरमा ६ घरक्रमाण (असरशास)

1) पारिकंके राज Mumbai Maina pa. इतर बर्गन ,सर्वनिका नः शर्प नः 2, माळा नः तळ मजला, इमारतीच नावः रागोर सन्र सस्वागतम् कौ-श्रीप्र होसिंग सोसायटी लिमिटेड, ब्लॉफ्र न. बिल्डिंग न 41,आदित्यराज लेडमार्न रोड - हामोर सरर विकोळी पूर्व मुंबई- 400083, इतर माहिती; क्षेत्रफळ 279 चौ. फूट रेरा कार्पेट.((C.T.S. Number . 355 prt ,))

(5) जेरफळ

1) 28.52 चौ.मीटर

आकारणी क्रिका जुडी देण्यान असेल नेव्हा.

7) इस्टोंबज करन देणा-गा⁻निहन देवगा-गा पञ्चारतम् भाग जिल्ला दिल्ला । शाकालकामा লগমবাম হিলা লাৰ্গ এক সাম গুৰিবাহিৰ

🧐 नाव्यमेसमं आदित्यरात लॅंडसर्च तर्फे भागोदार रांवी राजकमार खुशलानी भणि वितन द्ररिताल पटेल ह्याच्या तके सुख्यार म्हणून संगेश नक्हाण बय्,-31, पना लनोर तं 101, साळा तं ० इमारतीचे तस्य पृणिमर प्रस्थे अतोक ते. बिल्डिंग ते. 03. रोड ने. टामीर नगर, विक्रोली पुत्र, नुबंद, महाराष्ट्र, सम्बद्ध, पीन काद -400083 पैन स ABUFA8168N

%; क्रमणका नरन क्या-वं पश्चाराच व किया. देवाणी त्यायालयाचा हक्मनामा किवा आदेश असन्यास पतिकारिक नाव व पना

1); नायः नेत्रा सचिन सुर्वे बयः-43; पना-प्लाट नः बी-308, माळा न -, इमारर्यन्त्रे नावः ऑक्सी प्रिपीः ज्योत्र न -रोड तं: वाघोली, पुणे, दौंड , महाराष्ट्र, AHMEDNAGAR ं पिन कोड -41200र चॅन तं -FGTPS3223P

ु: पुरक्षांचाम वासम स्मि<mark>याचा स्थितन</mark>

07/06/2023

धान्त्रपत्र बहुद्दारी केल्याच्या धानाक

07:06:2023

1 प्रमुख प्राप्त खला य प्रश

10988/2023

ा 2 का सारा भाषात्रभागी महारा भूरक

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'13)ब्राजारभावाप्रमापे सोदर्ण शुल्क

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किराहरूका अनुरुद्ध - 16 within the limits of any Municipal Corporation or any Cantonment area annexed to it



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नोंदणी क्र. बीओएम/आर.एस.आर./९०४ सन १९७८



DNYANDEEP

CO-OP. CREDIT SOCIETY LTD., MUNBAL Reg.No. BOM/R.S.R./904 YEAR 1978

Name of Flat Purchase

M/S. DNYANDEEP CO-OP CREDIT SOCIETY LTD.

Address

: 201/202, 2nd Floor, Sai Enclave, Near Saraswat Bank,

Hariyali Village, Vikhroli East, Mumbai 400083.

Email ID

: dccsadm@rediffmail.com

Mobile No.

9561000545

TO WHOMESOEVER IT MAYCONCERN

We/I the undersigned, M/S. DNYANDEEP CO-OP CREDIT SOCIETY LTD. state that, We/I have purchased the unit, Flat / Residential Premises, the details of the same are as under.

Sr. No.	Description	<u>Details</u>
1	Building proposal File No.	MH / EE / BP Cell / GM / MHADA - 8 / 1061 / 2022 Dated 28th Feb. 2022.
2	CTS NO	355 (Part)
3	Village	Hariyali - Vikhroli
4	Name of Developer	M/s. ADITYARAJ LANDMARK (M/S. ADITYARAJ GROUP)
5	Name of the LS / Architect	Mr. Ankit M. Makani, (Ankit Makani Architects),
6	Flat No.	Office No. 2
7	Floor No.	1 st Floor
8	Sale Agreement Registration Under No.	KRL5-3210-2023
9	Date of Registration	14th February 2023
10	Amount of Stamp Duty paid	Rs. 20,10,000/-
11	Registration Fees	Rs.30,000/-

I /we hereby certify that, the Stamp duty for registration of this agreement is paid by the developer, agreement no. KRL5-3210-2023.

The above information is true and correct.

DNYANDERECO-OP, CREDIT SOC. LTD.

Yours faithfully.

Ched Manager (L. C. Chavan)

''दीप ज्ञानाचा प्रकाश धनाचा'





मुची क्र.2

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(3) बाजारमाव(भाडेपटटयाच्या

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नम्द करावे)

(4) मू-मापन,पोटहिस्सा व घरक्रमाक(असस्यास) ा) पानिकेचे ताव:Mumbai Maina,pa. इतर वर्णन :मदनिका नं: कमर्शिक्षन ऑफिस नं: 02, माळा नं: 1 ला नजना, इमारतीचे ताव टागोर नगर मुम्बागतम को-ऑप हौमिंग मोमायटी निमिटेड, ब्लॉक तं: विलिंडग तं. 41 आदित्यराज लैंडमार्क, रोड - टागीर नरर,विक्रोळी पूर्व,मुंबर्ड - 400083, इतर माहिनी: क्षेत्रफळ 1234 चौ. पूट रेरा कार्पेट.((C T S Number : 355 part .))

(5) क्षेत्रफळ

1) 126 15 जो मीद्रा

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(४) इस्तांख्या करूप इणा-या/निद्रुप ठेवणा-या पक्षकाराचे ताव किंवा दिवाणी त्यायानयाचा हुकुमनःगा किंवा आदेश असन्याम,प्रतिवादिने ताव संमर्ग आदित्यराज जैंडमार्च नर्षे भागीदार रांकी राजकुमार खुशलानी आणि चिंतन इरिलाल पटेल ह्याच्या तर्फे एखन्यार म्हणून मंत्रश कल्क्सण वर्ष∼31, यना न्य्नाट न, 101, माळा न, -, इमारतीचे नाव. पूर्णिमा वाईद. ब्लक्ति स. ब्रिलिंडर्स स. 03. रोड सं. टासोर तसर, विकोळी पूर्व, सुंबई, महाराष्ट्र, सुम्बई, पित कोड -400083 पैत

(8)दस्तहेबज करून घेणाऱ्या पक्षकाराचे व किंदा दिवाणी त्यायालयाचा हक्मतामा किंवा आदेश असल्यास,प्रतिवादिसं ताव व पत्ना

1). जाव-मेमर्स ज्ञानदीप को-ऑप, केडिट सोमायटी लिमिटेड तर्फे चीफ मैनेजर लक्ष्मण गोपालराव चल्हाण तया-53; पला;ुप्लरि न; 201/202, माळा नं: 2 रा मजलर, इमररनिचे ताय, साई एत्क्लेव्ह, ब्लॉब नं:⊸, रोड ट. सहरस्वत **बैक ज**वळ. विक्रोणी पूर्व मुं<mark>क्री, महाराष्ट्र, MUMBA⊱ पिन कीड:-400083 पैन मं:-AAAAD0062</mark>G नाव सेसर्स जानदीय को आप केडीट मोमायटी निमिटेड तमें डेप्युटी चीफ सेनेजर रामचंद्र महादेव थिसे वय -53; पत्ता -प्लॉट त. 201/202, माळा तं. 2 रा मजला, इमारतीचे तावः साई एत्वलेव्ह, ब्लॉक तं: -, रॉड त सारस्वत बैक जवळ, विकोकी पूर्व, मुंबई, महाराष्ट्र MUMBA! पिन कोंड:-400083 पॅन नं:-AAAAD0062G

(9) दस्तांबज करम दिन्याचा दिनाव

14/02/2023

(10)दम्स नोंदणी केल्याचा दिनांक

14/02/2023

(11)अनुक्रमांक,खंट व पृष्ठ

3210/2023

(12)काजारभावाप्रमाणे सदांक शुल्क

2010000

(13)बाजारभावापमाणे तींदणी गुन्द

30000

(14)शेरा



म्स्याकनामाठी विचारात घेनलेला तपशील -

म्द्राक शुल्क आकारताना निवडलेला अन्न्छेद

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



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			Bldg.	No.41, Tagore	agai 303WA	Area	HSL, Tagore Nagar, Vikhroli (E), Mumbai - 400 08. Name of the parties pai	Developer / Seler
Sr. No.	Reg off	Doc NO	Stamp Duty paid	Registration paid	Unit no	(Sq. Mtr.)		M/s. Adityaraj Landmark Builders
1	Kurla-1	15455/2022	₹ 246,000.00	₹ 30,000.00	Shop No.4	24.02	Mrs. Khushbu Manojkumar Upadhyay Mr. Krishanu Bhattacharya &	Developers & Promoters M/s. Adityaraj Landmark Builders
2	Kurla-1	19130/2022	₹ 420,000.00	₹ 30,000.00	Office No.1	28.52	Mr. Neell Bhattacharya Mrs. Netra Sachin Surve	Developers & Promoters M/s. Adityaraj Landmark Builders
3	Kurla-1	10988/2023	₹ 294,000.00	₹ 30,000.00	Shop No.2		Mr. Davondeen Co-on, Creadit Soc. Ltd.,	Developers & Promoters M/s. Adityaraj Landmark Builders Developers & Promoters
4	Kurla-5	3210/2023	₹ 2.010,000.00	₹ 30,000.00	Office No.2		M/s. Dhyandeep Co-op. Creadit Soc. Ltd Dy. Chief Manager, Shri Laxman Gopalrao Chavan & M/s. Dnyandeep Co-op. Creadit Soc. Ltd Dy. Chief Manager, Shri Ramchandra Mahadev Pise.	
					Shop No.1		Unsold	M/s. Adityaraj Landmark Builders, Developers & Promoters
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369/18273

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Saturday, September 09 ,2023

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5:21 PM

Regn.:39M

पावती क्रं.: 20466

दिनांक: 09/09/2023

• गावाचे नाव: हरियाली

दस्तऐवजाचा अनुक्रमांक: करल1-18273-2023

दस्तऐवजाचा प्रकार : प्रतिज्ञापत्र

सादर करणाऱ्याचे नाव: मेसर्स आदित्यराज लॅंडमार्क (मेसर्स आदित्यराज ग्रुप) तर्फे भागीदार रॉकी राजकुमार

खुशलानी ह्यांच्या तर्फे कुलमुखत्यार म्हणून नारायण पाल

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रु. 100.00 रु. 900.00

DELIVERED

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सह. दुय्यम निबंधक

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923097104252 दिनांक: 09/09/2023 ˆ

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007893381202324P दिनांक: 09/09/2023

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इतर पावती

Sunday, 10 September 2023 12:59 PM

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Regn.:39M

पावती क्रं.: 20525 दिनांक: 10/09/2023

गावाचे नाव: -हरियाली

दस्तऐवजाचा अनुक्रमांक: करल1-18273-2023

दस्तऐवजाचा प्रकार : प्रतिज्ञापत्र

सादर करणाऱ्याचे नाव: मेसर्स आदित्यराज लँडमार्क (मेसर्स आदित्यराज ग्रुप) तर्फे भागीदार रॉकी राजकुमार खुशलानी ह्यांच्या तर्फे कुलमुखत्यार म्हणून नारायण पाल

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GRN MH0078933812023	24P BARCODE IIIIII			Date	09/09/2023-15:27:	09 For	m ID	25.2		
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Type of Payment Registral	ion Fee	ŗ	PAN No.(If Applicable)							
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Location MUMBAI	ocation MUMBAI						_			
Year 2023-2024	One Time		Flat/Block No	.	TAGORE NAGAR S	USWAC	ATAM (CHS LTD	•	
Account Head Details Amount In Rs.			Premises/Bu	ilding	_	_4				
0030045501 Stamp Duty		500.00	Road/Street		TAGORE NAGAR,	/IKHRC	Ľľ(E) 			
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Name of Bank			Bank-Branch	1	STATE BANK OF	INDIA				
ne of Branch			Scroll No.,	Date	Not Verified with	Scroll				

Department ID:
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निवंधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागु आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Challan Defaced Details

