

12/05/2026

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई 8

दस्त क्रमांक : 8293/2026

नोंदणी :

Regn:63m

गाव: बांद्रा तालुका: अंधेरी जिल्हा: मुंबई उपनगर जिल्हा

(1) विलेखाचा प्रकार	प्रतिज्ञापत्र
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: बि.तं.18 खेरनगर आश्रय सी.एच.एस. एल सर्व्हे नं. 341 पार्ट, सीटीएस क्र. 607 पार्ट, खेरनगर बांद्रा पुर्व मुंबई-400051, इतर वर्णन दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 607 PART ;))
(5) क्षेत्रफळ	1) 0 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे विन्का रिअल्टर्स प्रा. लि. तर्फे प्राधिकृत व्यक्ती शैलेश हिंजर तर्फे कबुलीजबाबाकरिता मुखत्यार कृष्णा धुमाळ वय:-54; पत्ता:-प्लॉट नं: 404, साळा नं:-, इमारतीचे नाव: निरंजन, ब्लॉक नं: 99, मरीन ड्राईव्ह, मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400002 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/05/2026
(10) दस्त नोंदणी केल्याचा दिनांक	12/05/2026
(11) अनुक्रमांक, खंड व पृष्ठ	8293/2026
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

Affidavit



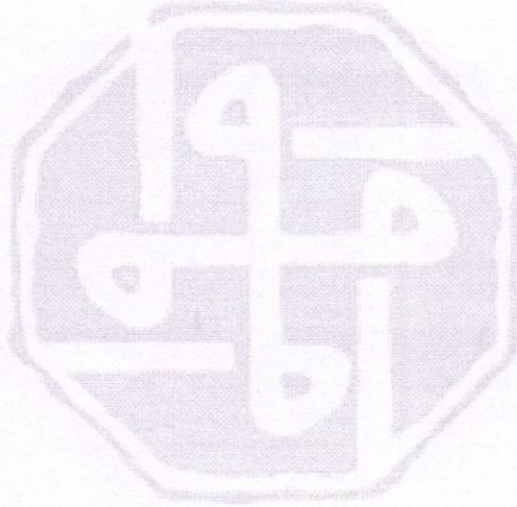
दस्तासोबत सुची II दिली

सह दुय्यम निबंधक मुंबई क्र. ८
मुंबई

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VINCA REALTORS PRIVATE LIMITED	eChallan	10000502026051201912	MH002385586202627P	500.00	SD	0001352973202627	12/05/2026
2		DHC		0526122010219	2400	RF	0526122010219D	12/05/2026
3	VINCA REALTORS PRIVATE LIMITED	eChallan		MH002385586202627P	1000	RF	0001352973202627	12/05/2026

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





CHALLAN
MTR Form Number-6



GRN	MH002385586202627P	BARCODE	[Barcode]		Date	12/05/2026-11:43:38	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AAEXXXXXG			
Office Name	MBI-8_JT SUB REGISTRAR MUMBAI 8			Full Name	VINCA REALTORS PRIVATE LIMITED			
Location	MUMBAI			Flat/Block No.	BUILDING NO.18 KHER NAGAR ASHRAY CHSL			
Year	2026-2027 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	PLOT BEARING SURVEY NO. 341(pt), CTS No.607 (pt) OF VILLAGE BANDRA, KHER			
0030045501	Stamp Duty	500.00		Area/Locality	NAGAR BANDRA (E)			
0030063301	Registration Fee	1000.00		Town/City/District	MUMBAI			
				PIN	4 0 0 0 5 1			
				Remarks (If Any)	SecondPartyName=UNDERTAKING~			
				Amount In	One Thousand Five Hundred Rupees Only			
Total			1,500.00	Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	10000502026051201912	9498927896613			
Cheque/DD No.		Bank Date	RBI Date	12/05/2026-11:44:48	Not Verified with RBI			
Name of Bank		Bank-Branch		STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

Department ID :

Mobile No. : XXXXXX8461

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

सदर - ८		
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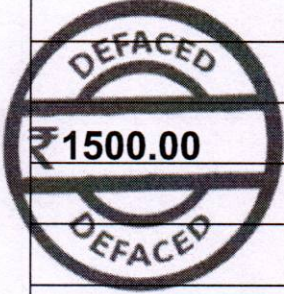




CHALLAN
MTR Form Number-6



GRN	MH002385586202627P	BARCODE			Date	12/05/2026-11:43:38	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AAEXXXXXXG			
Office Name	MBI-8_JT SUB REGISTRAR MUMBAI 8			Full Name	VINCA REALTORS PRIVATE LIMITED			
Location	MUMBAI			Flat/Block No.	BUILDING NO.18 KHER NAGAR ASHRAY CHSL			
Year	2026-2027 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	PLOT BEARING SURVEY NO. 341(pt), CTS No.607 (pt) OF VILLAGE BANDRA, KHER			
0030045501 Stamp Duty		500.00		Area/Locality	NAGAR BANDRA (E) MUMBAI			
0030063301 Registration Fee		1000.00		Town/City/District				
				PIN	4	0	0	0
				PIN			5	1
				Remarks (If Any)	SecondPartyName=UNDERTAKING~			
				Amount In	One Thousand Five Hundred Rupees Only			
Total			1,500.00	Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	10000502026051201912	9498927896613	
Cheque/DD No.				Bank Date	RBI Date	12/05/2026-11:44:48	Not Verified with RBI	
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID : Mobile No. : XXXXXX8461
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-322-8293	0001352973202627	12/05/2026-13:48:04	IGR186	500.00
2	(iS)-322-8293	0001352973202627	12/05/2026-13:48:04	IGR186	1000.00
Total Defacement Amount					1,500.00

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 मबई - ८
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Print Date 12-05-2026 01:48:49



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

Receipt of Document Handling Charges

PRN : 0526122010219

Payment Date : 12/05/2026

Received from **VINCA REALTORS PRIVATE LIMITED**, Mobile number **9226768461**, an amount of **Rs.2400/-** towards Document Handling Charges for the **iSarita 1.9** in the Joint District Registrar office of the District **Mumbai Suburban**.

Payment Details

Bank Name : WIBMOPG

Receipt Date : 12/05/2026

Bank CIN : 10029762026051209819

REF No. : 1872151465445

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

मबई - ८		
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Document **H**andling **C**ha[₹]rges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN : 0526122010219

Payment Date : 12/05/2026

Received from **VINCA REALTORS PRIVATE LIMITED**, Mobile number **9226768461**, an amount of Rs. **2400/-** towards Document Handling Charges for the **iSarita 1.9** on Document No. **MBI8-8293-2026** dated **12/05/2026** in the Joint District Registrar office of the District **Mumbai Suburban**.



Payment Details

Bank Name : WIBMOPG

Receipt Date : 12/05/2026

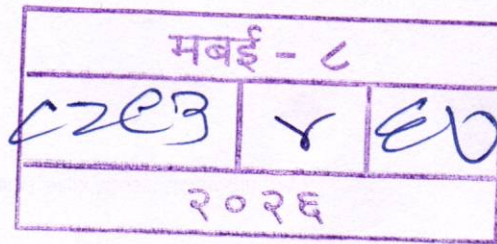
Bank CIN : 10029762026051209819

REF No. : 1872151465445

Deface No : 0526122010219D

Deface Date : 12/05/2026

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

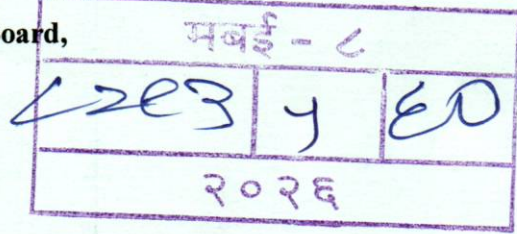


UNDERTAKING

To,

Date-12.05.2026

**The Chief Officer,
The Resident Executive Engineer,
Mumbai Housing and Area Development Board,
3rd Floor, Griha Nirman Bhavan,
Kala Nagar, Bandra (East),
Mumbai – 400051.**



Sub: Request for grant of your "Consent for Occupancy Certificate" for the proposed Redevelopment of existing building No. 18 Kher Nagar Ashray CHSL on plot bearing Survey No. 341(pt.), CTS No. 607 (pt.) of village Bandra, Kher Nagar, Bandra (E), Mumbai - 400 051

Grant of your consent for OC and Payment of Stamp Duty by the Developer.

Ref:

- 1) Government Notification issued under No. TPS-1820/AN37P.K-80/20UD-13 dated 14.01.2021
- 2) Hon. VP & CEO/As circular No. REE/MB/PARIPATRAK/424/2021 dated 25.02.2021.
- 3) MHADA NOC NO. CO/MB/REE/NOC/F-1269/2339/2022 Dtd. 22/09/2022
- 4) MHADA NOC NO. CO/MB/REE/NOC/F-1269/661/2024 Dtd. 15.03.2024

Respected Sir,

We, M/s. Vinca Realtors Private Limited, a Private Company [CIN No. U45400MH2011PTC224135] duly incorporated under the companies Act, 1956, and having registered address at 404 Niranjan, 99, Marine Drive, Marinelines West, Mumbai – 400002 acting through its Authorized Director, Mr. Shailesh Hingarh [hereinafter referred to as the "said Developer"] of "building No. 18 Kher Nagar Ashray CHSL" wherein, the Developer have demolished the existing old building constructed on the plot on the above Society having plot area of 1838.13 Sq. Meters as per "Lease Deed" and in that place thereon constructed new buildings consisting of "A" and "B" Wing on the "said Property".

We do hereby undertake as under:

1. We have availed the benefit of reduction in FSI Premium for Area admeasuring 5607.16 Square Meters as per Government of Maharashtra Notification dated 14.01.2021 and we have passed the benefit of the Stamp Duty for the area admeasuring about 5628.06 Sq. Meters to the respective Purchasers. The details of 74 nos. for the said BUA are as mentioned below for your kind reference.

§

Table No. 1

Stamp Duty & Reg. Charges Paid by the Developer M/s. Vinca Realtors Private Limited

DETAIL OF SOLD PREMISES

Sr. No.	Wing	Flat No.	Rera Carpet area as per approved plan	BUA as per plan	Name of Purchaser, if sold	Date of Registration	Document Registration Number
1	A	201	37.89	42.06	Smt. Pushpa Uttamrao Chandanshive	08-04-25	BBE-11-5817/2025
2	A	401	37.89	41.68	Mrs. Nirmala Avinash Tinaikar	22-01-26	BBE-8-1143/2026
3	A	501	37.89	41.68	Mr. Bhaskar Kacharu Bansode and Mrs. Smita Bhaskar Bansode	30-10-24	BBE-3-18322/2024
4	A	601	37.89	41.68	Mrs. Kasireddy Vanireddy	11-05-24	BBE-8-7229/2024
5	A	701	37.89	41.68	Mrs. Chetna Ritesh Dave and Ritesh Radheshyam Dave	23-02-24	BBE-1-2642/2024
6	A	706	36.89	40.58	Mrs. Ranu Debesh Singha and Others	24-05-24	BBE-8-7946/2024
7	A	801	37.89	45.47	Mrs. Netra Himanshu Churi and Himanshu Abhay Churi	01-07-25	BBE-10-11487/2025
8	A	901	37.89	41.68	Mrs. Niyatee Ninad Sawant and Ninad Gopal Sawant	22-08-25	BBE-11-15825/2025
9	A	1006	36.89	40.58	Mrs. Marrisa Iona Mascarenhas and Others	30-12-25	BBE-8-20655/2025
10	A	1201	37.89	41.68	Mrs. Monika Harishnath Chandeshware and Mr. Vilas Prabhakar Bansode	09-05-25	BBE-14-8488/2025
11	A	1206	36.89	40.58	Mr. Anil Kumar Ramadhar Singh and Mrs. Smita Singh	24-03-26	BBE-11-5954/2026
12	A	1301	37.89	41.68	Smt. Soni Sweta and Shri. Daya Shankar	16-10-25	BBE-8-16610/2025
13	A	1306	36.89	40.58	Mrs. Manju Sharma	10-03-26	BBE-10-4480/2026
14	A	1605	66.77	73.45	Mr. Praveen Verma and Mrs. Nidhi Verma	21-07-25	BBE-10-12633/2025
15	B	102	98.66	109.51	Unsold		
16	B	201	81.51	89.66	Unsold		
17	B	202	98.66	108.53	Unsold		
18	B	203	62.8	64.92	Mr. Nitin Ashok Gosavi and Mrs. Vaishali Nitin Gosavi	18-02-26	BBE-8-2869/2026
19	B	204	62.98	69.28	Unsold		
20	B	301	81.51	89.66	Unsold		
21	B	302	98.66	108.53	Unsold		
22	B	303	62.8	69.08	Unsold		
23	B	304	62.98	69.28	Unsold		
24	B	401	81.51	89.66	Unsold		
25	B	402	98.66	108.53	Unsold		
26	B	403	62.8	69.08	Unsold		
27	B	404	62.98	69.28	Unsold		
28	B	501	81.51	89.66	Unsold		

