

401/11676

पावती

Original/Duplicate

Monday, June 01, 2026

नोंदणी क्र. :39M

4:22 PM

Regn.:39M

पावती क्र.: 6780 दिनांक: 01/06/2026

गावाचे नाव: बांद्रा

दस्तऐवजाचा अनुक्रमांक: मबई11-11676-2026

दस्तऐवजाचा प्रकार : प्रतिज्ञापत्र

सादर करणाऱ्याचे नाव: मेसर्स विन्का रियल्टर्स प्रायव्हेट लिमिटेड चे ऑथोराईज सिग्रेटरी शैलेश हिंंगर तर्फे मुखत्यार कृष्णा धुमाळ

नोंदणी फी रु. 1000.00

दस्त हाताळणी फी रु. 2480.00

पृष्ठांची संख्या: 62

एकूण: रु. 3480.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

4:38 PM ह्या वेळेस मिळेल.

मह.दु.नि.मुंबई 11

वाजार मुल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुव्यम निबंधक मुंबई-११
मुंबई

1) देयकाचा प्रकार: DHC रक्कम: रु.2480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0626010816807 दिनांक: 01/06/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003576627202627P दिनांक: 01/06/2026

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

K. Dhimal

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON... 02 JUN 2026

OSD JUL 8 10

1000



CHALLAN
MTR Form Number-6



GRN	MH003576627202627P	BARCODE			Date	01/06/2026-15:31:23	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-11_JT SUB REGISTRAR MUMBAI 11			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 5 1
				Remarks (If Any)	SecondPartyName=UNDERTAKING			
				Amount In	One Thousand Five Hundred Rupees Only			
				Words				
Total			1,500.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	10000592026060105726 3398132534737				
Cheque/DD No.		Bank Date	RBI Date	01/06/2026-15:32:41		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.

Mobile No. : XXXXXX8461

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-401-11676	0002026974202627	01/06/2026-16:22:49	IGR189	500.00
2	(iS)-401-11676	0002026974202627	01/06/2026-16:22:49	IGR189	1000.00
Total Defacement Amount					1,500.00

Handwritten text in a rectangular box, possibly a stamp or label, containing illegible characters.





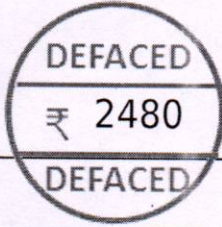
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN : 0626010816807

Payment Date : 01/06/2026

Received from **VINCA REALTORS PVT LTD**, Mobile number **9226768461**, an amount of Rs. **2480/-** towards Document Handling Charges for the **iSarita 1.9** on Document No. **MBI11-11676-2026** dated **01/06/2026** in the Joint District Registrar office of the District **Mumbai Suburban**.



Payment Details

Bank Name : WIBMOPG

Receipt Date : 01/06/2026

Bank CIN : 10029762026060115832

REF No. : 0096179310735

Deface No : 0626010816807D

Deface Date : 01/06/2026

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

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CHALLAN
MTR Form Number-6



GRN MH003576627202627P	BARCODE	Date 01/06/2026-15:31:23	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-11_JT SUB REGISTRAR MUMBAI 11		Full Name	VINCA REALTORS PRIVATE LIMITED
Location MUMBAI			
Year 2026-2027 One Time		Flat/Block No.	BUILDING NO.18 KHER NAGAR ASHRAY CHSL
Account Head Details		Premises/Building	
	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 5 1
		Remarks (If Any)	
		SecondPartyName=UNDERTAKING मयई-२२ ११६०६ २ ६ २०२६	
		Amount In	One Thousand Five Hundred Rupees Only
Total		Words	
	1,500.00		
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 10000502026060105726 3398132534737
Cheque/DD No.		Bank Date	RBI Date 01/06/2026-15:32:41 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 दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

मबई-२२		
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Register Undertaking

To,

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

Date-01.06.2026

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 Niranjana, 99, Marine Drive, Marine lines West, Mumbai - 400002 acting through its Authorized Director, Mr. Shailesh Hingarh [here in after referred to as the "said Developer"] of "building No. 18 Kher Nagar Ashray CHSL" where in, 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 5715.67 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 & Unsold.