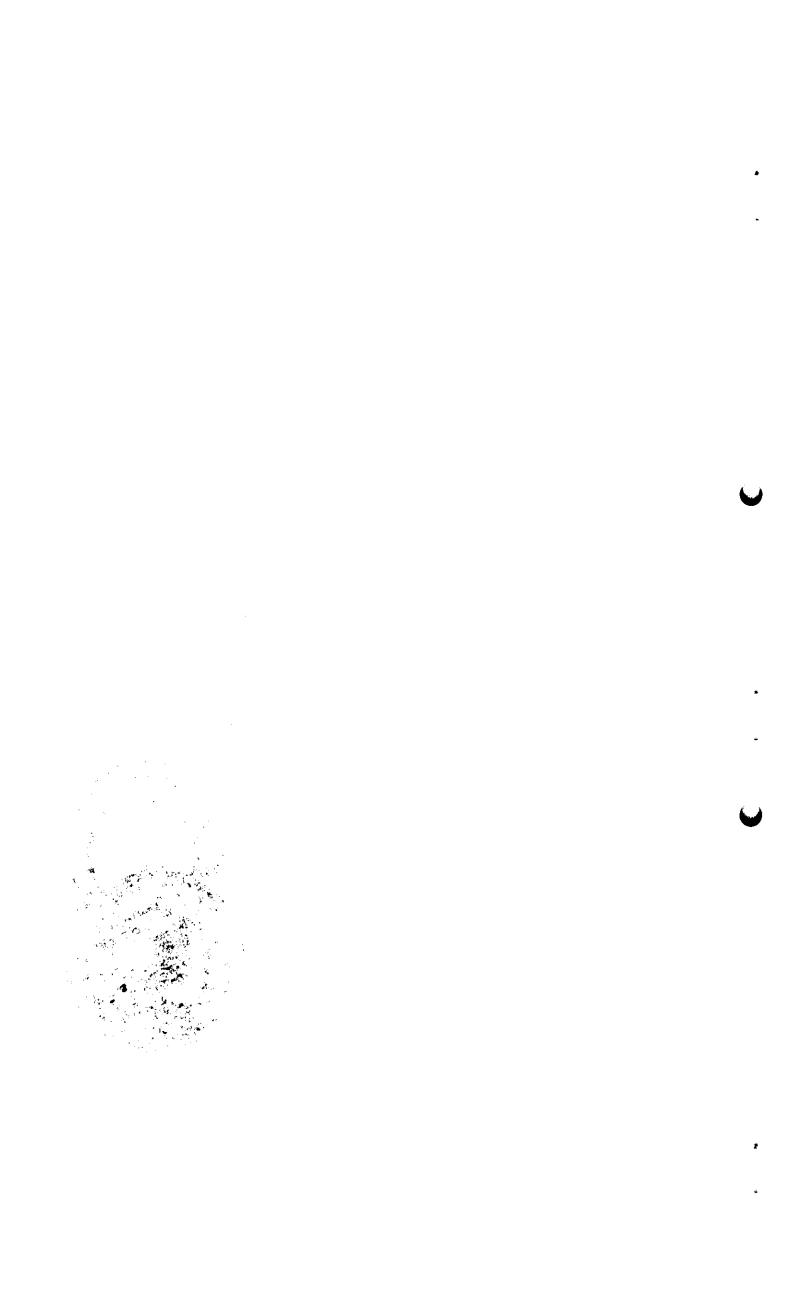
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
	(iS)-369-18273	0004131663202324	09/09/2023-17:21:53	IGR197	100.00
	(iS)-369-18273	0004131663202324	09/09/2023-17:21:53	IGR197	500.00
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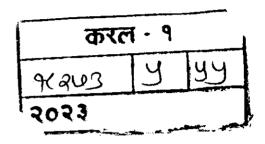
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GRN MH007893381202324P		Date 09/09/2023-15:27:09 Form ID 2:					25.	2				
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Type of Payment Registration Fee	•		PAN No.(If Applicable)									
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Location MUMBAI			-									
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Department ID : NOTE:-This challan is valid for do सदर चंनन केवळ दुख्यम निबंधक नाही .	ocument to be re कार्यालयात नोद	egistered in Sub Regis पी करावयाच्या दस्ताः	strar office c स्राठी लागु 3	only. No ग़ाहे • नो	ot val	lid for unregister न करावधास्त्रा	Mobil I do स्तार	e i cun iiol		90 चलन		







UNDERTAKING

To,

The Hon'ble Chief Officer, Mumbai Board, MHADA, Grih Nirman Bhavan,

Kala Nagar, Bandra (E), Mumbai – 400 051.

Subject

Proposed redeveloped of residential existing Building No.41,

Tagore Nagar Suswagatam C.H.S Ltd Tagore Nagar, Village

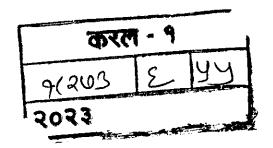
Hariyali, Vikhroli (East), Mumbai – 400083. Survey No. 113 (Part), City Survey No. 355 (Part)

Payment of Stamp duty Paid by the Developer

Reference

- 1. Government Notification issued under No. TPS -1820 / AN -27 / P. K. 80 / 20UD 13 dated 14th Jan. 2021.
- 2. Hon, VP & CEO / A's Circular No. REE / MB / PARIPATRAK / 424 / 2021 dated 25th Feb. 2021.

ON.



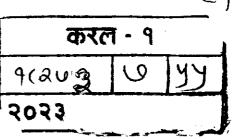
Respected Sir,

I, Mr. Rocky Rajkumar Khushalani aged 42 year Authorised signatory of M/s. ADITYARAJ LANDMARK (M/S. ADITYARAJ GROUP), having registered address at 101, Purnima Pride, Building no. 03, village - Hariyali at Tagore Nagar, Vikhroli (East), Mumbai - 400083. Developer of the Bldg 41 known as "TAGORE NAGAR SUSWAGATAM CO. OP. HSG. SOC. LTD." on plot bearing Survey No. 113 (Part), City Survey No. 355 (Part) of village - Hariyali at Tagore Nagar, Vikhroli (East), Mumbai - 400083. through Development Agreement dated 17th September 2021 dated KRL 1-1 4453 - 2021 with society, I / We do hereby undertake as under:-

1. Where the benefit of 50% reduction in FSI Premium for area admeasuring As per Government of Maharastra Notification dated 14th Hauar 2021 and we have passed the benefit of the Stamp Duty for the area admeasuring about 16.34 Sq. Mtr to the shop and office Purchasers, The benefit passed the Shop and Office Purchaser under Agreement for sale to mentioned wherein below for the kind reference and records.

Sr.	Ref Off	No. And Year	Satamp Duty Paid	Registrati on Charges Paid	Shop / Offic e No	Floor	Area Sq. Mt.	Area Sq. Ft.	Date of Agreement	Client ² Name
1	Jt. Sub Registrar- 1	KRL1- 10988- 2023	Rs. 2,94,000	Rs. 30,000	Shop 2	Ground Floor	28.52	279	07th June 2023	Mrs. Netra Sachin Surve
2	Jt. Sub Registrar- 1	KRL1- 15455- 2022	Rs. 2,46,000	Rs. 30,000	Shop 4	Ground Floor	24.02	235	18th August 2022	Mr. Manojk ar M. Upadhyay
3	Jt. Sub Registrar- 1	KRL1- 19130- 2022	Rs. 4,20,000	Rs. 30,000	Offic e 1	1st Floor	44.37	434	18th October 2022	Mr. Krishanu Bhattachar ya & Mr. Neell Bhattachar ya
4	Jt. Sub Registrar- 5	KRL5- 3210- 2023	Rs. 20,10,000	Rs. 30,000	Offic e 2	1st Floor	126.15	1234	14th February 2023	M/S. Dnyandeep Co-Op Credit Society Ltd.
							223.06	2182.00		





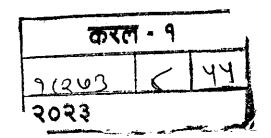
2. The above mentioned shops and offices purchasers have issued their certificate, confirming the Stamp Duty amount for the above shop and office is paid by us. i.e. the Developer in terms of Government Notification dated 14th January 2021 Vide No. TPS – 1820 / AN – 27 / P. K. 80 / 20UD -13 and same is submitted to your office along with Index –II.

4. However, some shop and office for the area admeasuring 223.28 m² sold out yet the details of the flats are as under:-

								•	100	144K
Sr. no	Ref Off	Doc No. And Year	Satamp Duty Paid	Registrati on Charges Paid	Shop / Office No	Floor	Area Sq. Mt.	Area Sq. Ft.	Date of Agreement	Name
1	UNSOLD				Shop 1	Groun d Floor	127.28	1245	,	
2	UNSOLD				Shop 5	Groun d Floor	24.23	237	-	_
3	UNSOLD				Office 5	1st Floor	71.77	702	-	-
							223.28	2184		

5. We hereby undertake, whenever the above said shops and offices will sell out, we will pass the benefit of stamp duty to unit purchaser.

el.



In this regard, we herewith confirm and assure you that above Stamp Duty amount is paid by us and in case of Occurrence of any additional liabilities towards the aforesaid Stamp Duty, we hereby undertake to indemnify you and further undertake that we shall pay the same as and when the same will be intimated to us by the concerned Government Department / Authorities.

Solemnly affirmed at Mumbai

This 09 day of 800. 2023

Thanking you,

For M/s. ADITYARAJ LANDMARK (M/S. ADITYARAJ GROUP),

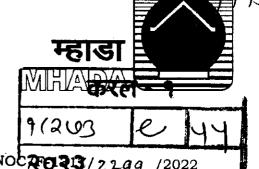




मुं<mark>वई गृहनिर्माण व क्षेत्रविकास मंडळ</mark> (म्हाडाचा घटक)

mumbai Housing and Area Development Board (A Mhada Unit)





D.F.A.

No.CO/MB/REE/NOC 2023/2299
Date: 19 SEP 2022

To,

The Executive Engineer (Eastern Suburb), Building Permission cell, Greater Mumbai, MHADA, Bandra (E), Mumbai 400 051.

Sub:

N. O. C. for proposed redevelopment of existing Building No.41, known as Tagore Nagar SUSWAGATAM CHSL., bearing CTS No. 355(pt), S. No.113 (pt.), at village- Hariyali, Tagore Nagar, Vikhroli (E), Mumbai - 400 083 under regulation no.33(5) of DCPR-2034.

Ref:

 Mumbai Board's Offer letter No. CO/MB/REE/ NOC/F-1317/3217/ 2021, Dated -29.12.2021.

 Mumbai Board Change of user Letter No. CO/ MB/REE/ NO. F-1317/302/2022, dtd. 14.02.2022.

 Mumbai Board's Offer letter No. CO/MB/5 1317/1225/2022, dated 23.05.2022.

4. Society's proposal for NOC on date 21.06.202

Sir,

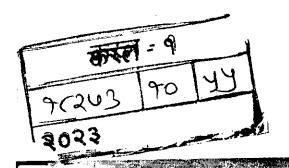
The applicant has complied requisites for obtaining Certificate (NOC) for allotment of additional buildable area layout for redevelopment of their building under subject. There is this office to his undertaking construction as per the proposal of under certain terms and conditions.

Allotment of additional BUA approved previously and now allotted is as under:

- i. The above allotment is on sub-divided plot as per layout admeasuring about 910.25 m^2 (i.e. 788.78 m^2 as per Lease deed + 121.47 m^2 additional land). The total built up area should be permitted up to existing BUA 967.68 m^2 + 4,091.07 m^2 (for residential use)[i.e. 1,763.07 m^2 in the form of additional BUA + 2,328.00 m^2 in the form of balance built up area of layout (Pro-rata)] thus total BUA = 5,058.75 m^2 only allotted vide previous Offer Letter vide u/r No. 1
- ii. Thereafter, as per request of Society's Architect for change of use of 422.00 m² for commercial area. This offer issued letter for change of use for 422.00 m² for commercial area vide reference no.2.
- iii. Further allotment 915.00 m² (for residential use) in the form balance built up area of layout (Pro-rata) is offered vide Offer letter u/r no.3.

गृहनिर्माण भवन, कलानगर, वांद्रे (पू), मुंबई ४०० ०५१. दूरध्वनी ६६४०५०००, २६५९२८७७, २६५९२८८९ फॅक्स नं.: ०२२-२६५९२०५८/ प्रत्रपेटी क्र. ८९३५ Griha Nirman Bhavan, Katanagar, Bandra (East), Mumbai-400 051.
Phone: 66405000, 26592877, 26592881.

Fax No.: 022-26592058 / Post Box No. 8135 Website: mhada.maharashtra.gov.in



iv. Thus allotment of total BUA of 5,973.75 m² (i.e. 5,551.75 m² for Residential + 422.00 m² for Commercial) is permitted for I.O.A. purpose only.

Sing the Society has paid full payment amount of premium (First to Fourth towards additional built up area of 4,091.07 m² (i.e. 3,669.07 m² for Resident 1 422.00 m² for Commercial) as per Offer letter / Change of use letter issued to 1 & 2 & Also Society has paid 25% payment amount of premium (First installation of towards additional built up area of 915.00 m² as per Offer letter is videncial 3.05.2022. Hence Commencement certificate shall be issued for 5,4160 m²/i...4,091.07 m² (i.e. 3,669.07 m² for Residential + 422.00 m² for Commercial and the installation of the folial payment paid by the Society as per Offer letter issued u/r no.1 & 2) + 228.75 m²/s (for existing a use) permitted through this NOC. (Proportionate to the First installation of the Society as per Offer letter under reference no. 3) and 967.68 m²/s Built up area].

The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt.04/06/2007, A. R. No. 6397 dated 5/05/2009, A. R. No. 6422 dated 07.08.2009 and A.R. no. 6749, Dt. 11/07/2017 and circular dated 16/06/2011

& 21/12/2011 subject to following conditions.

The work of redevelopment should be carried out as per plans submitted to this
office along with detailed proposal, as per prior approval of EE, BP Cell, Greater
Mumbai / MHADA.

2. Necessary Approvals to the plans from EE, BP Cell, Greater Mumbai / MHADA

should be obtained before starting of work.

3. The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.

4. The work should be carried out entirely at applicant's own risk and cost and

4. The work should be carried out entirely at applicant's own risk and cost and MHADA Board will not be responsible for any mishap or irregularity at any time.