29	B	502	98.66	108.53	Unsold		
30	B	503	62.8	69.08	Unsold		
31	B	504	62.8	64.92	Sujata Sharad Satam	16-04-26	BBE-11-8005/2026
32	B	601	81.51	89.66	Unsold		
33	B	602	98.66	108.53	Unsold		
34	B	603	62.8	64.92	Mr. Bhupendra Trikam Solanki and Others	27-01-26	BBE-8-1341/2026
35	B	604	62.98	64.92	Ms. Malvika Manish Deshmukh	15-04-25	BBE-11-6231/2025
36	B	701	81.51	89.66	Unsold		
37	B	702	98.66	108.53	Unsold		
38	B	703	62.8	64.92	Mrs. Anupama Tiwari	06-03-26	BBE-10-4287/2026
39	B	704	62.98	64.92	Mr. Pramod Kumar Varma and Mrs. Anjali Varma	16-12-25	BBE-10-22348/2025
40	B	801	81.51	97.81	Unsold		
41	B	802	98.66	113.57	Mr. Manil Pinto and Mrs. Nisha Dsouza	30-03-25	BBE-10-5339/2025
42	B	803	62.8	75.36	Unsold		
43	B	901	81.51	89.66	Unsold		
44	B	902	98.66	108.53	Unsold		
45	B	903	62.8	69.08	Unsold		
46	B	904	62.98	69.28	Unsold		
47	B	1001	81.51	89.66	Unsold		
48	B	1002	98.66	104.1	Mr. Yatharth Bhuwalka and Pooja Bansal	08-06-25	BBE-9-8680/2025
49	B	1003	62.8	69.08	Unsold		
50	B	1004	62.98	69.28	Unsold		
51	B	1101	81.51	89.66	Unsold		
52	B	1102	98.66	104.1	Mrs. Shweta Rahul Naik and Mr. Rahul Raghunath Naik	05-05-25	BBE-11-7888/2025
53	B	1103	62.8	64.92	Mrs. Varsha Kapil Doshi	17-10-25	BBE-11-19730/2025
54	B	1104	62.98	64.92	Mr. Ramendra Sinha and Mrs. Swati Anant	04-09-25	BBE-11-16684/2025
55	B	1201	81.51	89.66	Unsold		
56	B	1202	98.66	104.1	Mr. Deepak Kumar Parihar	26-08-25	BBE-8-13857/2025
57	B	1203	62.8	64.92	Mr. Abhinay Jaiswal and Mrs. Swati Jaiswal	30-04-25	BBE-11-7600/2025
58	B	1204	62.98	64.92	Mr. Satish Chandra Gupta and Mrs. Vandana Gupta	24-10-25	BBE-11-20052/2025
59	B	1301	81.51	89.66	Unsold		
60	B	1302	98.66	104.1	Mr. Kaizar Kotwal and Others	14-01-26	BBE-8-633/2026
61	B	1303	62.8	64.92	Mr. Sunil Vinayak Zode	24-12-25	BBE-8-20368/2025
62	B	1304	62.98	64.92	Mr. Pawan Kumar and Mrs. Neelchhavi Garg	04-09-25	BBE-11-16682/2025
63	B	1402	98.66	104.1	Mrs. Lovine Joseph	06-06-25	BBE-11-10242/2025
64	B	1403	62.8	64.92	Mr. Rajendra Trilokchand Gupta and Mrs. Geete Rajendra Gupta	04-10-25	BBE-11-18781/2025
65	B	1404	62.98	64.92	Mr. Prakash Chandra Jain	23-05-25	BBE-10-9117/2025
66	B	1501	81.51	86.37	Mr. Himanshu Jain and Mrs. Puja Himanshu Jain	27-02-24	BBE-10-3271/2024
67	B	1503	62.8	65.51	Mr. Anilbhai Jayakarbai Parmar	18-11-24	BBE-11-19370/2024

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68	B	1602	98.66	104.1	Mrs. Krishna Sharma and Mr. Arjun Sharma	04-08-25	BBE-11-14605/2025
69	B	1702	98.66	104.1	Mrs. Anushka Aniruddha Jewlikar and Mr. Aniruddha V. Jewlikar	15-03-25	BBE-14-4427/2025
70	B	1703	62.89	64.92	Mr. Latesh Shekar Shetty	30-09-24	BBE-14-17268-2024
		1704	62.89	64.92			
71	B	1903	62.89	64.92	Mr. Ajay Dilkhush Sarupria	07-05-25	BBE-10-7913/2025
		1904	62.89	64.92			
72	B	2003	62.8	64.92	Ms. Ishita Chelawat and Mrs. Mamta Shailesh Hingarh	29-05-25	BBE-11-9621/2025
73	B	2004	62.98	64.92	Ms. Ishita Chelawat and Mrs. Mamta Shailesh Hingarh	29-05-25	BBE-11-9622/2025
		Total	5287.18	5628.06			

TOTAL BUA = **5628.06 Sq. Meters.**

- The Purchasers of sold flats have issued their certificate, confirming the Stamp Duty amount is paid by us. i.e., the Developer in terms of Government Notification issued under No. TPS-1820/AN37P.K-80/20UD-13 dated 14-01-2021.
- We hereby indemnify and undertake that as and when the sold flats listed in Table No.1 above, we will pay the stamp duty for the same.
- We have already uploaded the Flat details of as mentioned above in our website_www.sajaydevelopers.com as per the guidelines of Government Notification issued under No. TPS-1820/AN37P.K-80/20UD-13 dated 14-01-2021.

Thanking You,
Yours Faithfully,

M/s. Vinca Realtors Private Limited

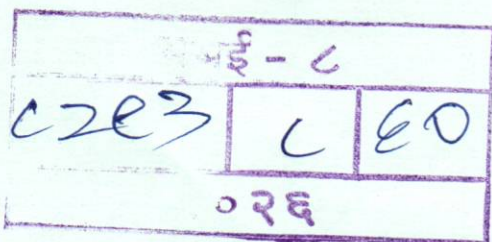
VINCA REALTORS PRIVATE LIMITED



Authorized Signatory

① Vishal Chavan

② Vipul Chavan



सूची क्र.2

दुयम निबंधक : सह दु.नि. अंधेरी 7

06/04/2022

दस्त क्रमांक : 6534/2022

नोंदणी :

Regn:63m

गावाचे नाव : बांद्रा

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	383481000
(3) बाजारभाष(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	317505000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास) 1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: जमीन व बांधकाम सि टी एस नं. 607(पार्ट) सर्वे नं. 341(पार्ट), बिल्डिंग नं.18 खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., खेरनगर, बांद्रा - पश्चिम, मुंबई - 400051. एकूण क्षेत्रफळ 1872.32 हिलेज - बांद्रा(पूर्व). विकसन करारनामा अभिनिर्णय क्रमांक एडीजे/1100900/135/2022 दि. 30/03/2022((C.T.S. Number : 607 (Part) Survey No. 341 (Pt) ;))

(5) क्षेत्रफळ 1) 1872.32 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

- 1): नाव:-खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली. चे चेअरमन श्यामलाल पानमल सेठिया - वय:-76; पत्ता:-प्लॉट नं: बिल्डिंग नं.18, माळा नं: -, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAEAK4032F
- 2): नाव:-खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली. चे सेक्रेटरी काशिनाथ शंकर नाईक - वय:-63; पत्ता:-प्लॉट नं: बिल्डिंग नं.18, माळा नं:-, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAEAK4032F
- 3): नाव:-खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली. चे खजिनदार किशोर कडू चौधरी - वय:-49; पत्ता:-प्लॉट नं: बिल्डिंग नं.18, माळा नं:-, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAEAK4032F
- 4): नाव:-प्रचीता पी. होनावर, अभिषेक पी.होनावर, अदिती पी.होनावर, राजेश्वरी एस. मेस्ता, विद्या नि.सामंत, प्रवीण व्ही.पंडित, प्रीती प्रवीण पंडित तर्फे मुख्यालय - स्वप्ना दिपक जाधव व स्व:त करिता वय:-61; पत्ता:-प्लॉट नं: सदनिका नं. 931, बिल्डिंग नं.18, माळा नं: तळ मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ABUPJ5529Q
- 5): नाव:-अनुसया दामू भोये वय:-65; पत्ता:-प्लॉट नं: सदनिका नं. 932, बिल्डिंग नं. 18, माळा नं: तळ मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ACCPB7571K
- 6): नाव:-रमेश वसंत हुळदणकर वय:-69; पत्ता:-प्लॉट नं: सदनिका नं. 933, बिल्डिंग नं.18, माळा नं: तळ मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ACXPH2724B
- 7): नाव:-विशालक्षी कोरगा पुजारी वय:-77; पत्ता:-प्लॉट नं: सदनिका नं. 934, बिल्डिंग नं.18, माळा नं: तळ मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-CYDPP7967G
- 8): नाव:-विजय रामभाऊ घारे वय:-67; पत्ता:-प्लॉट नं: सदनिका नं. 936 बिल्डिंग नं.18, माळा नं: तळ मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-BNEPG8956M
- 9): नाव:-एस. अलंकाराम - वय:-67; पत्ता:-प्लॉट नं: सदनिका नं. 937 बिल्डिंग नं.18, माळा नं: तळ मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-
- 10): नाव:-सुधीर शंकर पाटील वय:-48; पत्ता:-प्लॉट नं: सदनिका नं. 938 बिल्डिंग नं.18, माळा नं: तळ मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AREPP9672J
- 11): नाव:-रुपाली संदीप बुटे लग्नापूर्वी चे नाव रुपाली शंकर पाटील - वय:-42; पत्ता:-प्लॉट नं: सदनिका नं. 938 बिल्डिंग नं.18, माळा नं: तळ मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-MPP2057R
- 12): नाव:-सविता भूषण पाटील वय:-41; पत्ता:-प्लॉट नं: सदनिका नं. 938 बिल्डिंग नं.18, माळा नं: तळ मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-BLGPM0475D
- 13): नाव:-राघव राजू शेठ्टी वय:-70; पत्ता:-प्लॉट नं: सदनिका नं. 939, बिल्डिंग नं.18, माळा नं: तळ मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051, रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-APSPS9912A
- 14): नाव:-संजय सिताराम सावंत वय:-57; पत्ता:-प्लॉट नं: सदनिका नं. 940, बिल्डिंग नं.18, माळा नं: 1ला मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051, रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AMRPS0816R
- 15): नाव:-प्रवीण सिताराम सावंत वय:-49; पत्ता:-प्लॉट नं: सदनिका नं. 940, बिल्डिंग नं.18, माळा नं: 1ला मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051, रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ANOPS7042M
- 16): नाव:-कमलाकर शिवराम गांवकर वय:-57; पत्ता:-प्लॉट नं: सदनिका नं. 941, बिल्डिंग नं.18, माळा नं: 1ला मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-BBPPG7438B
- 17): नाव:-काशिनाथ शंकर नाईक वय:-63; पत्ता:-प्लॉट नं: सदनिका नं. 942, बिल्डिंग नं.18, माळा नं: 1ला मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051, रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AHWPN0526H
- 18): नाव:-आशुतोष अनंत दातार वय:-57; पत्ता:-प्लॉट नं: सदनिका नं. 944, बिल्डिंग नं.18, माळा नं: 1ला मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ACYPD4939P
- 19): नाव:-सीना आशुतोष दातार वय:-48; पत्ता:-प्लॉट नं: सदनिका नं. 944, बिल्डिंग नं.18, माळा नं: 1ला मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AHSPD8620L
- 20): नाव:-किशोर कडू चौधरी वय:-49; पत्ता:-प्लॉट नं: सदनिका नं. 945, बिल्डिंग नं.18, माळा नं: 1ला मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AFQPC5450B
- 21): नाव:-शंकर अर्जुन शिंदे वय:-65; पत्ता:-प्लॉट नं: सदनिका नं. 946, बिल्डिंग नं.18, माळा नं: 1ला मजला



मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-EOMPS0775C
 51): नाव:-अनिता अरुण शिंदे वय:-65; पत्ता:-प्लॉट नं: सदनिका नं. 978, बिल्डिंग नं.18, माळा नं: 2रा मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-DGEP50428H
 52): नाव:-महेशकुमार मदनलाल जैन वय:-43; पत्ता:-प्लॉट नं: सदनिका नं. 979, बिल्डिंग नं.18, माळा नं: 2रा मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ABOPJ6392F
 53): नाव:-महेश मदनलाल जैन वय:-43; पत्ता:-प्लॉट नं: सदनिका नं. 980, बिल्डिंग नं.18, माळा नं: 2रा मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-ABOPJ6392F
 54): नाव:-अलका बबन धरत वय:-64; पत्ता:-प्लॉट नं: सदनिका नं. 981, बिल्डिंग नं.18, माळा नं: 2रा मजला, इमारतीचे नाव: खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली., ब्लॉक नं: बांद्रा-पूर्व, मुंबई-400051., रोड नं: खेरनगर, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AFMPG6698H

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

(9) दस्तऐवज करून दिल्याचा दिनांक

(10)दस्त नोंदणी केल्याचा दिनांक

(11)अनुक्रमांक, खंड व पृष्ठ

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

(14)शेरा

1): नाव:-विका रियल्टर्स प्राय.ली. चे संचालक शैलेश हिगड - - वय:-55; पत्ता:-प्लॉट नं: 404, माळा नं: -, इमारतीचे नाव: निरंजन, ब्लॉक नं: मुंबई - 400002, रोड नं: मरीन ड्राईव्ह,, महाराष्ट्र, MUMBAI. पिन कोड:-400002 पॅन नं:-AAECV1098G

30/03/2022

06/04/2022

6534/2022

19605100

30000



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

दस्तासोबत सूची क्र. II

खरी प्रत



सह. दृष्ट्यत निबंधक, अंधेरी क्र. ७
मुंबई उपनगर जिल्हा

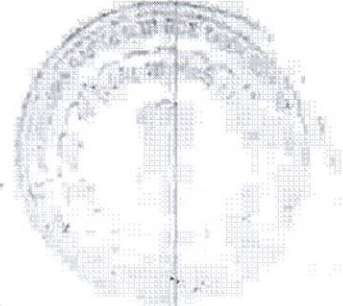
मुंबई - ८		
८२८३	११	६१०
२०२६		



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/135/2022	376	19605100	SD		
2		DHC		0504202201097	1000	RF	0504202201097D	05/04/2022
3		DHC		0504202201052	2000	RF	0504202201052D	05/04/2022
4		DHC		0504202201389	2000	RF	0504202201389D	05/04/2022
5		DHC		0504202201344	2000	RF	0504202201344D	05/04/2022
6		DHC		0504202201400	2000	RF	0504202201400D	05/04/2022
7		eChallan		MH000074200202223P	30000	RF	0000072724202223	05/04/2022

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



मबई - ८		
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महाराष्ट्र शासन

मालमत्ता पत्रक

18274

गाव/पेठ : बांद्रा (पुर्व)	तालुका/न.भू.का. : नगर भूमापन अधिकारी, बांद्रा	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर : प्लॉट नंबर : क्षेत्र चौ.मी.	धारणाधिकार
६०७	१०४९४.००	एच-१
		शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
		०

सुविधाधिकार
हक्काचा मुळ धारक H
वर्ष: १९६५ महाराष्ट्र गृहनिर्माण मंडळ
पट्टेदार
इतर भार -
इतर शेर -

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्करण
०९/०२/१९९९	अर्ज, जबाब, महाराष्ट्र गृहनिर्माण आणि क्षेत्र विकास प्राधिकरण यांचे कडिल भाडेकरार, सुचि क्रं ॥ या अन्वये ६५००/- चौ.फूट म्हणजेच ६०३.८ चौ.मी क्षेत्रास पट्टेदार सदरी नांव दाखल केलेची नोंद घेतली मुदत ३० वर्ष सन १९७४ पासून.		L नवा कर्नाटक संघ क्षेत्र ६५०० चौ फूट म्हणजेच ६०३.८ चौ.मि.	सही- ०९/०२/१९९९ न.भू.अ.बांद्रा.
२५/०८/२००६	अर्ज, जबाब मा.सह दुय्यम निबंधक अंधेरी मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत भाडेपट्टा करारनामा क्र.पी बदर-१/८७१/९७ ता.१४.१०.९९ अन्वये १.१२.९९ चा ९९ वर्षे भाडेपट्टा करारनामाने पट्टेदार म्हणून खेरनगर गणेश कृपा को.ऑप हौसिंग सोसायटी, क्षेत्र १११९.१३ चौ.मि. या नांवाची नोंद केली.		L खेरनगर गणेश कृपा को.ऑप हौसिंग सोसायटी क्षेत्र १११९.१३ चौ.मि	फेरफार क्रं. १६७१ प्रमाणे सही- २५/०८/२००६ न.भू.अ.बांद्रा
२४/०३/२०१७	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद/२०१५; पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बांद्रा (पुर्व)/फे.क्र.५१६९ दिनांक २४/०३/२०१७ अन्वये मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी दहा हजार चारशे चौऱ्याणव पुर्णक शुन्य दशांश चौ.मी दाखल केले.			फेरफार क्रं. ५१६९ प्रमाणे सही- २४/०३/२०१७ न.भू.अ.बांद्रा

हे मालमत्ता पत्रक डिजिटली साईन केलेले आहे

हि मिळकत पत्रिका (दिनांक २/२१/२०१९ १२:००:०० AM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक ६/२१/२०२१ १:१४:५१ PM

वैधता पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSLRL/propertycard> या संकेत स्थळावर जाऊन २२०५१०००१७६५४२८ हा क्रमांक वापरावा.



मध्यस्थ - ८

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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

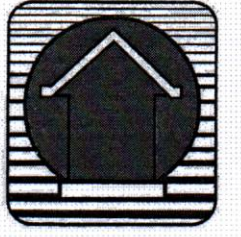
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD

(A MHADA UNIT)



म्हाडा
MHADA



No.CO/MB/REE/NOC/F-1269/661—/2024

Date: 15 MAR 2024

To,
The Executive Engineer (Western Suburb),
Building Permission Cell,
Greater Mumbai, MHADA,
Bandra (E), Mumbai 400 051.

Sub: N. O. C. for Redevelopment of existing **Building No. 18**, known as Kher Nagar **Ashray CHSL** bearing CTS No. 607(pt), Kher Nagar, Bandra (E), Mumbai 400 051 under DCPR-2034.

Ref: 1. This office NOC letter No. CO/ MB/ REE/ NOC/ F-1269/2339/ 2022 Dtd.22.09.2022
2. Offer letter No. CO/ MB/ REE/ NOC/ F-1269/551/ 2023 Dtd.23.02.2023
3. Society letter dated 02.01.2024
4. Society letter dated 23.02.2024


Sir,

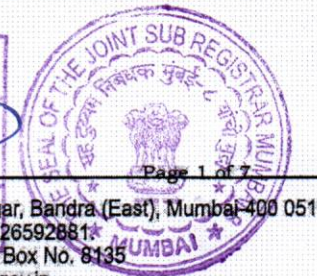
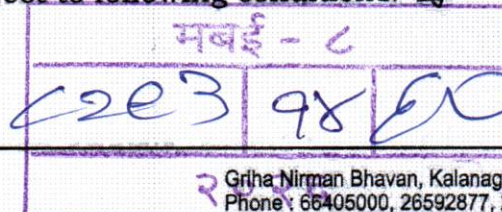
The applicant has complied requisites for obtaining No Objection Certificate (NOC) for allotment of additional buildable area for redevelopment of their building under subject. There is no objection of this office to undertake construction as per the proposal of the said society under certain terms and conditions, as details given below.

Allotment of additional BUA approved and allotted by this NOC is as under:

The said allotment is on sub-divided plot admeasuring about **1,838.13 m²** (1,051.43 m² Lease deed + Tit Bit Area 786.70 m²) as per layout plan.

- Earlier this office has issued NOC vide letter under ref. no.1 for BUA **7207.18 m²** [Existing BUA 1,600.02 m² + Addl. BUA 3,914.37 m² + prorata BUA 1692.79 m²] (Resi. use) .
- Thereafter, as requested by society the offer letter vide letter under ref. no.2 for **2000.00 m²** prorata BUA was issued. Now, the society has paid premium towards 1st & 2nd installment of this offer letter. Accordingly, BUA **1,000.00m²** (out of 2000.00m² BUA) is allotted through this NOC.

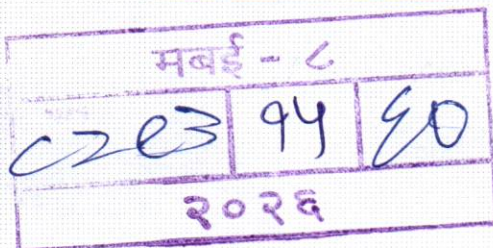
The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt.04/06/2007, A. R. No. 6397 dated 5/05/2009 , A. R. No. 6422 dated 07.08.2009 and A.R. no. 6749, Dt. 11/07/2017 and circular dated 16/06/2011 & 21/12/2011 subject to following conditions. 



1. The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal, with the 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 MHADA Board will not be responsible for any mishap or irregularity at any time.
5. **The built up area permitted as per statement below.**

Table - 1


Sr. No.	Particular	BUA In m2
1)	a) Plot area as per demarcation plan :- i. Plot area as per Lease Deed 1,051.43m ² ii. Tit Bit Area <u>803.07 m²</u> Total Plot Area 1,854.50 m ² b) Plot Area as per Layout 1,838.13 m ² • Plot area Considered for FSI calculation 1838.13 m² • Hence, Tit-bit Area considered as (b)-(a i)= 786.70 m ²	1,838.13
2)	Permissible FSI	3.00
3)	Permissible BUA (1838.13 m ² x 3.00)	5,514.39
4)	Pro-rata BUA	3,692.79
5)	Total BUA (2+3+4)	9,207.18
6)	Total BUA permitted for obtaining I.O.A. a) BUA allotted through earlier NOC dt. 22.09.2022 = 7,207.18 m ² b) As per offer letter dtd.23.02.23 BUA = <u>2000.00 m²</u> Total BUA 9,207.18 m ²	9,207.18 (Resi. Use)
7)	Total built up area permitted for obtaining Commencement Certificate a) BUA allotted through earlier NOC dt. 22.09.2022 • Existing BUA 1,600.02 m ² • Additional BUA 3,914.37 m ² • Prorata BUA <u>1,692.79 m²</u> Total BUA 7,207.18 m ² b) BUA allotted through this NOC. i. BUA (Proportionate to the 1st & 2nd Installment paid by the Society as per Offer letter dtd.23.02.2023) <u>1000.00m²</u> Total BUA (a+b) = <u>8207.18 m²</u> • The society has also paid 5/7 Development Cess of Rs. 91,38,000/- towards entire BUA 2000.00 m ² as per offer letter dtd.23.02.2023 vide Receipt No.962561, dt.30.01.2024 to the Planning Authority/ MHADA.	8,207.18 (Resi. Use)



6. No additional F.S.I. should be utilized other than mentioned above and the minimum rehabilitation carpet area shall be as defined in DCPR-2034 clause no.2.1 Explanation-b.
7. The work should be carried out within the land underneath & appurtenant to the society / society's building or plot leased by the Board / 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** purpose only as mentioned table no.1 above. 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, Bandra 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 redevelopment and obtain separate water meter & water connection.
12. The society shall have to obtain approval for amended plans as and when amended else 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 Resident Executive Engineer / Mumbai Board as token of your approval.
14. The Chief Officer / Mumbai Board reserve the right to cancel NOC without giving any notice.
15. All the terms and conditions mentioned in Offer letter, will be applicable to the society.
16. The redevelopment proposal should be prepared adhering to the Redevelopment Plan reservation, Building regulations and any other rules applicable to building construction by the EE,BP Cell, Greater Mumbai / MHADA.
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 Society 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 / Bandra Div. / M.B. under intimation to this office.
19. If Society 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.

मजदुरी - ८		
८२२३१६	६०	
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20. The construction 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 Society 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 NOC, during course of demolition of old buildings & during course of redevelopment work if any mishap / collapse occur, the entire responsibility of the same will lie with the society. However all the necessary precautionary measures shall be taken to avoid mishap / collapse and the work of demolition & redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.
24. The proposal of issue of NOC for obtaining occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA to the newly constructed building will have to be submitted along-with the following documents / information.
 - a) Copy of approved plan along-with copy of IOD & C.C. from EE,BP Cell, 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. Matching statement i.e. Name of occupant, Room No., existing area and proposed allotted area.
 - b) The concerned Architect & Society should give 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 agreement executed with the occupiers.
 - c) Photographs of the newly constructed building taken from various angles.
25. If it is subsequently found that the documents / information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and Society will be held responsible for the consequences / losses, if any thereof if arises in future.
26. Necessary trial pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be 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. 

मंबई - ८		
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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 D.C.R. 33(5), DCPR 2034.
30. All the dues should be cleared by Society before issue of Occupation Certificate.
31. All the terms and conditions mentioned in the Layout which was processed to E.E./BP Cell / MHADA shall be applicable to the society.
32. 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.
33. The society will have to submit stability of the existing structure / proposed work through Registered Licensed Structural Engineer to MCGM.
34. 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.
35. The society will have to obtain approval for amended plans as and when the Society amends the plans.
36. 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
37. The pro-rata charges towards construction of D. P. as implemented by MCGM will be paid from the premium received 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 favor of Chief Accounts Officer / MHAD Board.
38. Before issuing the NOC for Occupation Tanker Water or Extra Water charges payment clearance should be produced by the Society
39. The redevelopment Proposal should be approved adhering to the Redevelopment Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in Planning Authority, MHADA.
40. The charges as may be levied by MCGM/MHADA, from time to time (apart from FSI charges), for e.g. Pro-rata charges for Roads, shall be paid by the society to MCGM /MHADA directly, on demand from MCGM/MHADA.
41. The society shall indemnify MHADA against any legal action regarding payment of stamp duty for a) Transfer of built tenements to beneficiaries and b) Purchase of balance FSI /T. D. R. etc. as may be required under

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provisions of Stamp Duty Act.

42. This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.100/-)
43. 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.
44. This NOC is issued based on the documents submitted by the society/applicant. If there is any forged documents submitted by the Society/Applicant then this office will not be held responsible for any consequences.
45. This NOC is issued for the purpose of IOA and approval of plans for BUA of **9,207.18m²** and Commencement certificate for BUA **8,207.18 m²** (Resi. use) (1,600.02 m² Existing BUA + 6,607.16 m² Addl. BUA) as shown in table no.1 above.
46. 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.
47. 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.

It is, therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions as mentioned above. In case of any breach to above terms and condition, the NOC will stand cancelled

(Draft approved by CO/MB)



(Prakash Sanap)
Resident Executive Engineer,
Mumbai Board.

वर्क - ८		
८२३	१९	९०
२०२६		



✓ **Copy to The Secretary, Building No. 18, known as Kher Nagar Ashray CHSL,** bearing CTS No. 607(pt), Kher Nagar, Bandra (E), Mumbai 400 051

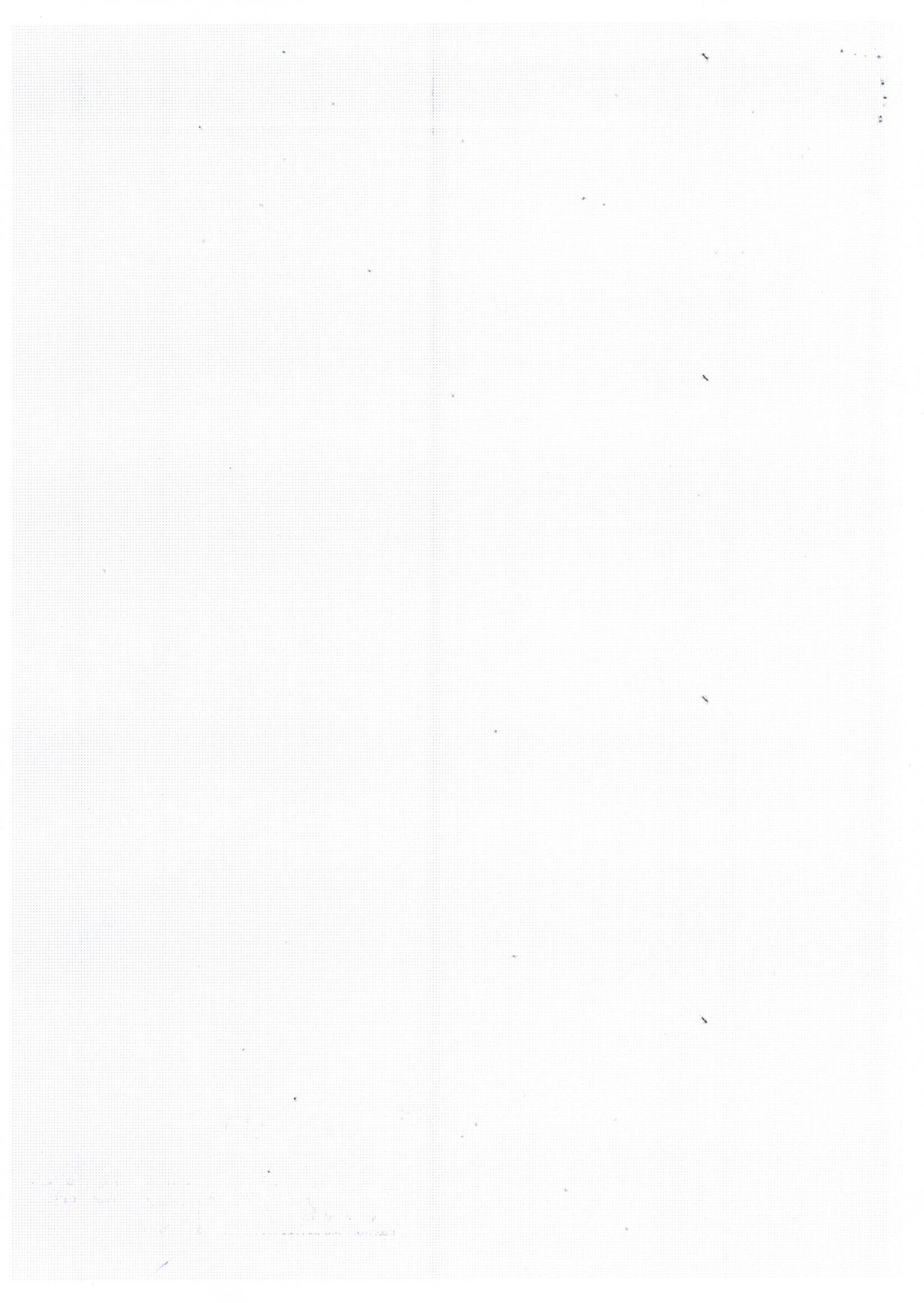
Copy to Architect/L.S. : M/s. Ellora Project Con. Pvt LTD, Bldg No.7, Room No.317-321, Ninad CHSL, Kher Nagar, Bandra (East), Mumbai - 400 051 For information.

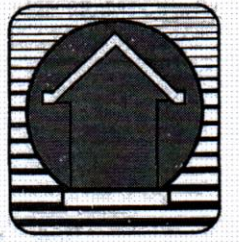
Copy forwarded to information and necessary action in the matter to the: -

1. Executive Engineer, Housing Bandra Division.
 - i) to take necessary action as per demarcation & as per prevailing policy of MHADA.
 - ii) to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
 - iii) to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
2. Copy to Architect / Layout cell / M.B.
3. Copy to Asst. Clerk for MIS record.

मबई - ८		
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२०२६		







No.CO/MB/REE/NOC/F-1269/2339 /2022
Date: 22 SEP 2022

To,
The Executive Engineer (Western Suburb),
Building Permission Cell,
Greater Mumbai, MHADA,
Bandra (E), Mumbai 400 051.

Sub: N. O. C. for Proposed Redevelopment of existing **Building No. 18**, known as Kher Nagar **Ashray CHSL** bearing CTS No. 607(pt), Kher Nagar, Bandra (E), Mumbai under DCPR-2034.

Ref: 1. Urban Development Department's Order No.टिपीएस-१८२०/ अनौ.२७/ प्र.क्र.८०/२०/नवि-१३, dated 14.01.2021.
2. This Office Offer letter No.CO/MB/REE/NOC/F-1269/2006/2021, Dated - 18.08.2021
3. Society letter dated 06.09.2021

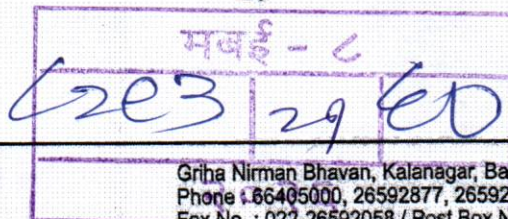
Sir,

The applicant has complied requisites for obtaining No Objection Certificate (NOC) for allotment of additional buildable area for redevelopment of their building under subject. There is no objection of this office to undertake construction as per the proposal of the said society under certain terms and conditions, as details given below.

Allotment of additional BUA approved and allotted by this NOC is as under:

- The above allotment is on sub-divided plot admeasuring about **1838.13 m²** (1051.43 m² Lease deed + Tit Bit Area 786.70 m²) as per layout plan. The built up area shall be permitted up to existing BUA 1,600.02 m² + Add.BUA 3,914.37 m² + 75 % Pro-rata BUA 1,493.64 m² + Pro-rata 199.15 m² from balance BUA of layout as per A.R. No. 6260 dtd.04.06.2007 & 6615 dtd.06.08.2013. Thus Total **7,207.18 m²**. BUA is permitted.
- Now, the society has paid premium towards additional built up area of 5,607.16 m², hence Addl. BUA **5,607.16 m²** (Residential Use) is allotted through this NOC.

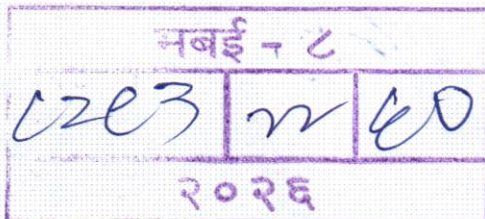
The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt.04/06/2007, A. R. No. 6397 dated 5/05/2009 , A. R. No. 6422 dated 07.08.2009 and A.R. no. 6749, Dt. 11/07/2017 and circular dated 16/06/2011 & 21/12/2011 & Govt. Resolution dated 14.01.2021 subject to following conditions.



1. The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal, with the 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 MHADA Board will not be responsible for any mishap or irregularity at any time.
5. **The built up area permitted as per statement below.**

Table - 1

Sr. No.	Built up Area	In m2
1)	a) Plot area as per demarcation plan i. Plot area as per Lease Deed Area 1051.43 m2 ii. Tit Bit Area <u>803.07 m2</u> Total Plot Area 1854.50 m2 b) Plot Area as per Layout 1838.13 m2 • Plot area Considered for FSI calculation 1838.13 m2 • Hence, Tit-bit Area considered as (b-i)= 786.70 m2	1838.13
2)	Permissible FSI	3.00
3)	Permissible BUA (1838.13 m ² x 3.00)	5,514.39
4)	Permissible 75% Pro-rata BUA (36.88 x 75% x 54) =1,493.64 m2	1,493.64
5)	Pro-rata from balance BUA of layout as per A.R. No. 6260 dtd.04.06.2007 & 6615 dtd.06.08.2013	199.15
6)	Total BUA (3+4+5)	7,207.18
7)	Total built up area permitted for obtaining I.O.A. • Existing BUA 1,600.02 m2 • Additional BUA <u>5,607.16 m2</u> Total BUA 7,207.18 m2	7,207.18
8)	Total built up area permitted for obtaining Commencement Certificate i. 1,600.02 m ² Existing Built up area ii. 5,607.16 m ² (for residential use) as per payment of the all installment (for Residential use) permitted through this NOC. (Proportionate to the first installment paid by the society as per offer letter under reference no.2) a) However further CC for above additional BUA 5,607.16 m ² (for Residential use) shall be issued only after the Tri-partite Agreement, as per Circular dtd.16.03.2021 of Housing department, GoM is executed and the copy of the same is submitted by the society.	7,207.18



	<p>b) Society / Developer shall have to pay the entire stamp duty of prospective buyers for the 5,607.16 m² area for which 50 % reduction in premium is availed by society as per UDD's G.R. dtd. 14.01.2021 and same is allotted vide this NOC.</p> <p>The proposed plans submitted by Society/ Developer/ Architect showing earmarked BUA of 5,607.16 m² (for Residential use) are attached herewith.</p>	
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6. No additional F.S.I. should be utilized other than mentioned above and the minimum rehabilitation carpet area shall be as defined in DCPR-2034 clause no.2.1 Explanation-b.
7. The work should be carried out within the land underneath & appurtenant to the society / society's building or plot leased by the Board / 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** 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, Bandra 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 redevelopment and obtain separate water meter & water connection.
12. The society shall have to obtain approval for amended plans as and when amended else 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 Resident Executive Engineer / Mumbai Board as token of your approval.
14. The Chief Officer / Mumbai Board reserve the right to cancel NOC without giving any notice.
15. All the terms and conditions mentioned in Offer letter, will be applicable to the society.
16. The redevelopment proposal should be prepared adhering to the Redevelopment Plan reservation, Building regulations and any other rules applicable to building construction by the EE,BP Cell, Greater Mumbai / MHADA.
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.