5. The built up area permitted as per statement below.

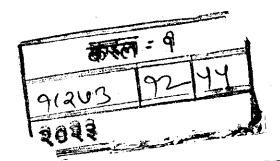
Sr.No	Built up Area	In m²
1.	Plot area as per layout plan.	
	i. As per Lease deed - 788.78 m ²	910.25
	ii. Tit bit area – 121.47 m ²	
2.	Permissible FSI	3.00
3.	Permissible BUA (910.25 m ² x 3.00)	2,730.75
4.	Permissible Pro-rata from layout FSI (72.75 m ² X 32 T/s)	2,328.00
5.	Balance BUA of Layout as per A.R. No.6615, dtd. 06.08.2013	915.00
6.	Total permissible BUA (Sr. no. 3+4+5)	5,973.75
7.	Total built up area permitted for obtaining 1.O.A. permitted through this NOC. • For Residential use = 5,551.75 m ² • For Commercial use = 422.00 m ²	5,973.75
8.	Total built up area permitted for obtaining Commencement Certificate	
	i. Existing Built up area = 967.68 m ² ii. Additional BUA = 4,091.07 m ²	
	(i.e. 3,669.07 m ² for Residential + 422.00 m ² for Commercial)	
	(Proportionate to the full payment paid by the Society as per Offer letter / Change of use letter issued u/r no.1 & 2.)	

	iii.	Additional BUA (for Residential use)	= 228.75 m ²			
		(Proportionate to the payment paid for First installment as per of 23.05.2022)	er letter dated	17.7	4	<u>-</u>
,		However further CC for BUA 4,319.82 m ² (i.e. 3,897.82 m + 422.00 m ² for Commercial) sha	r' ROS Cential			
		after the Tri-partite Agreement, dtd.16.03.2021 of Housing depa executed and the copy of the sa	rtment, GOM is		50	Ţ.
		by the society. Society / Developer shall entire stamp duty of prospective	e buyers for the			
		4,091.07 m ² (i.e. 3,669.07 m ² f 422.00 m ² for Commercial) area reduction in premium is availed l	for which 50 % by society as per			
		UDD's G.R. dtd. 14.01.2021 and vide this NOC The proposed plan submit				
		Developer/ Architect showing es 4,091.07 m ² (i.e. 3,669.07 m ² f 422.00 m ² for Commercial) is atta	or Residential +			

6. It should be sole responsibility of society to obtain the approval of plans of FSI as per 33(5) of DCPR 2034 from Planning Authority MHADA and this allotment is made subject to approval of Planning Authority MHADA the minimum rehabilitation carpet area shall be as per provision of the ause no.2 under action 33(5) of DCPR 2034.

7. The work should be carried out within the land appurtenant to the society / society's building or plot leased / as per approved subdivision.

- 8. Responsibility of any damage or loss of adjoining properties if any will vest entirely with the society and M.H.& A. D. Board will not be responsible in any manner.
- 9. The user of this construction under this NOC should be restricted to **RESIDENTIAL & COMMERCIAL** purpose only. Separate permission for other user will have to be obtained.
- 10. Barbed wire fencing/ chain link Compound wall along boundary line is permitted after getting demarcation fixed from the Executive Engineer Kurla Division, Mumbai Board.
- 11. The Society shall have to construct and maintain separate underground water tank, pump house and overhead water tank to meet requirement of the proposed and existing development and obtain separate water meter & water connection.



12. The society shall have to obtain approval for amended plans as and when amended clse the NOC for Occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA will not be granted.

13. One set of plan along with letter should be forwarded to the office of xecutive Engineer / Mumbai Board as token of your approval.

Chira Officer / Mumbai Board reserve the right to cancel NOC ut giving any notice.

All the terms and conditions mentioned in earlier Offer letter, NOC letters will applicable to the society.

present proposal should be prepared adhering to the nt Plan reservation, Building regulations and any other rules building construction by the EE,BP Cell, Greater Mumbai /

- 17. The plans of the proposed building shall be submitted to EE,BP Cell, Greater Mumbai / MHADA within six months from the date of issue of this NOC positively for its approval, failing which the NOC will stand cancelled.
- 18. The NOC holder will have to communicate the actual date of commencement of work and to submit progress report of the redevelopment scheme by every month till completion of scheme to the Executive Engineer / Kurla Divn. / M.B. under intimation to this office.
- 19. If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right is reserved to cancel the NOC by this office.
- 20. The reconstruction of new building for the rehabilitation of old occupiers shall be completed within a period of 30 months from the date of issue of this NOC. In case NOC holder fails to do so, extension to the above time limit may be granted depending on the merits of the case and on payment of an extension fee as may be decided by the office from time to time.
- 21. The road widening that may be proposed in the revised layout will be binding on the society & the society should handover the affected area of road widening to the MCGM at their own cost.
- 22. All terms & conditions of lease deed and sale deed are binding on the society.
- 23. After issue of this NOC & during course of redevelopment work if any mishap / collapse occur, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be taken to avoid mishap / collapse and the work of redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.

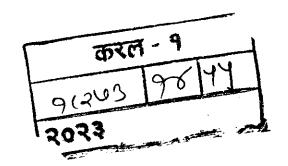
The proposal of issue of NOC for obtaining Occupation Certificate from 24. EE,BP Cell, Greater Mumbai / MHADA to the newly constructed duild will have to be submitted along-with th information.

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- a) Copy of approved plan along-with copy of IOA & Co. from FF DP Cat Greater Mumbai / MHADA. The name of the occupiers against concerned tenements proposed to be allotted in new building should be clearly shown in the plan along-with carpet area to be given. statement i.e. Name of occupant, Room No., existing area and proposed allotted area.
- The concerned Architect & NOC Holder / Developer should give b) certificate that the newly constructed building is in accordance with the plans approved by EE,BP Cell, Greater Mumbai / MHADA & the tenements constructed for rehabilitation of the occupiers of building are as per the areas and amenities as prescribed in the agreeme with the occupiers.

Photographs of the newly constructed building taken c) angles.

- If it is subsequently found that the documents / information submitted with your application for NOC are incorrect or forged, misterding this NOC will be cancelled and NOC holder will be held to sponsib 25. the consequences / losses, if any thereof if arises in future.
- 26. Necessary trial pits / trial bores shall be taken at the caption to ascertain the bearing capacity of the soil and foundation si designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. Consultant / Structural Engineer, registered with MCGM.
- 27. By this letter you are requested not to issue Occupation Certificate unless consent letter duly signed by Chief Officer / Mumbai Board is obtained and submitted to your Department by the applicant.
- 28. After approval of layout with 3.00 FSI from Architect Layout Cell, Greater Mumbai / MHADA society will be entitled to additional Pro-rata share of FSI as per approved layout. Further society's allotted Pro-rata share as per this NOC will be adjusted against it's allotted pro-rata share as an when layout is approved by the Architect Layout Cell, Greater Mumbai / MHADA with 3.00 FSI.
- 29. Allotment of the layout pro-rata B.U.A. in this case will not create any imbalance of F.S.I. / B.U.A. in the layout though the same is not yet approved as per FSI 3.00 as per DCPR-2034.
- 30. All the dues should be cleared by Society before issue of Occupation Certificate.



31. This NOC is issued for the purpose of IOD/ IOA and approval of plans for BUA of 5,973.75 m² (i.e. 5,551.75 m² for Residential + 422.00 m² for Commercial) as shown in condition No. 5 of this letter. The Commencement Certificate shall be issued for BUA 5,287.60 m² [i.e. 4.091.07 m² (i.e. 3.669.07 m² for Peridential + 422.00 m² for Commencial)

4.091.07 m² (i.e. 3,669.07 m² for Residential + 422.00 m² for Commercial) whitted through this NOC. (Proportionate to the full payment paid by the Society as per Offer letter / Change of use letter issued u/r no.1 & 2) + 228.75 in 12 for sidential use) permitted through this NOC. (Proportionate to the First instantion) paid by the Society as per Offer letter under reference no. 3) and 967.6 in lexisting Built up areal.

But further CC for above additional BUA 4,319.82 m² (i.e. 89.42.42 for Residential + 422.00 m² for Commercial) shall be decly only after the Tri-partite Agreement, as per Circular 422.021 of Housing department, GOM is executed and the the same is submitted by the society.

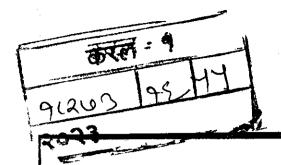
The further Commencement Certificate for additional BUA of 4,319.82m² (i.e. 3,897.82 m² for Residential + 422.00 m² for Commercial) shall be issued after payment of 5/7 for Development Cess charges of Rs. 1,16,69778/- (for the additional BUA 4,091.07 m² (i.e. 3,669.07 m² for Residential + 422.00 m² for Commercial) & Rs. 26,75,918/- (for the additional BUA 915.00 m² (i.e. 3,669.07 m² for Residential + 422.00 m² for Commercial))for MCGM, in the office of the EE,BP Cell, MHADA as intimated in the Offer letter u/r No.1&3.

- 32. All the terms and conditions mentioned in the Layout which was processed to E.E./BP Cell / MHADA shall be applicable to the society.
- 33. The set of plans approved by E.E./BP Cell / MHADA duly certified by the Architect should be submitted to this office before commencement of work.
- 34. The society will have to submit stability of the existing structure / proposed work through Registered Licensed Structural Engineer by E.E./BP Cell / MHADA.
- 35. The society will have to obtain separate P. R. card as per the approved sub division / plot leased out by the board duly signed by S. L. R. before asking for Occupation Permission from E.E./BP Cell / MHADA.
- 36. The society will have to obtain approval for amended plans as and when the Society amends the plans.
- 37. The society should submit undertaking on Rs. 250/- Stamp paper for not having any objection if the newly developable plots are either developed by the Board or by the allotted of the Board in Kannamwar Nagar, Vikhroli layout.
- 38. The Society will have to hand over the set back area free of cost to MCGM & proof of the same will have to be submitted to this office. The society will have to inform about form encroachment to E.E./BP Cell / MHADA at their own cost and M.H.A.D. Board shall not be held responsible

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- 39. The pro-rata charges towards construction of D. P. as implemented by MCGM will be paid from the premium redeved from the society for the purchase of additional BUA for which receipts shall be submitted by the society from E.E./BP Cell / MHADA in 120 213 hief Accounts Officer / MHAD Board.
- 40. The Society will have to submit Undertaking on Rs. 250/- stamp paper agreeing to pay the difference in premium if any as and when MHADA reviews the policy for allotment of F.S.I. / T.D.R. (Form V).
- 41. Before issuing the NOC for Occupation, Tanker Water or Extra Water charges payment clearance should be produced by the Society
- 42. The redevelopment Proposal should be approved adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in Planning Authority, MHADA.
- 43. The charges as may be levied by MCGM, from time to time from FSI charges), for e.g. Pro-rata charges for Roads, shall extend by society to MCGM directly, on demand from MCGM.
- The society shall indemnify MHADA against any legal action regrding payment of stamp duty for a) Transfer of built tenements to ben waries, and b) Purchase of balance FSI /T. D. R. etc. as may be required under provisions of Stamp Duty Act.
- 45. This allotment is subject to payment of Stamp duty if / stand when rebe imposed by the Govt. of Maharashtra (Under the relevance of Maharashtra Stamp Duty Λct. The allottee will have to Undertaking to this effect on Stamp paper worth Rs.100/-)
- 46. MCGM has incurred expenditure for on site infrastructure prior to modification in DCR 33 (5) and after modification in DCR 33 (5). The Pro-rata premium shall be payable by the society as and when competent authority communicates to you.
- 47. The Pro-rata premium for approval of revised layout under DCR 33 (5) with 3.0 FSI shall also be payable by society as and when communicated to you.
- 48. Society has to ensure that Contractors / Sub-Contractors appointed by the society or Developer of the Society, who are in charge of construction work; shall be registered with MBOCWW Board & are required to fulfill the obligations as contemplated in Building and other construction workers (Regulation of Employment and condition of service) Act, 1996. And further these Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.

Page 7 of 8



- 49. All the other terms and conditions mentioned in the Offer letters u/r no.1 to 3 shall remain same and will be binding on society.
- 50. MHADA reserve it's right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.

therefore, directed that the proposed work should be carried out the light long to the terms and conditions as mentioned above. In case of any brack to a long terms and condition, the NOC will stand cancelled.

Drack pproved (CO/ME)
End (roposed) Pear.

(Prakash' Sanap)
Resident Executive Engineer
Mumbai Board

village- Hariyali, Tagore Nagar, Vikhroli (E), Mumbai - 400 083.

Since, your Society / Society's Developer has availed the benefit of 50% reduction in premium charges for 4,091.07 m² (i.e. 3;669.07 m² for Residential + 422.00 m² for Commercial) BUA as per GOM resolution dtd.14.01.2021, it is binding on your society / society's developer to pay the stamp duty of the perspective buyers of this BUA to the collector of stamps.

Copy to Architect: Mr. Ankit Makani, Shop No.A-05, Abhay Bldg. Near Don Bosco School, Opp. Neoplus Children Hospital, Link Road, Borivali (E) -400 092, for information.

Copy forwarded to information and necessary action in the matter to the: -

- 1. Dy. Chief Engineer (East) / Mumbai Board for information.
- 2. Executive Engineer, Housing Kurla Division.
 - i) He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
 - ii) He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
 - iii) He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
- 3. Copy to Architect / Layout cell / M.B.
- 4. Copy to Shri. Jadhav/Assistant for MIS record.

THE SUB REGISTA

(NOW

23/09/2021

सूची क.2

दुष्यम निबंधक : सह दु.नि. कुर्ला 1 दस्त क्रमांक : 14453/2021

नोर्चनी :

Regn:63m

करल - १ नावाचे नाव: इरियाली (1)विलेखाचा प्रकार विकासकरारमध्य 900 (2)मोबदशा 179034000 7(209 (3) बाबारभाव(भाडेपटटया 106573000 बाबतितपटटाकार आकारणी देती की पटटेवार ते नमुद करावे)

(4) भू-मापन,पोटहिस्सा व वरक्रमान (अस्यस्थाः स

. इतर वर्णन ;, इतर माहिती: विव 1) पालकक गाव:Mumbel Ma.na.pa. इतर वर्गन ; इतर माहिती: विकासकरारणामा क्लिक इरिवाली, लक्ष्में भी 113(भाग), किटी सर्चें में. 356, सिनीचें क्षेत्रफळ 1050 मी. मीटस वें स्वावरात बांबकार होगोर नगर सुस्तावरात को आँप. द्वीसिंग से स्वावरात बांबकार होगोर नगर सुस्तावर को आँप. द्वीसिंग सोसावरी तिमिटेंग, विलियेंग नं. 41, टागोर नगर, विकाळी पूर्व, मुंबई - 400083. सदर दस्त किमिनियंवाकरिता सादर केमा सनून वसरण क. एडीबेंग 100901/4777/2021/के डिशांक 14/09/2021 अन्यवे सदर मिळकरीचे बाजारगुरूप च. 10,85,73,000/- सोसबकार च. 17,90,34,000/- मुसार वेचार मुझांक सुरूक च. 89,51,700 /- दिनांक 13 /09/2021 रोजी सहस्त हिनांक 14/09/2021 रोजी स्वितिर्णित केसेले साहे. PUI: SX0300630010000 ((C.T.S. Number (355 ;))

(5) क्षेत्रफळ

(6)आकारणी किंवा जुडी वेण्यात असेन तेच्हा.

(7) दस्तऐवज करन देणा-मा/शिहून ठेवणा-मा पक्षकाराचे नाव किंवा दिवाणी स्वानासन हुकुमनामा किंवा बादेश बसल्यास,प्रतिवादिचे

1): नाव:-टायीर नगर सुस्वायदम को-ऑप. हीसिंग सोसायटी सिमिटेड तर्फे चेलरमन गणेश महावस होड़ी बच:-40; पत्ता:-कॉट नं: -, माळा नं: -, इसारतीचे काव:-, क्लॉक नं: विस्थित नं. 41, रोड नं: टागोर विक्रोड़ी पूर्व, मुंबर्द, महाराद्ध, MUMBAI. विन कोव:-400083 पेन नं:-AAIAT8699M

2): नाव:-डायोर नगर सुस्वायदम को-ऑप. हीसिंग सोसायटी सिमिटेड तर्फे सेकेटरी राजेश राजाराम विवे बव:-80; पत्ता:-माळा नं:-, माळा नं:-, इसारतीचे नाव:-, क्लॉक नं: विस्थित मं. 41, रोड नं: टागोर विक्रोड़ी पूर्व, मुंबर्द, महाराह, MUMBAI. विन कोव:-400083 पेन नं:-AAIAT8899M

3): नाव:-डायोर नगर सुस्वायदम को-ऑप. होसिंग होसायटी सिमिटेड तर्फे ट्रेकरर प्रविण सामन कांच्ये वव:-43; पत्ता:-क्लॉक नं:-, नाळा नं:-, स्मारतीचे नाच:-, क्लॉक नं: विस्थित नं. 41, रोड नं वाण्ये नगर, विक्रोड़ी पूर्व, मुंबर्द, महाराह, MUMBAI. पिन कोव:-400083 पेन नं:-AAIAT8699M

4): नाव:-नेदा गरेस पाटिक चव:-84; पत्ता:-माट कं: 1,1305, माळा नं: तळमजना, इमारतीचे नाच हायेड सुस्वायदम को-ऑप. होसिंग सोसायटी सिमिटेड, क्लॉक नं: विस्थित नं. 41, रोड नं: टागोर नगर, विक्रोड़ी पूर्व, महाराह, MUMBAI. पिन कोव:-400083 पेन नं:-AAIAT8699M पुंबई, महाराह, MUMBAI. पिन कोड:-400083 पेंग शं:-AAIAT8899M
5): नाज:-बद्दुष प्रकानन देशमुख प्रय:-86; पता:-प्यांट नं: 1306, माळा नं: तळमजला, इसरंरतीचे जोज टीगोः नयर सुस्वावद्यस को-ऑप. हासिंग छोसायटी लिबिटेड, ब्यांक नं: बिल्डिंग नं: 41, रोड मं: टागोर जगर, विकेटी पूर्व, मुंबई, महाराह, MUMBAI. पिन कोड:-400083 पेंग नं:-AAIAT8699M
6): नाज:-खाना बीडर राणे दर:-65; पत्ता:-प्यांट नं: 1307, माळा नं: तळमजला, इमारतीचे बाब: टागोर नग मिलेड काले के विल्डिंग मी. दोर नं: टागोर नगर, विकोटी पूर्व, महाराह, MUMBAI. पिन कोड:-400083 पेंग नं:-AAIAT8699M

2): कोटीबज़ा मानू बेही चव:-80; पत्ता:-प्यांट नं: 1308, माळा नं: तळमजला, इमारतीचे नाव: टागोर नगर, विकोटी पूर्व प्रवादय को-जीर, हीसिंग छोसायटी लिमिटेड, ब्यांक नं: बिल्डिंग मं: 41, रोड नं: टागोर नगर, विकोटी प्रवादय को-जीर, हीसिंग छोसायटी लिमिटेड, ब्यांक नं: बिल्डिंग मं: 41, रोड मं: टागोर नगर, विकोटी मुंबई, महाराष्ट्र, MUMBAI. पित कोड:-100083 पैन र्न:-AAIAT8899M

पुरुष्ट को न्यार, हास्या चासावाटा लागरव, लाक ने : स्वाइक्ष्म ने : का हार्यार ने गर्द । वारावाटी की स्वाइक्ष्म ने : का हार्यार ने गर्द । वारावाटी की सहराष्ट्र , MUMBAI. निक कोड़ वारा-कोट ने : 1309, माळा ने : तळमजसा, इमारतीचे की हिस्सावाटी की स्वाइक्स कोड़ को : तळमजसा, इमारतीचे की हिस्सावाटी की स्वाइक्स कोड़ कोड़ कोड़ की स्वाइक्स
बि:-बंद्रकांदा जर्बदीलाल टैलर बड़:-बंद्र: पशा:-कॉट में: 1310, माळा मं: तळमजूना, इभारतीचे नाव: तबर सुस्तावातम को-कॉप. हीसिंग सीसायटी निमिटेड, क्लॉक नं: विव्हिंग नं. 41, रोड नं: टागोर नगर. ह्मणीह तबर हुस्वात्तम को-की- होशिन सीहारियों निर्मिटक, ब्लाक ने: विस्थित न. 41, रोव ने: टागोर नगर, विक्रोबी पूर्व, सुंबर, सहाराष्ट्र, MUMBAI. निर्मेशक कोड:-400083 पँन ने:-AAIAT8699M

10): वाव:-निर्मेश चंदुलाव दंवाब वय:-58; पद्या:-प्लॉट ने: 1311, माळा ने: रळमवला, हमारतीचे नाव: टागोर नगर सुव्यावतम को-बीर, होतिय सोसायटी लिमिटेड, ब्लॉक ने: विव्धिन ने. 41, रोड ने: टागोर नगर, विक्रोबी पूर्व, सुंबर्ड, सब्दायह, MUMBAI, पिन कोड:-400083 पँन नं:-AAIAT8699M

11): नाव:-वीडी नुक्ताच परव वय:-64 पद्या:-प्लॉट ने: 1313, माळा ने: 1 सा मजना, हमारतीचे माय: टागोर नगर सुक्वावतम को-बीर, हॉसिंग सोसायटी विमिटेड, ब्लॉक ने: विव्धिन नं. 41, रोट नं: टागोर नगर, विक्रोबी पूर्व, सुंबर्ड, पहाराह, MUMBAI. पिन कोड:-40083 पंन ने:-AAIAT8899M

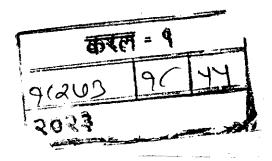
12): नाव:-विनिद्या रामचंड कांवळी वय:-61; पद्या:-प्लॉट नं: 1313, माळा ने: 1 सा मजना, हमारतीचे नाव:

12): नाव:-विनिवा रामचंद्र कांवकी नय:-वी; पचा:-काँट ते; 1313, माळा ते; 1 ता सकता, इसारतीचे नाव: दाबोर नवर दुस्वागद्यम को-चाँप, हीसिंव सोसावटी विनिटेड, क्याँक ते; विक्थिंग ते. 41, पेस ते; रागोर नगर, विक्रोळी पूर्व, वृंबई, महाराह, MUMBAI. पित कोट:-400083 येन ते:-AAIAT8899M
13): नाव:-चेवा दिलीप पडवक इस्--59; पचा:-पाँट ते; 1313, माळा ते; 1 सा सकता, इसारतीचे नाव: दाबोर नघर सुस्वानद्यस को-चाँप, हीसिंव सोसायटी लिसिटेड, क्याँक ते; विल्थिंग ते. 41, रोड तं: दागोर नगर, विक्रोळी पूर्व, सुंबई, सहाराह, MUMBAI. पित कोड:-400083 पेन तं:-AAIAT8899M
14): नाव:-केहरीव व्याँग क्राँपिड विसीता वय:-54; पचा:-काँट ते; 1314, माळा तं: 1 ता सकता, इसारतीचे नाव: दागोर कार देवा होतीचे कोड ते हीसिंग सीसावटी विविदेड, क्याँक ते: विल्थिन ते. 41, रोड तं: दागोर तवर, दिकाळी पूर्व, सुंबई, सहाराह, MUMBAI. पित कोड:-400083 पेन तं:-AAIAT8899M
15): वाक--मदर बोहन सावंद क्या-42: पचा:-काँट ते; 1315, माळा तं: 1 ता सकता, इसारतीचे नाव: टागोर

15): नाक-मनूर मोहन सार्वत परा-42: पदा:-माँट ने: 1315, माळा ने: 1 ना मयना, हमारतीये नाव: टागोर नवर हुस्वागरुम को-मोर, हुँदिंग सोक्षायदी निमिटेब, ब्यॉक ने: विल्विंग ने. 41, रोड ने: टागोर नगर, विक्रोळी पूर्व, सुंबई, महाराष्ट्र, MUMBAI. पित जोव:-400083 येन ने:-AAIAT8699M

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16): गोक-जया मुत्तु केट्टी वयः-72; पत्ताः-प्लोट नं: 1316, माळा नं: 1 ला मजला, इमारतीचे नावः टागोर नवर सुस्थागतम की-ऑप. हीसिंग सोसायटी लिमिटेड, क्यॉक मे: विक्डिंग नं, 41, रोड में: टागोर नगर, निवकेट पूर्व, मुंबई, महाराष्ट्र, MUMBAL. पिन कोक:-400083 पैंग से:-AAIAT8699M 17): नाव:-राजमोहिनी गुंगाबारण व्या-64हें प्रविद्युक्त-स्वाट नं: 1317, माळा नं: 1 ला संजला, इमारतीचे नाः दागोर नगर सुंस्वायतम को-ऑप: होसिंग सीसायदी लिमिटेड, म्लॉक नं: बिस्डिंग नं. 41, रोड नं: टायोर नगर. विकोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅल नो:-AAIAT8699M