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18. The Society 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 / Bandra Divn. / M.B. under intimation to this office.
19. If Society 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 construction 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 Society 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 NOC, during course of demolition of old buildings & during course of redevelopment work if any mishap / collapse occur, the entire responsibility of the same will lie with the society. However all the necessary precautionary measures shall be taken to avoid mishap / collapse and the work of demolition & redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.
24. The proposal of issue of NOC for obtaining occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA to the newly constructed building will have to be submitted along-with the following documents / information.
 - a) Copy of approved plan along-with copy of IOD & C.C. from EE,BP Cell, 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. Matching statement i.e. Name of occupant, Room No., existing area and proposed allotted area.
 - b) The concerned Architect & Society should give 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 agreement executed with the occupiers.
 - c) Photographs of the newly constructed building taken from various angles.
25. If it is subsequently found that the documents / information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and Society will be held responsible for the consequences / losses, if any thereof if arises in future

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26. Necessary trial pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be 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 D.C.R. 33(5), DCPR 2034.
30. All the dues should be cleared by Society before issue of Occupation Certificate.
31. All the terms and conditions mentioned in the Layout which was processed to E.E./BP Cell / MHADA shall be applicable to the society.
32. 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.
33. The society will have to submit stability of the existing structure / proposed work through Registered Licensed Structural Engineer to MCGM.
34. 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.
35. The society will have to obtain approval for amended plans as and when the Society amends the plans.
36. 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
37. The pro-rata charges towards construction of D. P. as implemented by MCGM will be paid from the premium received 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 favor of Chief Accounts Officer / MHAD Board.

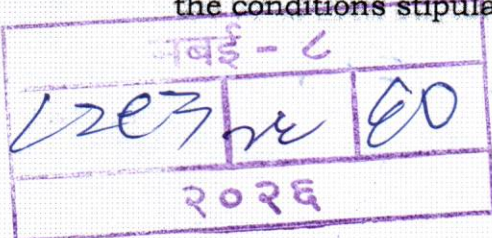
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38. Before issuing the NOC for Occupation Tanker Water or Extra Water charges payment clearance should be produced by the Society
39. The redevelopment Proposal should be approved adhering to the Redevelopment Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in Planning Authority, MHADA.
40. The charges as may be levied by MCGM/MHADA, from time to time (apart from FSI charges), for e.g. Pro-rata charges for Roads, shall be paid by the society to MCGM /MHADA directly, on demand from MCGM/MHADA.
41. The society shall indemnify MHADA against any legal action regarding payment of stamp duty for a) Transfer of built tenements to beneficiaries and b) Purchase of balance FSI /T. D. R. etc. as may be required under provisions of Stamp Duty Act.
42. This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.100/-)
43. 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.
44. 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.
45. This NOC is issued based on the documents submitted by the society/applicant. If there is any forged documents submitted by the Society/Applicant then this office will not be held responsible for any consequences.
46. This NOC is issued for the purpose of IOA for BUA **7,207.18 m2** for approval of plans and for Commencement Certificate for BUA **7,207.18 m2** [1,600.02 m2 Addl. BUA + 5,607.16 m2 Existing BUA]. (for residential use) as shown in table no.1 of this letter.

However, further CC for above additional BUA 5,607.16 m2 (for Residential use) shall be issued only after the Tri-partite Agreement, as per Circular dtd.16.03.2021 of Housing department, GoM is executed and the copy of the same is submitted by the society.

47. 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.




48. 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.
49. **Before applying for consent for Occupation Certificate the society shall have to submit the certificate from the prospective buyers and relevant documents reflecting that the stamp duty is paid by the developer for the 5,607.16 m2 (Residential Use) Built-up area for which 50% reduction in premium is availed by society as per UDD's G.R. dtd. 14.01.2021.**

It is, therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions as mentioned above. In case of any breach to above terms and condition, the NOC will stand cancelled.

(Draft approved by CO/MB)

Encl.: Proposed Plan


(Prakash Sanap)
Resident Executive Engineer,
Mumbai Board.

1. **Copy to The Secretary, The Secretary, Building No.18, Kher nagar Ashray CHSL, Kher Nagar, Bandra (E), Mumbai - 400 051.**
- Since, your Society/ Society's Developer has availed the benefit of 50% reduction in premium charges for **5,607.16 m2 (Residential Use) 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.
2. **Copy to Licensed Surveyor: M/s. Ellora Project Consultants Pvt. Ltd., Room No. 317 to 321, Ninad CHS Ltd., Building No. 7, Kher Nagar, Service Road, Bandra(East), Mumbai - 400 051 for information.**
- Copy forwarded to information and necessary action in the matter to the: -
3. **Executive Engineer, Housing Bandra 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.
4. Copy to Architect / Layout cell / M.B.
5. Copy to Asst. Clerk for MIS record.

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घोषणापत्र

मी वृष्णा धुमान याद्वारे घोषित करतो की, दुय्यम निबंधक कुंठ-१
यांचे कार्यालयात प्रतिअभिप्रेत मा. शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. श्री श्रीमेश लिंगट व इ. यांनी दि. २०/१२/२५ रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र
रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले
नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये
शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक २२/१२/२५

K. Dhruva
कुलमुखत्यारपत्रधारकाचे नाव
व सही

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323/15914

Friday, December 20, 2024

12:28 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.:39M

पावती क्र.: 18451 दिनांक: 20/12/2024

गावाचे नाव: अंधेरी

दस्तावेजाचा अनुक्रमांक: वदर1-15914-2024

दस्तावेजाचा प्रकार: कुलसुखत्यारपत्र

सादर करणाऱ्याचे नाव: शैलेश हिंगड

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 500.00

पुष्पांची संख्या: 25

एकूण:

₹. 600.00

शापणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:47 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक, अंधेरी-१

बाजार मूल्य: ₹.0.0/-

मोबदला ₹.0/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.500/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 1224207704829 दिनांक: 20/12/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH012910342202425P दिनांक: 20/12/2024

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....

20 DEC 2024

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CHALLAN
MTR Form Number-6



GRN	MH012910342202425P	BARCODE	[Barcode]		Date	20/12/2024-11:48:00	Form ID	48(f)
Department					Inspector General Of Registration			
Type of Payment					Stamp Duty			
Office Name					BDR1_JT SUB REGISTRAR ANDHERI NO 1			
Location					MUMBAI			
Year					2024-2025 One Time			
Account Head Details					Amount In Rs.			
0030045501 Stamp Duty					500.00			
0030063301 Registration Fee					100.00			
Total					600.00			
Payment Details					STATE BANK OF INDIA			
Cheque/DD No.					[Blank]			
Name of Bank					STATE BANK OF INDIA			
Name of Branch					[Blank]			
Remarks (If Any)					SecondPartyName=Krishna ganpat dhmal and others-			
PIN					4 0 0 0 5 8			
Payer Details					Full Name: Shailesh hingarkh			
Flat/Block No.					Specific power of attorney			
Premises/Building					[Blank]			
Road/Street					[Blank]			
Area/Locality					Mumbai			
Town/City/District					[Blank]			
Bank CIN					10000502024122001906			
Ref. No.					6832802497345			
Bank Date					20/12/2024-11:52:37			
RBI Date					Not Verified with RBI			
Bank-Branch					STATE BANK OF INDIA			
Scroll No. , Date					Not Verified with Scroll			

Department ID : [Blank] Mobile No. : 8082600960
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात लोदणी करवायाच्या दस्ताखती लागू आहे. लोदणी न करवायाच्या दस्ताखती सदर चलन लागू नाही.

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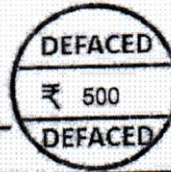


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1224207704829 Receipt Date 20/12/2024

Received from DHC, Mobile number 0000000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 15914 dated 20/12/2024 at the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN	Payment Date 20/12/2024
Bank CIN 10004152024122004504	REF No. 678767023525
Deface No 1224207704829D	Deface Date 20/12/2024

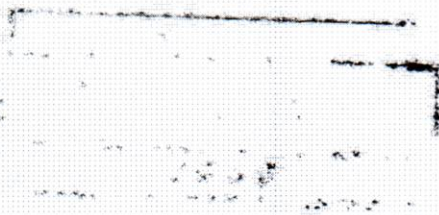
This is computer generated receipt, hence no signature is required.

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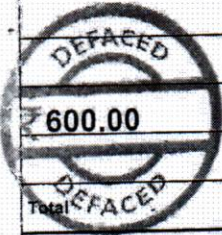




CHALLAN
MTR Form Number-6



GRN	MH012910342202425P	BARCODE			Date	20/12/2024-11:48:00	Form ID	48(f)	
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Stamp Duty				TAX ID / TAN (If Any)				
					PAN No.(If Applicable)				
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1				Full Name	Shailesh hingarh			
Location	MUMBAI				Flat/Block No.	Specific power of attorney			
Year	2024-2025 One Time				Premises/Building				
Account Head Details		Amount in Rs.		Road/Street					
0030045501 Stamp Duty		500.00		Area/Locality	Mumbai				
0030063301 Registration Fee		100.00		Town/City/District					
				PIN	4 0 0 0 5 8				
				Remarks (If Any)	SecondPartyName=Krishna ganpat dhmal and others-				
				Amount In	Six Hundred Rupees Only				
Total		600.00		Words					
Payment Details				STATE BANK OF INDIA					FOR USE IN RECEIVING BANK
Cheque-DD Details				Bank CIN	Ref. No.	10000502024122001906	6632802487345		
Cheque/DD No.				Bank Date	RBI Date	20/12/2024-11:52:37	Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			



Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चालन फॉर्म नंबर ६ यादव नगर - २ नोंदणी कर कार्यालयच्या दस्तऐवजासाठी आहे. नोंदणी कर कार्यालयच्या दस्तऐवजासाठी आहे. नोंदणी कर कार्यालयच्या दस्तऐवजासाठी आहे.

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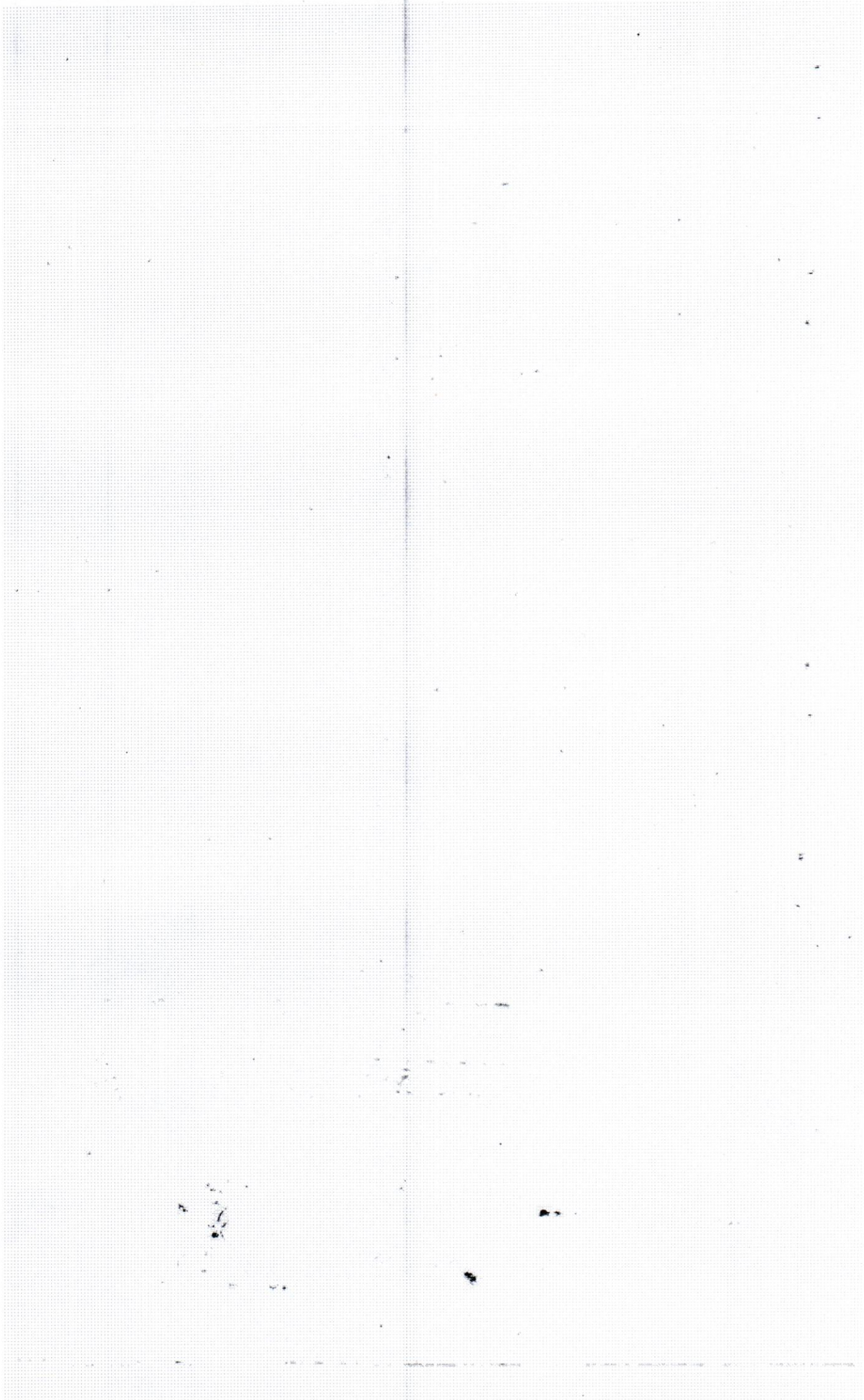


Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Amount
1	(IS)-322-15814	0007129979202425	20/12/2024-12:28:39	IGR186	100.00
2	(IS)-322-15914	0007129979202425	20/12/2024-12:28:39	IGR186	500.00
Total Defacement Amount					600.00

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SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I MR. Shailesh Hingarh Age 57 Permanent Residing at 1102/1202 C Wing New Sarvottam, S V Road, Irla Bridge, Andheri West, Near Jain Temple, Mumbai Suburban, Maharashtra- 400058. PAN:- AAAPH3472K AADHAR No. 646809115534 , on MY PERSONAL BEHALF and in my capacity as Partner and Director Owner / Constituted Attorney of Owners of Property rights of which were acquired by the Company / Limited Liability Partnership / Partnership Firm and as Director of SHREE SALASAR INVESTMENSTS LIMITED, VINCA REALTORS PRIVATE LIMITED, MARINE DRIVE REALTORS PRIVATE LIMITED, SHATRUNJAY CREDIT SERVICES LIMITED, VINCA REALTORS KHERNAGAR PRIVATE LIMITED all companies registered under the provisions of the Companies act 1956 (" THE Companies ") having address at 404, Niranjan, 99, Marine Drive Mumbai-400002 and as Partner of HARIYANA DEVELOPERS, and Authorised Signatory of NAUMI DEVELOPERS and SAJAY DEVELOPER registered under the provisions of

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बंदर - ६ IV		
६१९४	४	२१०
२०२४		



the Indian partnership act 1932 (" Partnership Firms ") having address at 404, Niranjan, 99, Marine Drive Mumbai-400002 SEND GREETINGS;

AND WHEREAS pursuant to documents executed by owners of properties appointing me as the Constituted attorney and in the course of the business of the said company and the partnership to the Agreement I am obliged to execute documents like Agreements for sale, Deed of Transfer, Conveyance, Agreement to Sell, Deed of Apartment and as per the Registration Act to get the above documents registered before any Sub-Registrar of Assurances to effectively register the document.

AND WHEREAS I do hereby nominate, constitute and appoint MR. Krishna Ganpat Dhumal, Age – 52 Years, , Resident of C/O C 117, Omkar Sudhar Samiti, Gazdhar Bandh, Sb Patil Marg, Santacruz West, Mumbai, Mumbai Suburban, Maharashtra:- 400007 PAN ARBPD0344E AADHAR No. 820164610338.

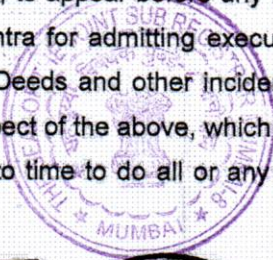
To be my true and lawful Attorney in my name and on my behalf as the authorized person, to appear before the Sub-Registrar. Registrar, Collector of Stamps for admitting execution of the said Agreements and documents, as well as other incidental, ancillary and consequential documents in respect of the above, which are executed / may be executed by me from time to time;

NOW KNOW YOU ALL AND THESE PRESENTS THAT I MR. Shailesh Hingarh, do hereby nominate, constitute and appoint Mrs. Saanvi Karan Amonkar , Age – 43 Years, Resident of 2/19 1st floor, Bangla Building Lamington Road Topiwala Lane Grant Road Mumbai Maharashtra 400007 PAN AEKPT6007J, AADHAR No. 701193831555 .

to be my true and lawful Attorney in my name and on my behalf as the authorized person, to appear before any Registrar of Sub-Registrar in the state of Maharashtra for admitting execution of the said documents and Agreements and Deeds and other incidental, ancillary and consequential documents in respect of the above, which are executed / may be executed by me from time to time to do all or any of the following acts and things

namely:-

मबई - २०२३
८२८३ ३४९०
२०२३



२०२४
५५९३
२०२४



NOW KNOW YOU ALL AND THESE PRESENTS THAT I MR. Shailesh Hingarh, do hereby nominate, constitute and appoint MR. Ahan Shailesh Hingarh, Age - 31 Years, Resident of 1102/1202, C Wing New Sarvottam Society, 201, S V Road, Irla Bridge, Andheri West, Near Jain Temple, Mumbai Suburban, Maharashtra-400058. PAN: AIKPH4596E, AADHAR No. 205677849147.

to be my true and lawful Attorney in my name and on my behalf as the authorized person, to appear before any Registrar of Sub-Registrar in the state of Maharashtra for admitting execution of the said documents and Agreements and Deeds and other incidental, ancillary and consequential documents in respect of the above, which are executed / may be executed by me from time to time to do all or any of the following acts and things namely:-

- 1) To attend the Office of Sub-Registrar at any city or town of Maharashtra to admit the signature and execution of the documents viz. documents referred to above and of the all other documents incidental, ancillary and consequential thereto, which are executed / may be executed by me on behalf of the owners of the properties as well as the Director of Companies and /or Partner of partnership Firms or LLP.
- 2) To present and lodge in the office of Sub-Registrar / Joint Registrar of Assurances, at any town or city of Maharashtra and to admit execution of the aforesaid documents and to do all acts and things necessary for effectively registering the same.
- 3) To do any act, deed or things as may be necessary to complete the registration of the aforesaid documents, other incidental, ancillary and consequential documents in the manner required by law.
- 4) And when the said documents or any of them may be returned after the same is / are duly registered, to give proper receipt and discharge for the same.

AND I IN MY Capacity as Constituted Attorney of the owners of the properties as well as Director of Companies and for Partner and Authorized Signatory of partnership Firms agree and confirm that all the documents admitted before the Sub Registrar / Joint Registrar

1203 34 eb



Handwritten signature

Handwritten signature and date 2028



Assurances by the said duly Constituted Attorney Mr. Krishna Dhumal and Ms. Saanvi Amonkar and Ahan Shailesh Hingarh shall be valid and binding upon me and the entities I represent for all ends and purposes as if done by ME and I undertake to ratify and confirm all and whatsoever said Attorney shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF I MR. Mr. Shailesh Hingarh have executed these presents on this 20th day of DEC. 2024 at mumbai

SIGNED AND DELIVERED

By the within named

MR. SHAILESH HINGARH

[Handwritten signature of Mr. Shailesh Hingarh]



I CONFIRM

1. MR. Krishna Ganpat Dhumal

[Handwritten signature: K. Dhumal]



2. MRS. Saanvi Karan Amonkar

[Handwritten signature: Saanvi Karan Amonkar]



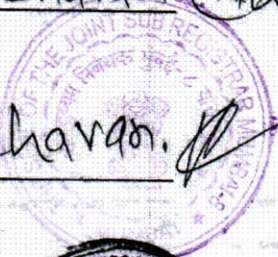
3. MR. Ahan Shailesh Hingarh

Witness: *[Handwritten signature]*

1. Vishal Chavan *[Handwritten signature]*



मबई - ८
१२०३
३. *[Handwritten signature]*
२०२४



बतार - ३२०
२०२४





भारत सरकार
Unique Identification Authority of India
Government of India

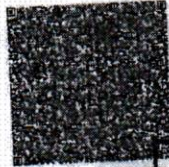
नोंदणी क्रमांक / Enrolment No.: 2722/40158/01479

To
शैलेश गिणुलाल हिंगर
Shailesh Ghisulal Hingarh
1102/1202, C Wing New Sarvottam
S V Road, Irla Bridge
Andheri West
Near Jain Temple
Mumbai
Andheri Railway Station
Mumbai Suburban Maharashtra - 400058
9820147213

Download Date: 20/03/2018

Generation Date: 14/03/2018

Signature Not Verified



आपला आधार क्रमांक / Your Aadhaar No.

6468 0911 5534
VID: 9115 1426 1351 9237

माझे आधार, माझी ओळख

बदर - १ IV
१९० ८ २५
२०२४



भारत सरकार
Government of India



शैलेश गिणुलाल हिंगर
Shailesh Ghisulal Hingarh
जन्म तारीख/DOB: 09/03/1967
पुरुष/ MALE

6468 0911 5534
VID: 9115 1426 1351 9237

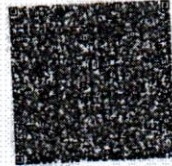
माझे आधार, माझी ओळख



भारत सरकार
Unique Identification Authority of India

पत्ता:
1102/1202 सी विंग न्यू सर्वोत्तम, एस व्ही रोड, इरला ब्रिज,
अंधेरी वेस्ट, जैन मंदिर जवळ, मुंबई, मुंबई उपनगर,
महाराष्ट्र - 400058

Address:
1102/1202, C Wing New Sarvottam, S V
Road, Irla Bridge, Andheri West, Near Jain
Temple, Mumbai, Mumbai Suburban,
Maharashtra - 400058



6468 0911 5534
VID: 9115 1426 1351 9237

Handwritten signature

मबई - ८
८२८३ ३७ ६०
२०२६







Handwritten signature

बदर - १ IV		
१२०३	३८	६०
२०२४		



मबई - ८		
१२०३	३८	६०
२०२४		





1977

1978

आयकर विभाग
INCOME TAX DEPARTMENT
आर.एन. शाहेश मंगरु
R. N. SHAILESH MANGARU
07/12/1993
Permanent Account Number
AIKPH4596E

Handwritten signature

बदर - १ IV
१५९४ १० २५
२०२४



मंडई - ८
८२९३ ३९ ६०
२०२६





भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक / Enrolment No.: 2722/40158/01476

To
अहन शैलेश हिंगर
Ahan Shallesh Hingar
1102/1202, C Wing New Sarvottam Society
201, S V Road, Inia Bridge
Andheri West
Near Jain Temple
Mumbai
Andheri Railway Station
Mumbai Suburban Maharashtra - 400058
9819547213

Download Date: 27/08/2018
Generation Date: 14/08/2018

Signature Not Verified
Date: 14/08/2018
Time: 11:23:13 AM



आपला आधार क्रमांक / Your Aadhaar No. :

2056 7784 9147
VID : 9140 3235 5914 7748

माझे आधार, माझी ओळख



भारत सरकार
Government of India



अहन शैलेश हिंगर
Ahan Shallesh Hingar
जन्म तारीख/DOB: 07/12/1993
पुरुष / MALE

2056 7784 9147
VID : 9140 3235 5914 7748

माझे आधार, माझी ओळख

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

INFORMATION

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

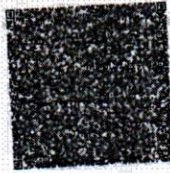
- आधारना देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

बदर - ३४
१९४४ ०९ २५
२०२४



भारत सरकार
Unique Identification Authority of India

पत्ता:
1102/1202, सी विंग न्यू सर्वोत्तम सोसायटी, २०१, एच वी
रोड, इनिया ब्रिज, अंधेरी वेस्ट, जैन मंदिर जवळ, मुंबई, मुंबई
सुभानगर,
महाराष्ट्र - ४०००५८



Address:
1102/1202, C Wing New Sarvottam Society,
201, S V Road, Inia Bridge, Andheri West,
Near Jain Temple, Mumbai, Mumbai
Suburban,
Maharashtra - 400058

2056 7784 9147
VID : 9140 3235 5914 7748


मबई - ८
१९९३ ४० २०
२०२६





आयकर विभाग
 INCOME TAX DEPARTMENT
 KRISHNA GANAPAT DHUMAL
 GANAPAT LAXMAN DHUMAL
 01/06/1972
 Permanent Account Number
 ARBPD0344E
 K. Dhumal
 Signature