18): नाद:-जैयसं भगवान आटकर तर्फे कु. सु-स्कृष्त संग्वान वसंत भाटकर वय:-68; पना:-प्लांट नं, 1318 माळा गं: 1 शा मजनान आटकर तर्फे कु. सु-स्कृष्त संग्वान वसंत भाटकर वय:-68; पना:-प्लांट नं, 1318 माळा गं: 1 शा मजना, इपारतीचे नाव: टागोर नगर सुम्बानतम को-ऑप, हीसिंग सोसायटी निसिटेड, क्लॉक अ विव्हिंग मं, 41, रोड मं: टागोर नगर, विकीळी पूर्व, मुंबई, सहाराष्ट्र, MUMBAI. पिन कोड:-400083 पंत T-AAIAT8699M 19): नाव-तेनेक महेंत्र माटकर वय:-27; पत्ता:-प्लॉट नं: 1318, माळा नं: 1 का मजला, इमारतीचे लाव द्वाचीर नगर सुस्वामतम की-ऑप. होसिंग सीसायटी लिमिटेब, आफ नं: विल्डिंग नं: 41, रोड नं: टालोर लाव कोळी पूर्व, तुंबई, संहाराष्ट्र, MUMBAI. पिनं कोडः-400083 पेन नः-AAIAT8899M 0): गार्व-मुझकर प्रत्यंत महाजन बवः-64; पंचाः-प्याट नः 1319, माळा नः 1 सा मजला, इमारतीचे नाज पिर नगर सुरुवायसम को-जांप. होसिंग सोसायटी लिमिटेड, ब्लॉक नः बिस्थिंग नं. 41, रोड नः टागोर नगर कोळी पूर्व, तुंबई, सहाराहु, MUMBAI. पित्र कोड़-400083 पॅत नं:-AAIAT8899M 1): नाब:-डिलीप बाहु पोध्यर बब:-55; पछा:-क्सॅंट ने: 1320, साळा नं: 1 सा मजसा, इसारतीचे नाव: गोर नगर सुस्वागतम को-ऑप. हीसिंग सोसाबटी विमिटेड, ब्लॉक ते: बिल्डिंग तं. 41, रीड ते: टागोर नगर, विकोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. चिन कोई: 400083 चैन ने:-AAIAT8899M 22): नाव:-किस्टी फ्लेविया बरेटो बया-53; चला-फ्लॉट ने: 1321, माळा ने: 2 रा सबला, इसारतीचे माव: टागोर नगर सुस्वागतम को-आँप, हीसिंग सोसायटी लिमिटेब, ब्लॉक मं: बिल्डिंग मं. 41, रोड मं: टागोर सगर विक्रोकी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोक: 440083 पेन नं:-AAIAT8699M 23): नाक:-बैक्रोस ओउवेफ वालीसेरी वय:-62; पत्ता:-व्यक्ति नं: 1322, नाका नं: 2 रा मजला, इसारतीचे नाक टायोर नंदर सुस्वान्वस को-बॉफ:होसिंग कोखायदी लिमिटेब, ब्लॉक तं: विविद्य नं: 41, रोड नं: टासोर नगर विकोकी पूर्व, मुंबई, अंदुरसुद्ध, MUMBAI. पिन कोब:-400083 पेन नं:-AAIAT8699M 24): वाद-वृत्तीसावन नरविह वाणीवही क्या-47; परा:-काट मं: 1323, माळा मं: 2 रा मजला, हमारतीय नाव: टानोर नगर सुरवावतम् को-कंप. होसिन कोसायटी सिमिटेट, क्यांक मं: विश्विय मं: 41, रोड मं: टागोर नगर, विक्रोकी पूर्व, संदुर्ग, सहाराष्ट्र, MUMBAL जिल कोड: 400083 पॅन मं:-AAIAT8699M 25): नाथ-रिस्साता दुर्यामाञ्चन पाणिग्रही कवा-44(पत्ता-न्सॉट ने: 1323, माळा ने: 2 रा मजना, नाथ: टाबोर नगर सुस्वायतम को-और. हीसिंग सोसावटी निमिटेड, स्नोक ने: विल्डिंग ने: 41, रोड न ावः देवार नगर सुस्वावतम् का-व्यादः हासम् साझाददा सामद्रहः कासकः । बात्वत् मं. 41, राह नगर, विक्रोळी पूर्वं, मुंबई, महाराष्ट्र, MUMBAL. पिन कोवः-400083 पंत नं:-AAIAT8699M 26): नावः-समीता महावत् बोट्टी तर्षे कुः मु म्हणून योषा सहावत् बोट्टी बटः-49; पत्ताः-कांटः ः मं: 2 रा मकता, हमारतीचे नावः टानोदःनगर सुस्वामतम् को-जोप, दुस्तिम सोसायटी क्रिमिटेड, व्या मं. 41; रोड मं: हार्योर नगर, विक्रोळी पूर्वं, मुंबदं, महाराष्ट्र, MUMBAL. पिन कोवः-400083 पंत MORRETALAA-:# 27): नाव:-माहुरी मनमोहन उपाञ्चान वन:-57; पत्ता:-स्तौट र्न: 1325, माळा र्न: 2 रा मजला, इमारस 27): नाव-माहुर्य मनगहिन उपाञ्चार वडा-67; पता:-माहुर्य माना गी: 2 रा मजला, इमारति के मावः द्यारेर नवर तुरवानतम को-ऑप. हीसिंग सीसामदी किरिटेट, क्लाक से विस्थित सं 41, रोड नं उपायेर नवर तिर्माण को आप. हीसिंग सीसामदी किरिटेट, क्लाक से विस्थित सं 41, रोड नं उपायेर नवर तिर्माण मुक्ताप्र वावर्धिक ने माना स्वारंधिक के सारतीचे नाव उत्तर विक्रोकी पूर्व, मुंबई, महाराह्य स्वारंधिक नव वावर्धिक में 1328, भाका से 2 रा मजला, इमारतीचे नाव उत्तरीर नगर सुस्वागतम की-ऑप. हीसिंग सोसामदी किमिटेड, क्लांक से विस्थित सं 41, रोड नं टागोर नगर विक्रोकी पूर्व, सुंबई, महाराह्य MUMBAI, पित कोक:-40063 पैत नं-AAIAT8699M
29: नावा-संदीव डॉडीबा वायक्काड वचा-45; पदार-कांड से 1327, माव्या ने 2 रा मजला, इमारतीचे मावः टागोर नगर सुस्वागतम की-ऑप. हिसिंक डोडाबंटी सिमिटेड, क्लांक से विस्थित सं 41, रोड नं टागोर नगर विक्रोकी पूर्व, स्वारंधिक स्वारंध MUMBAI पित कोक:-40083 प्रें के AAIAT86044 टापर नगर सुर्चागतन कान्य्रप. हासिक बाहाबद्ध स्वास्टब्स् आक् का बाह्य न . 41, राड ते टागार नगर निकोळी पूर्व, मुंबई, महाराह, MUMBAI. जिन कोड: 400083 पैत तं-AAIAT8899M 30): नाव:-गोविंद संकर नाईक वक:-67; पंतः:-प्लांट तं 1323 साळा तं: 2 रा प्रकला, इमारतीचे नाव: टागोर नगर सुर्वागतम को-बाप. द्वीतिंत् सोसायदी सिमिटेंद, ब्लांक तं सिव्यंग तं. 41, रोड तं: टागोर नगर, विकोळी पूर्व, मुंबई, महाराह, MUMBAI. पिन कोख:-400083 संत तं:-AAIAT8699M र । उन्हर्म क्रिया मुक्ति साकडाबासा वय-64; परा-प्यादि ते 1329, माळा ने 3 रा मजूना, इपारतीके त्री: नाव: व्यक्ति सुर्वात साकडाबासा वय-64; परा-प्यादि ते 1329, माळा ने 3 रा मजूना, इपारतीके नाव: द्रावीर नगर सुस्वातवय को-ऑप. हीसिंप कोसायटी सिमिटेड, ब्यक्ति ने: विस्थित ने. 41, रीड ने: टानीर नार, जिल्लोकी पूर्व, मुंबई, महाराह, MUMBA, जिन कोच-400083 पेन मं-AAIAT8899M

32): नाथ-मुर्तुसा लख्युल हुनैन साम्बायाला चंग-66; पता-स्तांट मं: 1330, माळा मं: 3 रा मजला, समारतीये नाव: टागोर नगर सुल्यावरम को-लींच. हीसिंग वोसायदी लिमिटेड, व्यक्ति मं: किसिंग मं. 41. रोड मं: टागोर नगर सुल्यावरम को-लींच. हीसिंग वोसायदी लिमिटेड, व्यक्ति मं: किसिंग मं. 41. रोड मं: टागोर नगर सुल्यावरम को-लींच. कीसिंग मं: 41. रोड मं: टागोर नगर सुल्यावरम को-लींच. कीसिंग मं: 41. रोड मं: टागोर नगर सुल्यावरम को-लींच. हीसिंग सोलायदी लिमिटेड, क्योंक मं: 41, रोड मं: टागोर नगर, विल्लांकी पूर्व, मुंबई, महाराह, MUMBAI: जिन कोच-400083 पेन मो-AAIAT8699M

34): नाव:-वर्णेश महावल होड़ी व्या-49; पत्ता-स्वांट मं: 4332, साळा मं: 3 रा मजला, समारतीये नाव: टागोर नगर सुल्यावरम को-लींच. हीसिंग सोसायदी लिमिटेड, क्योंक मं: विल्लंब मं: 41, रोड मं: टागोर नगर, विल्लांट नेयांच महावल, महावल, होड़ी व्या-49; पत्ता-स्विक्त मं: 41, रोड मं: टागोर नगर, विल्लांट मं: 4332, साळा मं: 3 रा मजला, समारतीये नाव: टागोर नगर सुल्यावरम को-लींच. हीसिंग सोसायदी लिमिटेड, क्योंक मं: विल्लंब मं: 41, रोड मं: टागोर नगर, विल्लांट मं: 1333, साळा मं: 3 रा मजला, समारतीये नाव: टागोर नगर सुल्यावरम को-लींच. हीसिंग सोसायदी लिमिटेड, क्योंच मं: विल्लंब मं: 41, रोड मं: टागोर नगर, विल्लांट मं: 1334, माळा मं: 3 रा मजला, स्वारतीये नाव: टागोर नगर सुल्यावरम सीम्यावर्ध सीमायदी लिमिटेड, क्योंच मं: विल्लंब मं: 41, रोड मं: टागोर नगर, विल्लांट मं: उद्याप नगर सुल्यावरम को-लींच. हीसिंग सीमायदी लिमिटेड, क्योंच मं: विल्लंब मं: 41, रोड मं: टागोर नगर, विल्लांट मं: उद्याप नगर नगर हिल्लांट मं: 1335, माळा मं: 3 रा मजला, स्वारतीये नाव: टागोर नगर सुल्यावरम को-लींच. हीसिंग सीमायदी लिमिटेड, क्योंच मं: विल्लंब मं: 41, रोड मं: टागोर नगर, विल्लोंट मं: सुल्य, महाराष्ट, स्वारतीय सीमायदी लिमिटेड, क्योंच मं: नाका मं: 3 रा मजला, स्वारतीये नाव: टागोर नगर सुल्यावरम को-लींच. हीसिंग सीमायदी लिमिटेड, क्योंच मं: विल्लंच मं: 41, रोड मं: टागोर नगर, विल्लंच मं: सुल्यावरम को-लींच. हीसिंग सीमायदी लिमिटेड, क्योंच मं: 41, रोड मं: टागोर नगर, विल्लंच मं: सुल्यावरम को-लींच. हीसिंग सीमायदी लिमिटेड, क्योंच मं: 41, रोड मं: टागोर नगर, विल्लंच मं: सुल्य नगर, विक्रोकी पूर्व, मुंबई, महाराष्ट्र, MUMBAL, पिन कोक:-400083 पेन सं:-AAIAT8899M पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कीव:-400083 पेन न:-AAIAT8899M

नाथ:-प्रत्यिक बानम कोचन क्रवा-43; पद्या:-काँट में: 1336, माळा मे: 3 रा मजना, इमारतीचे नाव: :ननर सुर्वायस्य को-बॉर, बृंखिंक बोसावडी लिविटेड, काँक मे: विचिंग में. 41, रोड में: टागोर नगर, की पूर्व, सुंबई, बहु।राहु, MUMBAL पित क्षेत्र:-400083 पेंग मे:-AAIAT8899M

(9) रस्तऐवज कवन दिस्वाचा दिनांच

(10)दस्त मॉदणी केल्याचा दिनांक

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(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

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मुद्रांक शुल्क आकारतामा निवडलेशा

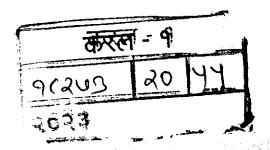
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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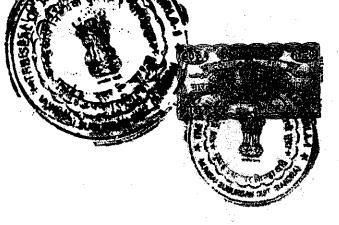
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Payment Details

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Building Permission Cell, Greater Mumbai / MHADA

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

FURTHER COMMENCEMENT CERTIFICATE

करल - प

No.

MH/EE/(BP)/GM/MHADA-8/1061/2022/FCC/1/New

4 December, 2022

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Date:

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To

M/s. Adityaraj Landmark C.A. to Tagore Nagar Suswagatam Co. Op. Hsg. Soc. Ltd.

101-102, Bldg. No. 3, Tagore Nagar, Vikhroli (East), Mumbal.

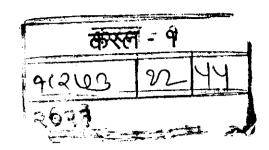
Sub: Proposed redevelopment of Ext. Bldg. No. 41 known as "Tagore Nagar Suswagatam Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 355(pt) of village Hariyali at Tagore Nagar, Vikhroli (East), Mumbai.

Dear Applicant,

With reference to your application dated 25 April, 2022 for development permission are trained for the Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 and point development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to Proposed redevelopment of Ext. Bldg. No. 41 known as "Tagore Nagar Suswagatan 100 Op. Soc. Ltd." on plot bearing C.T.S. No. 355(pt) of Village Hariyali at Tagore Nagar, Vikhroli [East]. Mumble

The Commencement Certificate/Bullding permission is granted on following conditions

- 1. The land vacated in consequence of endorsement of the setback line / road widening has shall form parties the public street.
- 2. That no new building or part thereof shall be occupied or allowed to be occupied or used or 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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
- 6. 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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - 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 development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966

- 7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
- 8. 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.

VP & CEO / MHADA has appointed Shri. A N Rathod, Executive Engineer to exercise his powers and function of the tion 45 of the sald Act.



Valid Upto: 24 April, 2023

DA-8/1061/2022/CC/1/New

having height of 0.45 Mt. (avg.) as per approved ZERO FSI IOA dtd. 28.02.2022.

Issue On:

14 December, 2022

Valid Upto: 24 April, 2023

Application No.: MH/EE/(BP)/GM/MHADA-8/1061/2022/FCC/1/New

This C.C. is further extended upto top of 15th floor (i.e. building comprising of Ground (pt.) for Shops + 1st floor for offices with separate access + 2nd to 15th upper floors along with parking tower as per approved amended plan dtd. 03.11.2022. 5 744



Name: Anil Namdeo Rathod Designation : Executive Engineer

Date: 14-Dec-2022 15:

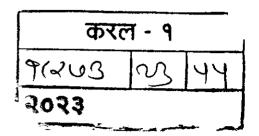
Executive Engineer/B.P.Cell Greater Mumbai/MHADA

Copy submitted in favour of information please

- 1. Chief Officer Mumbai Board.
- 2. Deputy Chief Engineer /B.P. Cell/MHADA.
- 3. Asst, Commissioner S Ward MCGM.

Copy to : -

- 4. EE Kurla Division / MB.
- 5. A.E.W.W S Ward MCGM.
- 6. A.A. & C S Ward MCGM
- 7. Architect / LS ANKIT MAGANLAL MAKANI.





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.23 123, Co 18.

INTIMATION OF APPROVAL (IOA) FOR ZERO FS

No.MH/FE/BP Cell/GM/MHAPA

2 8 FEB 2022 Dated:

To.

M/s. Adityaraj Landmark

C.A. to Tagore Nagar Suswagatam Co. Op. Hsg. Soc. Ltd. 101-102, Bldg. No. 3, Purnima CHS Ltd., Tagore Nagar,

Vikhroli (East), Mumbai: - 400 083

Sub:- Proposed redevelopment of existing building No. 41 known as Suswagatam Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. Village Hariyali at Tagore Nagar MHADA Layout, Vikhrol 400 083.

Ref:- Application of Architect inward no ET-1640 dt. 22.12.2021

Dear Applicant,

With reference to your Notice U/s. 44/69 of MRTP Act 1966 submitted letter No. Nil dtd.22.12.2021 and delivered to MHADA on 22.12.2021 and the plans, Sections Specifications and Description and further particulars and details of your buildings at building No. 41 known as "Tagore Nagar Suswagatam Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 355(pt) of Village Hariyali, at Tagore Nagar, Vikhroli (E), Mumbai- 400 083 furnished to this office under your letter, dated 22.12.2021, I have to inform you that, I may approve ZERO FSI IOA the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45(1)(ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

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

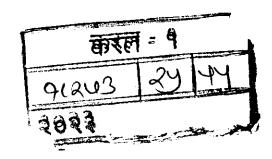
- 1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be
- 2. That the compound wall shall be construct as per demarcation issued by Executive Engineer (Ghatkopar Division)/M.B. before C.C.

1/6

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई ४०० ०५१. दूरध्वनी ६६४० ५००० फॅक्स नं: ०२२-२६५१२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051. Phone : 66405000.

Fax No.: 022-26592058 Website: www.mhada.maharashtra.gov.in



- 3. That the structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation 10(3) (ix) shall be submitted by him.
- 4. That the structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be submitted before C.C.
- 5. That the valid Janata Insurance Policy shall be submitted.

6 of the secucitions of clause 49 of DCPR 2034 shall be complied with and the order in the property of work, verification report, etc. shall be maintained on site of completion of the entire work.

That pore well will be constructed in consultation with H.E./MCGM.

That the vork between 6.00 a.m. to 10.00 p.m. as per circular u/no. 200 p/7749/GEN dt.07.06.2016.

work in the consultant etc.

- 10. 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.
- 11. That the safety measure shall be taken on site as per relevant provision of I.S. Code and Safety regulation.
- 12. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
- 13. That the owner shall undertake that he will be abide by DCPR 2034 and will process the said proposal as per DCPR 2034 or as per demand raised by authorities or advised by authorities.
- 14. That the existing structure shall be demolish as per due process of low. This IOA for zero FSI is valid for 1 year i.e. upto 27 FEB 2023

--Sd--

(Anil Rathod)

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

1) The Hon'ble Chief Officer / M.B., for information and necessary action please.

The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1317/161/2021 dated 31.01.2022 for gross plot area 910.25 Sq. Mt. (which includes Lease deed area adm. 788.78 Sq. Mt. + Additional land Area adm. 121.47 Sq. Mt.).

A set of approved plan for information and necessary action please.

c)1977

2) The Architect/Layout Cell/M.B., for information and necessary action please.

The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1317/161/2021 dated 31.01.2022 for gross plot area 16.25 Sq. Mt. (which includes Lease deed area adm. 788.78 Sq. Mt. + Additional land Area adm. 121.47 Sq. Mt.).

A set of approved plan for information and necessary action please.

3. Copy to Executive Engineer HSG Kurla Division/Mumbai Board for information & necessary action:

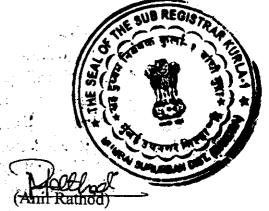
You are here by inform to verify the dimension of attached plan with demarcation issue by you vide letter No. EE/HGD/MB/2567/2021 dated 21.09.2021 having gross plot area 922.35 Sq. Mt. (which includes Lease deed area adm. 788.78 Sq. Mt. + Additional land Area adm. 133.57 Sq. Mt.).

The above approval parameter may please be incorporated in layout while getting approval of the layout of Tagore Nagar MHADA Colony, Vikhroli (East). It is also requested that, the difference if any, observed in land area and BUA allotted the same may please be informed to this department of B.P./MHADA within a period of one week.

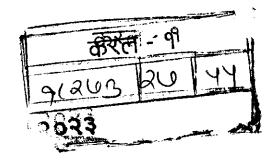
Copy submitted For information please.

Copy to:

- 4) Dy. Chief Engineer/ B.P. Cell/MHADA
- 5) Asst. Commissioner 'S' Ward (MCGM)
- 6) A.A. & C. 'S' Ward (MCGM)
- 7) A.E.W.W. 'S' Ward (MCGM)
- 8) Architect Shri Ankit Makani



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



SPECIAL INSTRUCTIONS

- 1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
- 2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be

Less many feet (60 cms.) above the center of the adjoining street at the recess plants, which the drain from such building can be connected with a sewer than existing or thereafter to be-laid in such street.

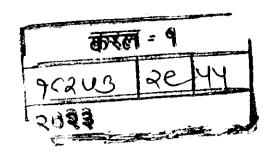
3. Not less have let (60 cms.) Above every portion of the ground within let (60 cms.) above every portion of the ground within

- . No 1 2 ft. (Town Hall) above Town Hall Datum.
- 3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
- 4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
- 5. Proposed date of commencement of work should be communicated.
- 6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

Attention is drawn to the notes accompanying this Intimation of Approval.

NOTES

- 1. The work should not be started unless objections are complied with.
- 2. A certified set of latest approved plans shall be displayed on site at time of commencement the work and during the progress of the construction work
- 3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing ensurational material shall be demolished before submission of building completion certificate signed by Architect submitted along with the building completion certificate.
- 4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
- 6. The owners shall intimate the Hydraulic Engineer or his representative means at least 10 days prior to the date of which the proposed contraction work is taken in hand that the water existing in the compound will be influent for their construction works and they will not use any Municipal water for construction purposes. Failing this, it will be presumed that Menicipal water has been consumed on the construction works. and bills preferred against them accordingly.
- 7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials device expected to be stabled in front of the property. The scaffoldings, bricks metals and preps debris, etc. should not be deposited over footpaths or Public Street by the owner/architect/their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
- 9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- 10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 11. The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.



12.No work should be started unless the existing structures proposed to be demolished are demolished.

13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the

taken as a severe breach of the conditions under which this is taken as a severe breach of the conditions under which this property is issued and the sanctioned will be revoked and the condition of the Maharashtra egit and conversion of the Maharashtra egit and conversion of the Maharashtra egit and conversion of the Town Planning Act), will be with

all guilt raps to be per channel drains shall be provided with right fitting mesquite provided and of wrought iron plates or hinges. The manholes of all of the control of the property fitting mosquito proof hinged cast one piece, with locking arrangement provided with a bolt and huge set of on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.

15.No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.

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



मुंबई गृहनिर्माण व क्षेत्र विकास मंडळ,

निवासी कार्यकारी अभियंता यांचे कार्याख्य वास क्रमांक ४०७, तिसरा मजला, गृहतियांण भवन, वर्ष (पूर्व), पुंच किर्ल - 9

जा.क./मुं.मं./नि.का.अ./न.क्र.-१३१७/ 🛂

प्रति,

र्विकासक, मे. आदित्यराज लॅण्डमार्क बिल्डर्स, डेव्हलपर्स ॲण्ड प्रोमोटर्स, आदित्यराज, १०१, इमारत क्र.०३, पुर्णिमा सह.गृह.संस्था मर्या., विक्रोळी (पूर्व), मुंबई-४०० ०८३.

टागोर नगर, विक्रोळी (पुर्व) येथील इमारत क्र.४१, टागोर नगर सुस्वागतम सह.गृह.नि.संस्था मर्या., न.भू.क.३५५ (पै), सर्व्हें क्र.११३ (पै.), मौजे. हरियाली, टागोर नगर, विक्रोंळी (पुर्व), विषय:-मुंबई - ४०० ०८३ या इमारतीच्या पुनर्विकासाकरिता मुंबई विकास नियंत्रण व प्रोत्साहर नियमावली २०३४ अन्वये प्राप्त झालेला प्रस्ताव.

संदर्भ:-

१. मुंबई मंडळाचे देकारपत्र क्र.सीओ/एमबी/आरईई/ना.ह.प्र./एफ-१३१७/३२१७/२

दिनांक - २९.१२.२०२१

२. वाणिज्य वापर बदलाकरिता पत्र क्र.३०२, दि.१४.०२.२०२२

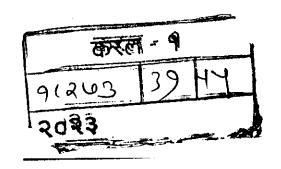
३. मुंबई मंडळाचे देकारपत्र क्र. सीओ/एमबी/आरईई/एनओसी/एफ-११३१७/१ दि.२३.०५.२०२२

४. मुंबई मंडळाचे ना हरकत प्रमाणपत्र क्र. सीओ/एमबी/आरईई/एनऔसी/एफ-२०२२, दि.१९.०९.२०२२

५. संस्थेचे वास्तुशास्वज्ञ, श्री. अंकीत माकानी यांचे दिनांक १४.०४.२०२३ रोजी प्राप्त झालेला

उपरोक्त विषयाला अनुसरून संदर्भाधिन पत्र क्र.३ अन्वये संस्थेचे वास्तुशास्त्रज्ञ यांनी इमारत क्र.४१, टागोर महोदय. नगर सुस्वागतम सह.गृह.नि.संस्था मर्या., न.भू.क्र.३५५ (पै), सर्व्हे क्र.११३ (पै.), मौजे. हरियाली, टागोर नगर, विक्रोळी (पुर्व), मुंबई - ४०० ०८३ या इमारतींचे बांधकाम पूर्ण झालेले असून, भोगवटा प्रमाणपत्राकरिता संमतीपत्र जारी करण्याचा प्रस्ताव सादर केलेला आहे.

विषयांकीत संस्थेस संदर्भ क्र.२ अन्वये दि.१४.०१.२०२१ रोजीच्या शासन निर्णयानुसार ४,०९१.०७ चौ.मी. (३,६६९.०७ चौ.मी. निवासी वापर + ४२२.०० चौ.मी. अनिवासी वापर) करिता ना हरकत प्रमाणपत्र जारी करण्यात आलेले आहे.



विषयांकीत इमारतीच्या पुनर्विकासाच्या प्रस्तायामध्ये संस्था / विश्वासक मानी वि ५४.५५,३५.५५ रोजीच्या शासन निर्णयानुसार ४,०९९,०७ चौ.मी. (३,६६९,०७ चौ.मी. निर्यासी वापर ६ ४५५५० मी.मी. अनिवासी वापर) बांधकाम क्षेत्रफळाकरिता अधिमुल्यात ५०% सवस्त्रतीचा स्त्राभ घंगसंस्या आहे. स्या अन्यराज वास्त्र िंं/ विकासकास ४,०९१.०७ चौ.मी. (३,६६९.०७ चौ.मी. निवासी वापर + ४२२.०० मी.मी. हाजियामी वापर) बां.क्षे. करिता खालील बाबींची पुर्तता करातयाची आहे.

च्या संपूर्ण खर्च विकासकामार्फत करण्यात आला असल्याचे लामार्थी ग्राहकांचे प्रमाणफ

मुद्रांकाचा संपूर्ण खर्च केला आहे, त्याची यादी त्यांचे मंकतम्थळावर प्रमिष्ट ये नोंदणी उपमहानिरीक्षक, मुंबई विभाग यांनी निवासी सटनिकांची नोंदणी लयात झाली असल्यास, खालील नमुन्यात माहिती दस्ताचे सूची ऋ.२ सहीन

संबो अ. क्र.	दल अस्ति व झालेल्या		इस त्याच का भरणा केलेले	भरणा केलेले	वगत करणेबाबत विनंती मु.शु. क्रोणचे नावे भरणा केला त्या पक्षकाराचे नाव		केला त्या पक्षकाराचे नाव		
и.	स.दु.नि. कार्यालयाचे नाव	ववर्ष	मु.शु. रक्कम	नों.फी. रक्कम	लिहून देणार	लिहून घेणार	लिहून देणार २	लिहून घेणार	

उपरोक्त नमुद केल्यानुसार मुद्दा क्र. I, व II ची माहिती या कार्यालयाकडे तसेच उपरोक्त तक्तयामधील माहिती भरून या कार्यालयाकडे सादर करण्यात यावी, जेणेकरून विषयांकीत संस्थेच्या पुनरंचित इमारतीस भोगवटा प्रमाणपत्राकरिता संमतीपत्र जारी करण्याची कार्यवाही पूर्ण करणे शक्य होईल.

सोबत: संदर्भिय पत्र क्र. १ ची छायांकीत प्रत.

आपला विश्वासू,

(प्रकाश सानम) निवासी कार्यकारी अभियंता मुंबई मंडळ.

१) अध्यक्ष / सचिव, टागोर नगर सुस्वागतम् सहकारी गृहनिर्माण संस्था मर्या, इमारत क्र.४१, टागोर नगर, विक्रोळी (पुर्व), मुंबई- ४०० ०८३, याना माहितीसाठी.

२) वास्तुशास्त्रज्ञ, मे. अंकित मकानी, शॉप नं.ए-०५, अभय बिल्डींग, डॉन बॉक्सो स्कुल जवळ, निओप्लस चिर्ल्डन्स हॉस्पिटल समोर, लिंक रोड, बोरीवली (पूर्व), मुंबई-४०००९२ यांना माहितीसाठी.