भारत सरकार
 GOVT. OF INDIA



K. Dhumal.

बदर - १

१५९४	१२	२५
२०२४		



मजई - ८

१२९३	४९	६०
२०२६		

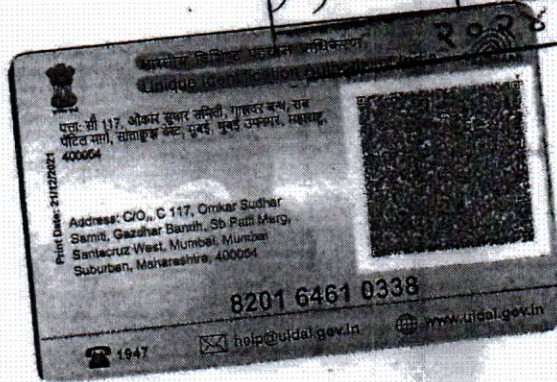






K. Dhumal

बदर - ९
१५९४ ११ २५
२०२६



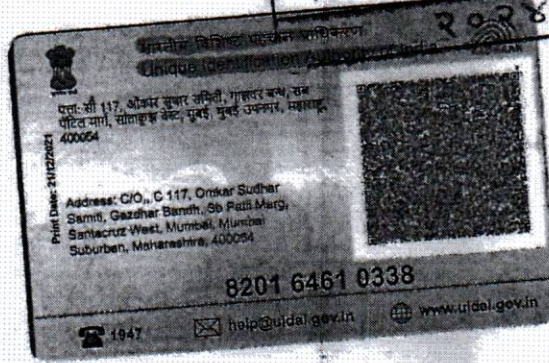
मवई - ८
८२९३ ४२६०
२०२६





K. Dhumal

बदर - ९
०५९०४ ९३ २५



मदर - ८
०२९३ ४३ ६०
२०२६



भारत सरकार
GOVT. OF INDIA



बल - 7
24/05/1981



आयकर विभाग
INCOME TAX DEPARTMENT

SAANVI KARAN AMONKAR
GOVIND DAJI TORNE

24/05/1981

Permanent Account Number

AEKPT6007J

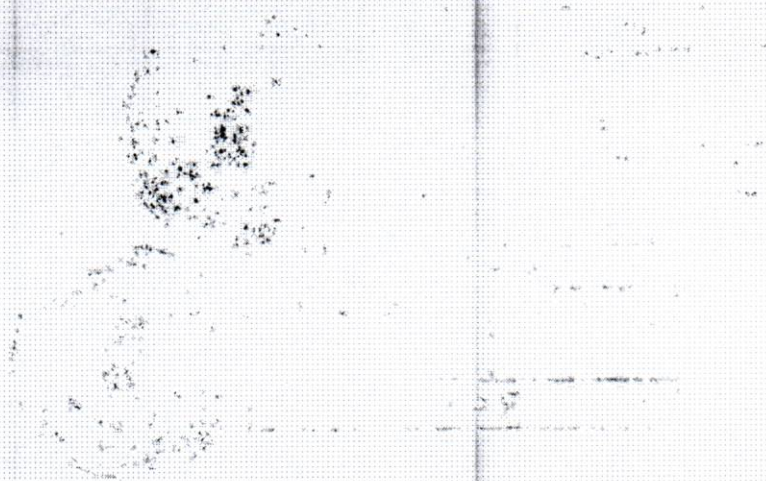
Saanvi Karan Amonkar

Signature

Saanvi Karan Amonkar

मबल - 7
24/05/1981







भारत सरकार

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20591/02317

To
सांनवी करण अमोणकर
Saarvi Karan Amonkar
W/O. Karan Amonkar
219, 1st Floor, Bungla Building
Lamington Road
Topiwala Lane Grant Road
Grant Road
Grant Road Mumbai Mumbai
Maharashtra 400007
9820961929



Ref: 292 / 1BA / 524180 / 525494 / P



SH091164631DF



Saari Karan

आपला आधार क्रमांक / Your Aadhaar No. :

7011 9383 1555

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



सांनवी करण अमोणकर
Saarvi Karan Amonkar
जन्य वर्ष / Year of Birth : 1981
स्त्री / Female



7011 9383 1555

आधार - सामान्य माणसाचा अधिकार

मबई - ८
८२९ २५ ९०
२०२६





Several faint, illegible lines of text are visible in the upper right quadrant of the page. These lines appear to be part of a document or a list, but the characters are too light and blurry to be transcribed accurately.

बदर - १ ^{AP}

१५९४	१६	२५
२०२४		



मबई - ८

१२९३	४६	६०
२०२६		





बंदर - ३ IV
 ७५९४ १० २५
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Handwritten signature

मबई - ८
 ८२९३ २० ६०
 २०२६





2287

1952

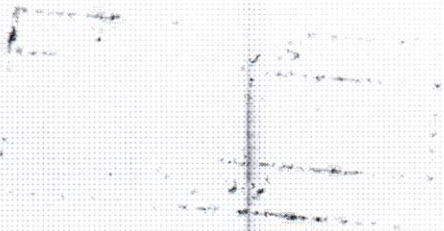
बदर - ३ IV		
७५९४	७८	२५
२०२४		



Handwritten signature or scribble in black ink.

मबई - ८		
८७३	४८	६०
२०२६		







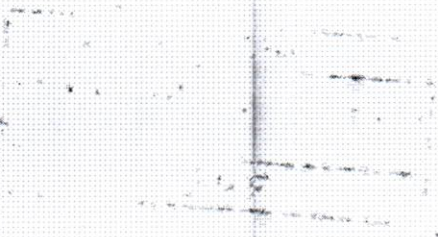
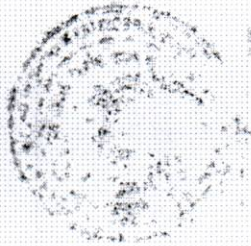
Handwritten signature

बंदर - ९ टी
७५६७४ ११ २५
२०२४



बंदर - ६
७२६३२६००
२०२६







Handwritten signature

बदर - १		
१५९४	२०	२५
२०२४		



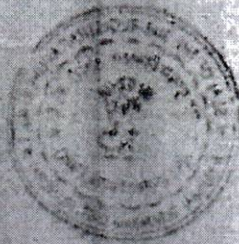
मवई - ८		
८२३	४०	६०
२०२६		







बदर - १ TV
 १४९४ २९ २५
 २०२४



२०२

मबई - ८
 ८२९ ५९ ६०
 २०२६



MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. 28192 2800175640
 Valid Till: 20-08-2028 (NT)

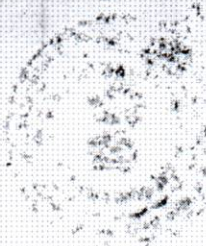
ISSUANCE TO OWNER FOLLOWING CLASS
 CATEGORY: **VEHICLE**
 DOB: 03-10-1988
 SEX: **M**

ISSUE DATE: 08-10-2018
 EXPIRES: 20-08-2028

Name: **VISHAL CHAVAN**
 ED/W/O: **ASHOK CHAVAN**
 Add: **37/10, GOVT. COLONY, BAMBHA GD, MUMBAI**
 PIN: **400041**
 Signature & D.O. of Issuing Authority: **MHUS 2819211**

Signature/Thumbprint of Holder

Handwritten mark



आयकर विभाग
INCOME TAX DEPARTMENT
VIJUL ASHOK CHAVAN
ASHOK CHAVAN
 21/12/1987
 Permanent Account Number
AHTPC9624Q
V.A. Chavan
 Signature

भारत सरकार
GOVT. OF INDIA



Handwritten signature

बदर - ३		
३५९४	२२	२५
२०२४		



मबई - ८		
१२३	५२	६०
२०२६		





बदर - १ ४

५५९४	२३	२५
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२०२४



मबई - ८

८२९३	५३	६०
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२०२६





322/15914

शुक्रवार, 20 डिसेंबर 2024 12:28 म.नं.

दस्त गोपवारा भाग-1

वदर1

दस्त क्रमांक: 15914/2024

दस्त क्रमांक: वदर1 /15914/2024

वाजान् मुच्यः रु. 00/-

मोबदला: रु. 00/-

अभिले मुद्रांक शुल्कः रु.500/-

इ. ति. सह. दु. ति. वदर1 यांचे कार्यालयात

पावती:18451

पावती दिनांक: 20/12/2024

अ. क्र. 15914 वर दि.20-12-2024

सादरकरणाचे नाव: शैलेश हिंदाड

तोडी 12:26 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण: 600.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक, अंधेरी क्र. १

सह. दुय्यम निबंधक, अंधेरी क्र. १

दस्ताचा प्रकार: कुलमुखत्यापत्र

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

शिक्षा क्र. 1 20 / 12 / 2024 12 : 26 : 23 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 20 / 12 / 2024 12 : 27 : 16 PM ची वेळ: (फी)

वदर १ IV
१५९१४ २० २५
२०२४

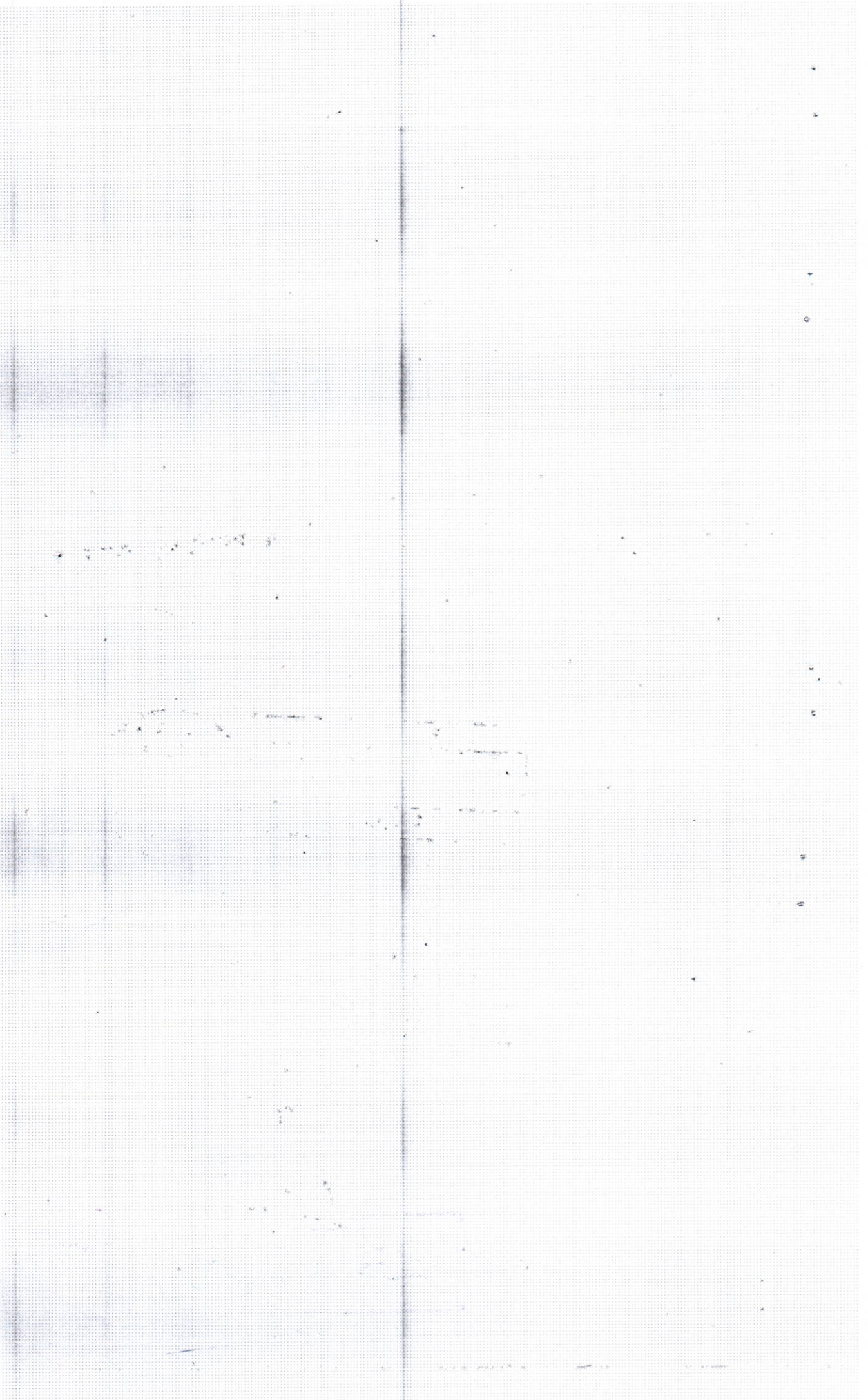


प्रतिज्ञापत्र
दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत अस्तित्वात तत्कालीन नोंदणीस दखल केलेला आहे. दस्तऐवज संतुर्ण निष्पादित व्यक्ती, दाखीदार व सोबत जोडलेल्या दाखीदारांची आणि दस्ताची सत्यता, वैधता याबाबतची दाखीदारी खालील दस्त निष्पादक व कबुलीधारक हे संतुर्णपणे जबाबदार राहिल.
लिहुन शेणार
K. Sharma
लिहुन शेणार

Saikat Anjan

१५९१४ ४४ ६०
२०२६





20/12/2024 12 31:31 PM

दस्त क्रमांक :बदर1/15914/2024
दस्ताचा प्रकार :-कुलमुबल्यारपत्र

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	उत्ता प्रमाणित
1	नाव:शैलेश हिंगड पत्ता:प्लॉट नं: सदनिका नं 1102/1202, माळा नं: -, इमारतीचे नाव: न्यू सर्वोत्तम, सी बिंग, ब्लॉक नं: इर्ला ब्रिज, अंधेरी प मुंबई, रोड नं: एस व्ही व्ही रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:	कुलमुबल्यार देणार वय :-57 स्वाक्षरी:-		<input checked="" type="checkbox"/>
2	नाव:कुण्डण गणपत धुमाळ पत्ता:प्लॉट नं: सी 117, माळा नं: -, इमारतीचे नाव: ओमकार सुधार समिती, ब्लॉक नं: गजधार बंध सांताक्रुस प, मुंबई, रोड नं: एस बी पतीला मार्ग, महाराष्ट्र, MUMBAI. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-62 स्वाक्षरी:-		<input checked="" type="checkbox"/>
3	नाव:सानवी करण आमोणकर पत्ता:प्लॉट नं: 2/19, माळा नं: 1 ला मजला, इमारतीचे नाव: बांगला बिल्डींग, ब्लॉक नं: टोपीवाला सेन, ग्रॅण्ट रोड, मुंबई, रोड नं: लेनिनगटल रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-43 स्वाक्षरी:-		<input checked="" type="checkbox"/>
4	नाव:अहजुन शैलेश हिंगड पत्ता:प्लॉट नं: सदनिका नं 1102/1202, माळा नं: -, इमारतीचे नाव: न्यू सर्वोत्तम, सी बिंग, ब्लॉक नं: इर्ला ब्रिज, अंधेरी प मुंबई, रोड नं: एस व्ही रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-31 स्वाक्षरी:-		<input checked="" type="checkbox"/>

वरील दस्तऐवज करून देणार तयारकधीत कुलमुबल्यारपत्र चा दस्त ऐवज करून दिले कि कुल करताई
शिक्का क्र.3 ची वेळ:20 / 12 / 2024 12 : 28 : 30 PM

24 24 24
2024



ओळख:-

बालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्ती: ओळखतात व त्यांची ओळख पडविल्यात

अनु क्र.	पत्रकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	उत्ता प्रमाणित
1	नाव:विपुल चव्हाण वय:36 पत्ता:सरकारी बसाहत बांद्रा पूर्व, मुंबई पिन कोड:400051			<input checked="" type="checkbox"/>
2	नाव:विशाल चव्हाण वय:39 पत्ता:सरकारी बसाहत बांद्रा पूर्व, मुंबई पिन कोड:400051			<input checked="" type="checkbox"/>

शिक्का क्र.4 ची वेळ:20 / 12 / 2024 12 : 30 : 11 PM

सह-कुलमुबल्यारपत्र अंधेरी क्र. 1

प्रमाणित करणेंच येते की, या दस्तामध्ये एकूण.....24.....पाने आहेत.
पुस्तक क्र. 1/बदर-1/24/2024
वर नोंदला, दिनांक.....2-0-DEC-2024

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Dated	Deface Date
1	Shailesh hingarh	eChallan	10000502024122001906	MH012910342202425P	500.00	SD	0007129979202425	20/12/2024
2		DHC		1224207704829	500	RF	1224207704829D	20/12/2024
3	Shailesh hingarh	eChallan		MH012910342202425P	100	RF	0007129979202425	20/12/2024

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

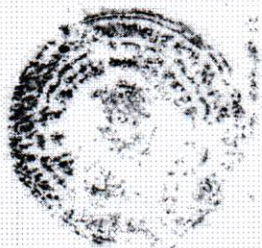
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2. Get print immediately after registration.

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मुंबई - ८
3 44 60
2024





आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

SHAILESH GHISULAL HINGARH
GHISULAL KUNDANMAL HINGARH

08/03/1967
 Permanent Account Number
AAAPH3472K


 Signature




Handwritten signature in blue ink

मबई - ८
८२९३ ५६९०
२०२६



170 100 100



VINCA REALTORS PRIVATE LIMITED

[Handwritten Signature]
Authorized Signatory

ADVOCATE
Bar Council of
Maharashtra & Goa
HIGH COURT, BOMBAY

Name : CHAVAN VISHAL ASHOK
Residence : THANE, Dist. THANE
Roll No. : MAH/2220/2023
Enrolled On : 08-05-2023
Date Of Birth : 03-10-1985
225312 800000130632 CHAIRMAN

[Handwritten Signature]

मबई - ८

१२९३	५७	९०
२०२६		





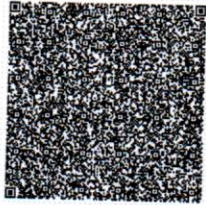
भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक:/ Enrolment No.: 2722/40158/01479

To
शैलेश घिसुलाल हिंगड
Shallesh Ghisulal Hingarh
1102/1202,C Wing New Sarvottam
S V Road,Irla Bridge
Andheri West
Near Jain Temple
Mumbai
Andheri Railway Station
Mumbai Suburban Maharashtra - 400058
9820147213

Download Date: 22/08/2018
Generation Date: 14/08/2018

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA GS
Date: 2018.08.28 18:17:34
IST



आपला आधार क्रमांक / Your Aadhaar No. :

6468 0911 5534

VID : 9115 1426 1351 9237

माझे आधार, माझी ओळख



भारत सरकार
Government of India



शैलेश घिसुलाल हिंगड
Shallesh Ghisulal Hingarh
जन्म तारीख/DOB: 09/03/1967
पुरुष/ MALE

6468 0911 5534

VID : 9115 1426 1351 9237

माझे आधार, माझी ओळख



Government of India

AADHAAR

सूचना

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

INFORMATION

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

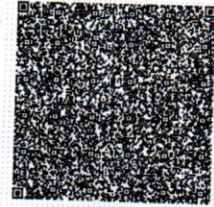
- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
1102/1202, सी विंग न्यू सर्वोत्तम, एस व्ही रोड, इरला ब्रिज,
अंधेरी वेस्ट, जैन मंदिर जवळ, मुंबई, मुंबई उपनगर,
महाराष्ट्र - 400058

Address:
1102/1202,C Wing New Sarvottam, S V
Road,Irla Bridge, Andheri West, Near Jain
Temple, Mumbai, Mumbai Suburban,
Maharashtra - 400058



6468 0911 5534

VID : 9115 1426 1351 9237

help@uidai.gov.in

www.uidai.gov.in

Handwritten signature

मबई - ८
1203 4400
२०२६



322/8293

मंगळवार, 12 मे 2026 1:48 म.नं.

दस्त गोषवारा भाग-1

मबई8

दस्त क्रमांक: 8293/2026

दस्त क्रमांक: मबई8 /8293/2026

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास तपशिल :-

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

दु. नि. सह. दु. नि. मबई8 यांचे कार्यालयात

अ. क्रं. 8293 वर दि.12-05-2026

रोजी 1:43 म.नं. वा. हजर केला.

पावती:4062

पावती दिनांक: 12/05/2026

सादरकरणाराचे नाव: मे विन्का रिअल्टर्स प्रा. लि. तर्फे प्राधिकृत व्यक्ती शैलेश हिंंगर तर्फे कबुलीजबाबाकरिता मुखत्यार कृष्णा धुमाळ

K. Dhurnal

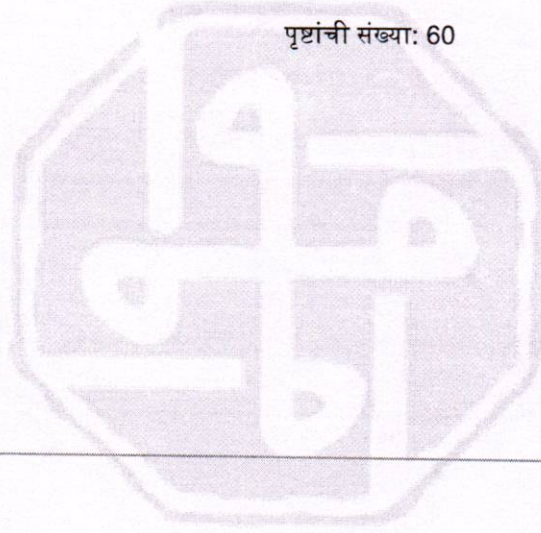
नोंदणी फी रु. 1000.00

दस्त हाताळणी फी रु. 2400.00

पृष्ठांची संख्या: 60

दस्त हजर करणाऱ्याची सही:

एकुण: 3400.00



पांडुरंग सिताराम शेलार
सह दुय्यम निबंधक मुंबई क्र. ८

पांडुरंग सिताराम शेलार
सह दुय्यम निबंधक मुंबई क्र. ८

दस्ताचा प्रकार: प्रतिज्ञापत्र

मुद्रांक शुल्क: प्रतिज्ञालेख

शिक्षा क्रं. 1 12 / 05 / 2026 01 : 43 : 18 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 12 / 05 / 2026 01 : 44 : 21 PM ची वेळ: (फी)

प्रतिज्ञापत्र

● मला दस्तावेजा न संख्या ११०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. ● दस्तावेजात योग्य पाककूर, निष्पादक व्यक्ती, साक्षीदार व सौवत जोडलेल्या कागदपत्रांची प्रत जोडली आहे. ● मप्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीदार हे संपूर्णपणे जबाबदार राहतील.

K. Dhurnal

दस्त देणारे :

लिहून घेणारे :

मबई - ८

८२९३ ५९६०

२०२६



दस्त गोषवारा भाग-2



मबई8

दस्त क्रमांक:8293/2026

12/05/2026 1 49:31 PM

दस्त क्रमांक :मबई8/8293/2026

दस्ताचा प्रकार :-प्रतिज्ञापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे विन्का रिअल्टर्स प्रा. लि. तर्फे प्राधिकृत व्यक्ती शैलेश हिंंगर तर्फे कबुलीजबाबाकरिता मुखत्यार कृष्णा धुमाळ पत्ता:प्लॉट नं: 404 , माळा नं: -, इमारतीचे नाव: निरंजन , ब्लॉक नं: 99 , मरीन ड्राईव्ह , मुंबई , रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:	लिहून देणार वय :-54 स्वाक्षरी:-		

K. Dhormal

वरील दस्तऐवज करून देणार तथाकथीत प्रतिज्ञापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिकका क्र.3 ची वेळ:12 / 05 / 2026 01 : 45 : 37 PM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:अॅड विशाल चव्हाण
वय:40
पत्ता:सरकारी वसाहत बांद्रा पूर्व मुंबई
पिन कोड:400051

मबई - ८
८२३६०६०
२०२६ छायाचित्र

स्वाक्षरी



शिकका क्र.4 ची वेळ:12 / 05 / 2026 01 : 45 : 51 PM

प्रमाणित करण्यात येते की या
दस्तामध्ये एकूण.....६० पाने आहेत.
पुस्तक क्र. १/मबई-८८२३६०६०/२०२६
वर नोंदला, दिनांक.....

12 MAY 2026

पांडुरंग सिताराम शेलार

सदर दुय्यम निबंधक मुंबई क्र. ८

सदर दुय्यम निबंधक मुंबई - ८
मुंबई

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VINCA REALTORS PRIVATE LIMITED	eChallan	10000502026051201912	MH002385586202627P	500.00	SD	0001352973202627	12/05/2026
2		DHC		0526122010219	2400	RF	0526122010219D	12/05/2026
3	VINCA REALTORS PRIVATE LIMITED	eChallan		MH002385586202627P	1000	RF	0001352973202627	12/05/2026

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

8293 /2026

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MAY 15 1955

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N. D. ...

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MAY 15 1955

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Year	Month	Day	Time	Location	Event
1955	MAY	15	10:00 AM
1955	MAY	15	11:00 AM
1955	MAY	15	12:00 PM
1955	MAY	15	1:00 PM	...	...
1955	MAY	15	2:00 PM	...	...
1955	MAY	15	3:00 PM	...	...
1955	MAY	15	4:00 PM	...	...
1955	MAY	15	5:00 PM	...	...
1955	MAY	15	6:00 PM	...	...
1955	MAY	15	7:00 PM	...	...
1955	MAY	15	8:00 PM
1955	MAY	15	9:00 PM
1955	MAY	15	10:00 PM
1955	MAY	15	11:00 PM
1955	MAY	15	12:00 AM

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