CHALLAN MTR Form Number-6



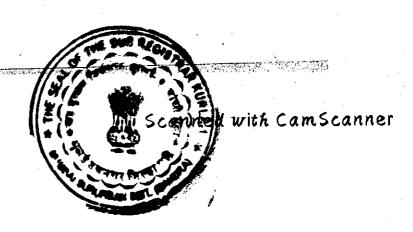
GRN MH015831616202122E BARCODE NIN	TREATUR DIL DI DI DA DE DEL	UI BRANCE II II BLEE	III Date	29/03/2022-11:	50:40 For	m 10	48(1	}
Department Inspector General Of Registration		Payer Details						
Stamp Duty		TAX ID / TAN (If Any)						
Type of Payment Registration Fee		PAN No.(If Applicable)						
THE Name KRL1_JT SUB REGISTRAR KURLA NO)1	Full Name		ROCKY RAJKUMAR KHUSHALANI				
Location MUNBAI		·	п	,				
Year 2021 2022 Oce Think		FlaVBlock No.		1201, Kritika Tower, Sion Trombay Road				
Account Head Details	Amount in Rs.	Premises/Building		· /				
0030045501 Stamp	500.00	Hond/Street		Near R. K. Studio, Chembur				
0030063301 Registration Fee	100.00	Area/Localit	,	Mumbal				
	Town/City/Dis		istrict		:			
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		Remarks (If	Any)			.,		
- '		SecondParty	condPartyName=CHANDRASHEKHAR S PAL AND OTHERS					
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and the second		Bank CIN	Ref. No.	000405720220	Same?	(48) -	O.S.	
		Bank Date	RBI Date	29/03/2012	The state of	Not Ve		BARB
Namborkark		Bank-Branch		STATE	F IND	A CONTRACTOR	4	
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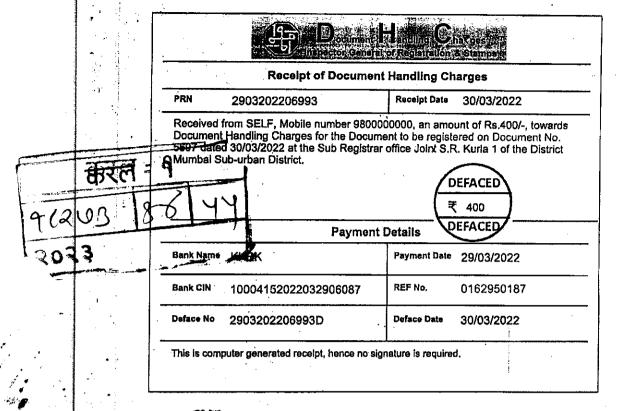
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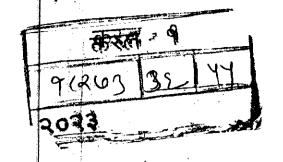




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Bank Name KKBK	Date 2	9/03/2022	<u> </u>						
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SPECIAL POWER OF ATTORNEY

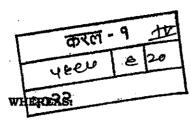
in favour of Mr. Chandrashekhar S. Pal, Mn S. Pal and Mr. Mangesh S. Chavan

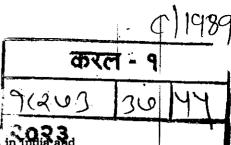
TO TO THESE PRESENTS SHALL COME, I, MR. ROCKY IMAP, I ONLY INI, Holder of Income Tax Permanent Account No. as Holder of Unique Identification Authority of India AAD. 7443 4877 5708 Adult, Aged about 42 years, Occupation Business, Indian Hindu Inhabitants of Mumbai, Presently Residing at Residing at 1201, Kritika Tower, Sion Trombay Road, Near R. K. Studio, Chembur, Mumbai- 400 071, herein referred to as "the EXECUTANT" Do hereby send

greetings;

AND DA

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

2. In the course of business, I am holding the different positing in different

companies and/or firms as Directors as well as Partners and also in my personal capacity I execute several deeds and documents which included Agreement for Sale, Sale Deed, Leave and License Agreement/s, Lease Deed, Conveyance/s Deed, Development Agreement/s, Supplementary Agreement/s, Mortgage Deed/s, Supplementary Mortgage Deed/s, Memorandum of Understanding/s, Deed of Modification, Deed of addendum, Supplementary agreement, Deed of Rectification, Deed of Surrender and Various Deed of Transfer, Declarations/Undertakings to be given to various authorities with respect to the Development Declarations agreement of Understanding/s, Agreement for Sale, Power of Attorney/s, Permanent Alternate and Theorem and

eclaration/s, Indemnity, Undertaking/s, Afficiavit/s, etc

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

which are required to be compulsorily registered under the provisions of

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the Indian Registration Act, 1908.

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egistered I am therefore, desirous of appointing 1) Mr. Chandrashekhar afult, aged about 36 years, Advocate by Profession, Indian of Mumbai, presently residing at Flat No.1602, 16th Floor, "C" ing No.42, Tilak Nagar, Chembur, Mumbai-400089, And/or Mr. Marayan S. Pal, adult, aged about 35 years, Advocate by Profession, Indian Inhabitant of Mumbai, presently residing at Flat No.1106, 11th Floor, Building No.26, Regency Tower, Ganpati Mandir Road, Titwala-(East), Thane-421605 And/or 3) Mr. Mangesh S. Chavan, adult, aged about 30 years, Indian Inhabitant of Mumbai, presently residing at Room No.5, First Floor, Building No.9, BMC Building, Near Fish Market, P. L. Lokhande Marg, Chembur, Mumbai-400089 (hereinafter referred to as "the SAID ATTORNEY/S"), as my SPECIAL ATTORNEY to attend the Office of the Registrar/Sub-Registrar or any Authority, competent and Authorised to accept Presentation, admit and Register the said Deeds / Declarations / Undertakings / Agreements and any Other relevant documents, for the Limited purpose TO ADMIT EXECUTION of the said Deeds and various documentsexe

plete Registration Formalities, under the India Registration As charashtra States Registration Act, and the Rule Rame amount of the Rule Rame and Attorney explas agreed to the Rule Rule Rame and Attorney explas agreed to the Rule Rame and Attorney explas agreed to the Rule Rame and

ALL AND THESE PRESENTS WITNESS, that I, MR. ROCK I ARR KHUSHALANI, in my individual capacity and as or of various Partnership firms and Private Limited Section of various Partnership (set out in Annexure-A annexed hereto), do hereby nominate, constitute and appoint 1. Mr. Chandrashekhar S. Pal, 2. Mr. Narayan S. Pal and/or 3. Mr. Mangesh S. Chavan, to be my true and lawful attorney for the purpose expressed that is to say.

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

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and to ADMIT EXECUTION of the said

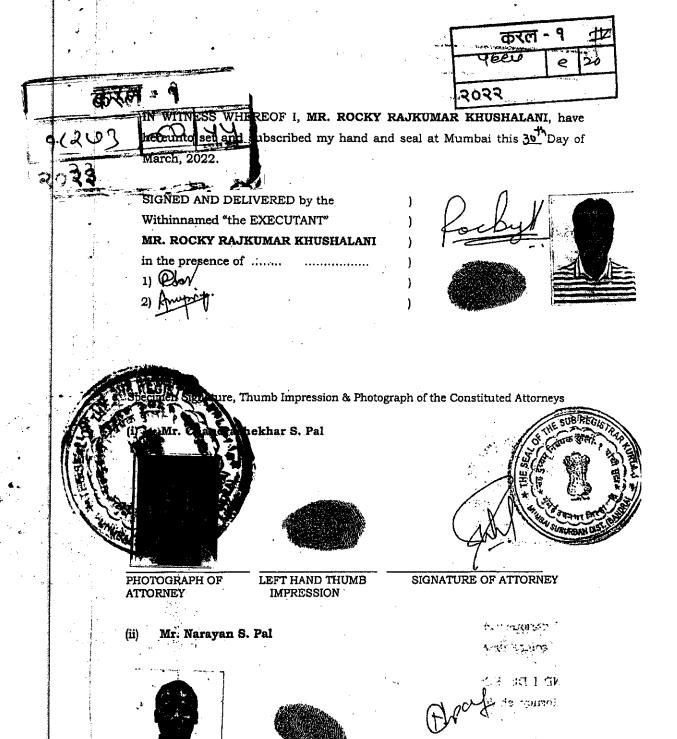
Deeds, Agreements and/or other documents, executed by me and to do all acts and things necessary for effectively registering Documents and/or any other supporting deeds, documents required in connection therewith.

To represent me before any adjudicating authority in Maharashtra 21 for the purpose of stamping/lodging any document for adjudication under the Maharashtra/Bombay Stamp Act, 1958 and rules framed there-under for all or any of the documents applied by us for adjudication before the relevant authority at Mumbai City / Taluka Andheri, Borivali & Kurla / Bandra / Goregaon / Chembur / Vikhroli / Mulund / Thane / Kalwa / Vashi / Panvel/ Pune and/or at other places within the entire State of Maharashtra, as may be required for all the deeds and documents which I have personally executed or which I may hereafter execute.

fy my signature and admit execution of the same.

other acts, deeds, matters and things incidental to t hereinabove mentioned and/or necessary time be required to be taken in configution or the effective registration of such deed/document/s Office of the Sub Registrar as the Attorney may deem fit and proper, which have already been signed, executed, or which may hereafter be signed and executed by me and/or on my behalf as Directors/Partners of various Private Limited Companies/Partnership Firm/LLP etc. in compliance with the law time being in force thereof;

AND I DO HEREBY agree to ratify and confirm all and whatever my said Attorney shall or purport to do or cause to be done by virtue of these



LEFT HAND THUMB

IMPRESSION

PHOTOGRAPH OF

ATTORNEY

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SIGNATURE OF ATTORNEY

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<u>करल - १</u> '१(२७३ हि ५५)

(iii) Mr. Mangesh S. Chavan







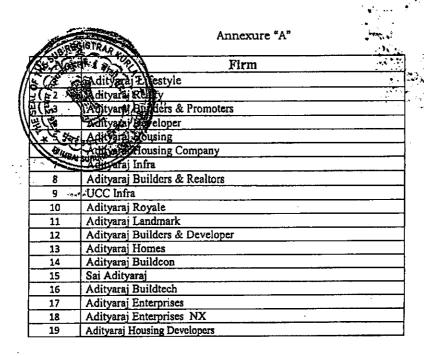
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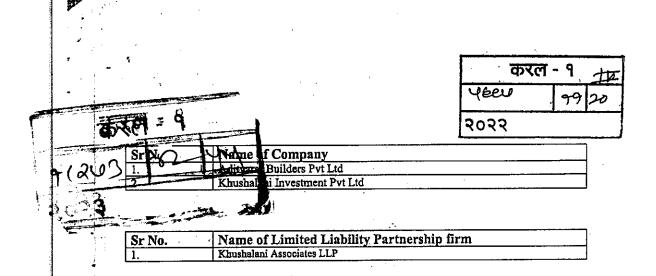
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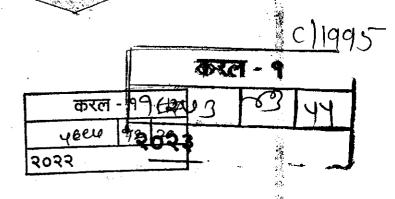








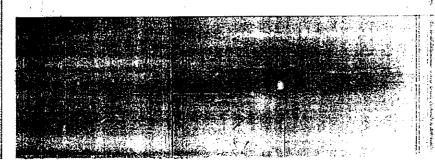


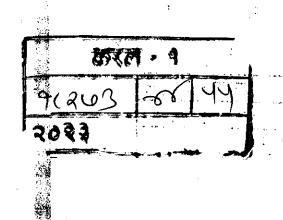


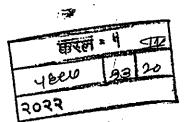
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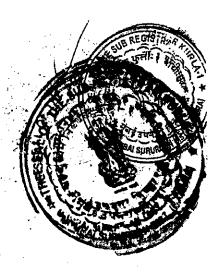


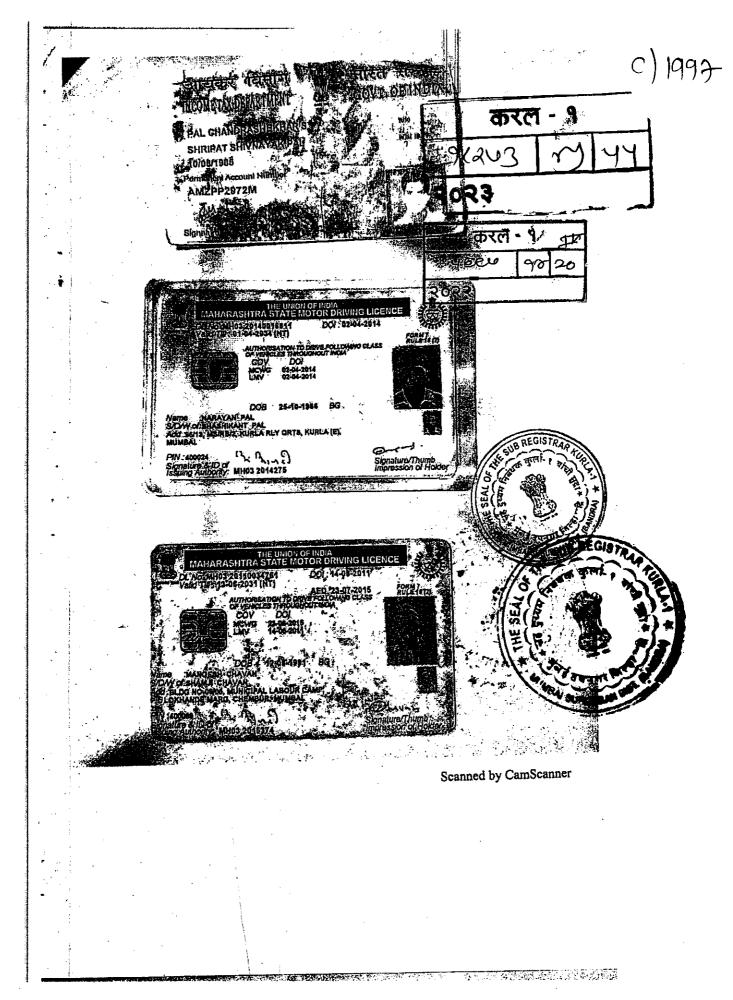




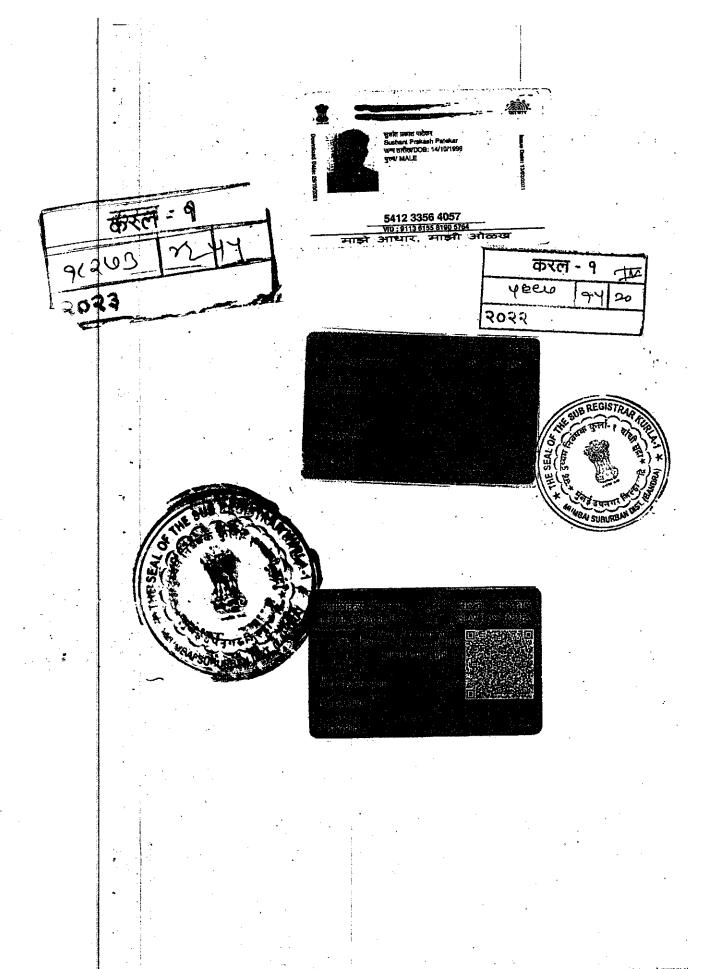






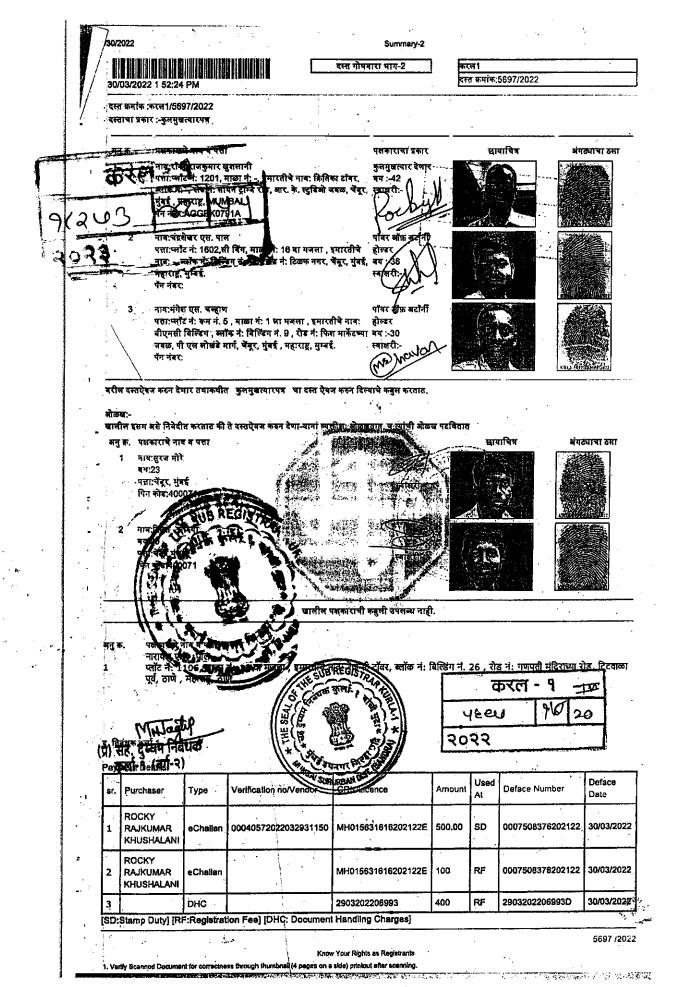


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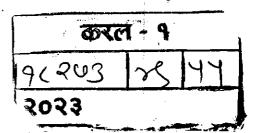
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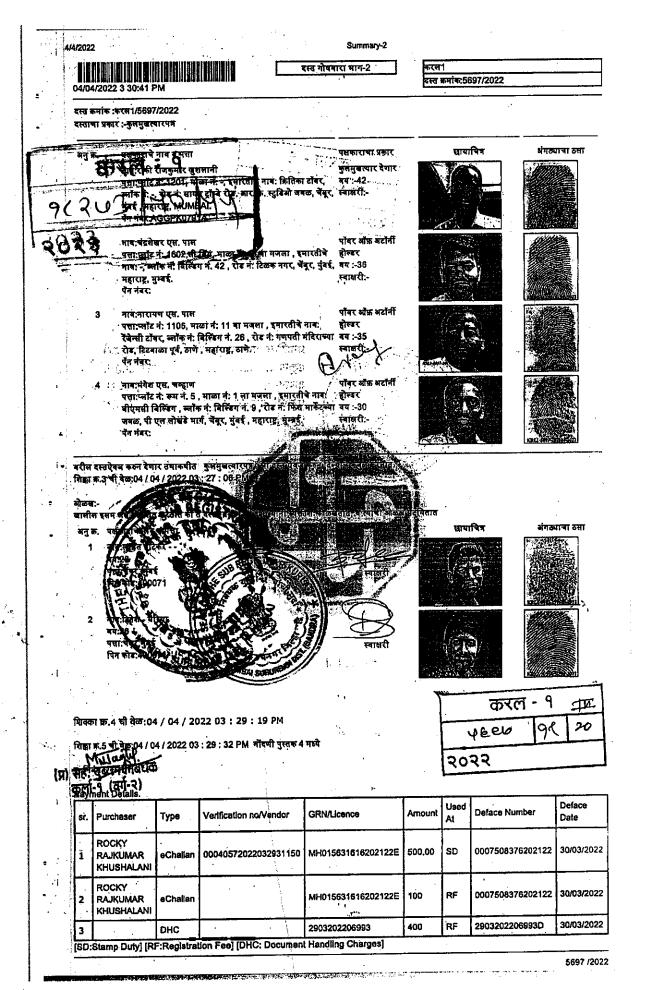




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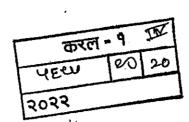


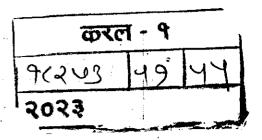
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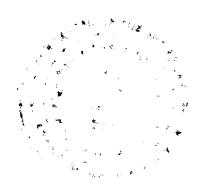
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एम.एन जीताप (प्र) सह. दुय्यम निवंधक, कुर्ला-१ मुंबई उपनगर जिल्हा



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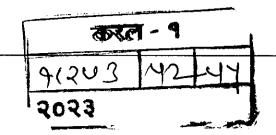
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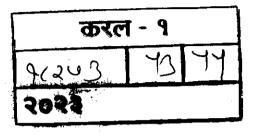
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कुलमुखत्यारपत्र धारकाचे



करल - १ 2023

आँधार – सामान्य माणसाचा अधिकार





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रितंश देखजी मेरिया Ritesh Devji Meriya आई : जसु देवजी मेरिया Mother: JASU DEVJI MERIYA जन्म वर्ष / Year of Birth : 1994 पुरुष / Male



7850 3531 2665

आधार — सामान्य माणसाचा अधिकार





गोपी जगदीश डांगिया Gopi Jagdish Dangiya. जन्म तिथि/DOB: 08/04/1991 वुरुष/ MALE

Mobile No: 8850727544

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369/18273 शनिवार,09 सप्टेंबर 2023 5:22 म.नं. दस्त गोषवारा भाग-1

हरल1

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दस्त क्रमांक: करल1 /18273/2023

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अ. क्रं. 18273 वर दि.09-09-2023

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दस्त हजर करणाऱ्याची सही:

पावती:20466

पावती दिनांक: 09/09/2023

सादरकरणाराचे नाव: मेसर्स आदित्यराज लेंडमार्क (मेसर्स आदित्यराज ग्रुप) सर्फे भागीदार रॉकी राजकुमार खुशलानी ह्यांच्या तर्फे कुलमुखत्यार म्हणून

नारायण पाल

नोंदणी फी

रु. 100.00

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पृष्टांची संख्या: 45

एकुण: 1000.00

सह. दुर्यम निबधक कुर्ला-१ (वर्ग-२)

स्तिवंश्विक्ति 1 निवधक कुर्ला-१ (वर्ग-२)

दस्ताचा प्रक्रार: प्रतिज्ञापत्र

मुद्रांक शुल्क: प्रतिज्ञालेख

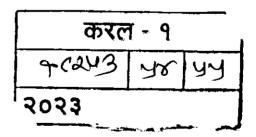
शिक्का कं. 1 09 / 09 / 2023 05 : 21 : 26 PM ची वेळ: (सादरीकरण)

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PRN 0923106400364

कमी पडलेली पाने ①H८फी रु. 200/ दि:10/09/23 रोजी पा. क्र. अन्वये जमा केली 2052/12

> सहिन्दुय्यम निर्वधक कुर्ला-1 (वर्ग-2)





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दस्त गोषवारा भाग-2

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दस्त क्रमांक :करल1/18273/2023 दस्ताचा प्रकार :-प्रतिज्ञापत्र

पक्षकाराचे नाव व पत्ता

नाव:मेसर्स आदित्यराज लॅंडमार्क (मेसर्स आदित्यराज ग्रुप) तर्फे भागीदार रॉकी राजकुमार खुशलानी ह्यांच्या तर्फे कुलमुखत्यार

> पत्ता:प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: पूर्णिमा प्राईड, ब्लॉक नं: बिल्डिंग नं. 03, रोड नं: टागोर नगर, व्हिलेज हरियाली,

विक्रोळी (पूर्व), मुंबई, महाराष्ट्र, MUMBAI.

पॅन नंबर:ABUFA8168N

पक्षकाराचा प्रकार

लिहून देणार वय :-36

छायाचित्र

ठसा प्रमाणित





वरील दस्तऐवज करुन देणार तथाकथीत प्रतिज्ञापत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात. शिक्का क्र.3 ची वेळ:09 / 09 / 2023 05 : 30 : 07 PM

ओळख:-

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

अनुक्र. पक्षकाराचे नाव व पत्ता

नाव:रितेश मेरिया वय:29 पत्ता:चेंबूर, मुंबई पिन कोड:400071

वय:29













ूशिक्का क्र.4 ची वेळ:09 / 09 / 2023 05 : 30 : 59 PM

शिक्का क्र.5 ची वेळ:09 /09 / 2023 05 : 31 : 20 PM नोंदणी पुस्तक 1 मध्ये

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	1	ADITYARAJ LANDMARK	eChallan	10000502023090902029	MH007893381202324P	500.00	SD	0004131663202324	09/09/2023
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	3	ADITYARAJ LANDMARK	eChallan		MH007893381202324P	100	RF	0004131663202324	09/09/2023

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> सु.भा. म्हेसने सत. दुय्यम निबंधक, कुर्ला-१

> > मुन्दं उपनगर जिल्हा

दुय्यम निवंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 18273/2023

नोदंणी :

Regn:63m

∄ .	गावाचे नाव: हरियाली
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(2)मोबदला	o ·
(3) बाजारभाव(भाडेपटटयाच्या बायतितपटटाकार आकारणी देतो की पटटेदार त तमुद कराव)	1
(4) भ्-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर भाहिती: बिल्डिंग नं. 41,टागोर नगर सुस्वागतम को-ऑप. हौसिंग सोसायटी लिमिटेड,टागोर नगर,व्हिलेज हरियाली,त्रिक्रोळी(पूर्व),मुंबई - 400083. सर्व्हें नं. 113(भाग),सिटी सर्व्हें नं. 355(भाग)व इतर माहिती दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 355 Part ;))
(5) अंत्रफळ	1) 0 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यान अमेल तेव्हा.	
(7) दस्तएवज करन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा रक्षमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेमर्म अहित्यराज लॅडमार्क (मेसर्स आदित्यराज ग्रुप) तर्फे भागीदार गॅकी राजकुमार खुशलानी ह्यांच्या तर्फे कुलमुखत्यार मेहणून नारायण पाल वय:-36; पना:-प्लॉट नं: 101, माळा नं: -, डमारतीच नाव: पुर्णिमा प्राईड, व्लॉक नं: विविद्धिंग नं. 03, रोड नं: टागोर नगर, व्हिलेज हरियाली, विक्रोळी (पूर्व), मंबई, महाराष्ट्र. MUMBAI. पिन कार्ड:-400083 पॅन नं:-ABUFA8168N 2): नाव:-(लिहन घेणार) - द हॉनरेबल चीफ ऑफिनुर, मुंबई बोर्ड - म्हाडा - वय:-30; पना:-प्लॉट नं: -, माळा नं: -, इमारतीच नाव: म्हाडा, ब्लोक नं; गृह निर्माण भवन , रोड नं: कला नगर, बांद्रा (पूर्व), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-
(8)दस्तांप्यज करन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	
(9) दस्तांप्यज करन दिल्याचा दिनांक	09/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	09/09/2023
🖣 (11)अन्क्रमांक,खंड व पृष्ठ	18273/2023
् (12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
• (13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
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2		DHC		0923097104252	900	RF	0923097104252D	09/09/2023
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