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, Mrs. Shashikant Uttamrao Chandanshive & Smt. Nandisha Shashikant Chandanshive	08-04-25	BBE-11-5817/2025
2	A	401	37.89	41.68	Mrs. Nirmala Avinash Tinaikar & Smt. Nidhi A. Tinaikar	22-01-26	BBE-8-1143/2026
3	A	601	37.89	41.68	Mrs. Kasireddy Vanireddy	11-05-24	BBE-8-7229/2024
4	A	701	37.89	41.68	Mrs. Chetna Ritesh Dave and Ritesh Radheshyam Dave	23-02-24	BBE-1-2642/2024
5	A	706	36.89	40.58	Mrs. Ranu Debesh Singha, Smt. Devjani Debesh Singha & Smt. Devashri Debesh Singha	24-05-24	BBE-8-7946/2024
6	A	801	37.89	45.47	Mrs. Netra Himanshu Churi and Himanshu Abhay Churi	01-07-25	BBE-10-11487/2025
7	A	901	37.89	41.68	Mrs. Niyatee Ninad Sawant and Ninad Gopal Sawant	22-08-25	BBE-11-15825/2025
8	A	1006	36.89	40.58	Mrs. Marrisca Iona Mascarenhas, Maical Jorn Mascarenhas & Iayda Mascarenhas	30-12-25	BBE-8-20655/2025
9	A	1201	37.89	41.68	Mrs. Monika Harishnath Chandeshware and Mr. Vilas Prabhakar Bansode	09-05-25	BBE-14-8488/2025
10	A	1206	36.89	40.58	Mr. Anil Kumar Ramadhar Singh and Mrs. Smita Singh	24-03-26	BBE-11-5954/2026
11	A	1301	37.89	41.68	Smt. Soni Sweta and Shri. Daya Shankar	16-10-25	BBE-8-16610/2025
12	A	1306	36.89	40.58	Mrs. Manju Sharma	10-03-26	BBE-10-4480/2026
13	A	1605	66.77	73.45	Mr. Praveen Verma and Mrs. Nidhi Verma	21-07-25	BBE-10-12633/2025
14	B	102	98.66	109.51	Unsold		
15	B	201	81.51	89.66	Unsold		
16	B	202	98.66	108.53	Unsold		
17	B	203	62.8	69.08	Mr. Nitin Ashok Gosavi and Mrs. Vaishali Nitin Gosavi	18-02-26	BBE-8-2869/2026
18	B	204	62.98	69.28	Unsold		
19	B	301	81.51	89.66	Unsold		
20	B	302	98.66	108.53	Unsold		

21	B	303	62.8	69.08	Unsold		
22	B	304	62.98	69.28	Unsold		
23	B	401	81.51	89.66	Unsold		
24	B	402	98.66	108.53	Unsold		
25	B	403	62.8	69.08	Unsold		
26	B	404	62.98	69.28	Unsold		
27	B	501	81.51	89.66	Unsold		
28	B	502	98.66	108.53	Unsold		
29	B	503	62.8	69.08	Unsold		
30	B	504	62.8	69.28	Sujata Sharad Satam	16-04-26	BBE-11-8005/2026
31	B	601	81.51	89.66	Unsold		
32	B	602	98.66	108.53	Unsold		
33	B	603	62.8	69.08	Mr. Bhupendra Trikam Solanki , Smt. Jamna Bhupendra Solanki & Mr. Trikam Megha Solanki	27-01-26	BBE-8-1341/2026
34	B	604	62.98	69.28	Ms. Malvika Manish Deshmukh	15-04-25	BBE-11-6231/2025
35	B	701	81.51	89.66	Unsold		
36	B	702	98.66	108.53	Unsold		
37	B	703	62.8	69.08	Mrs. Anupama Tiwari	06-03-26	BBE-10-4287/2026
38	B	704	62.98	69.28	Mr. Pramod Kumar Varma and Mrs. Anjali Varma	16-12-25	BBE-10-22348/2025
39	B	801	81.51	97.81	Unsold		
40	B	802	98.66	118.39	Mr. Manil Pinto and Mrs. Nisha Dsouza	30-03-25	BBE-10-5339/2025
41	B	803	62.8	75.36	Unsold		
42	B	901	81.51	89.66	Unsold		
43	B	902	98.66	108.53	Unsold		
44	B	903	62.8	69.08	Unsold		
45	B	904	62.98	69.28	Unsold		
46	B	1001	81.51	89.66	Unsold		
47	B	1002	98.66	108.53	Mr. Yatharth Bhuwalka and Pooja Bansal	08-06-25	BBE-9-8680/2025
48	B	1003	62.8	69.08	Unsold		
49	B	1004	62.98	69.28	Unsold		
50	B	1101	81.51	89.66	Unsold		
51	B	1102	98.66	108.53	Mrs. Shweta Rahul Naik and Mr. Rahul Raghunath Naik	05-05-25	BBE-11-7888/2025
52	B	1103	62.8	69.08	Mrs. Varsha Kapil Doshi	17-10-25	BBE-11-19730/2025
53	B	1104	62.98	69.28	Mr. Ramendra Sinha and Mrs. Swati Anant	04-09-25	BBE-11-16684/2025
54	B	1201	81.51	89.66	Unsold		
55	B	1202	98.66	108.53	Mr. Deepak Kumar Parihar	26-08-25	BBE-8-13857/2025
56	B	1203	62.8	69.03	Mr. Abhinay Jaiswal and Mrs. Swati Jaiswal	30-04-25	BBE-11-7600/2025
57	B	1204	62.98	69.28	Mr. Satish Chandra Gupta and Mrs. Vandana Gupta	24-10-25	BBE-11-20052/2025
58	B	1301	81.51	89.66	Unsold		
59	B	1302	98.66	108.53	Mr. Kaizar Kotwal , Frensi Kaizar Kotwal & Aarish k Kotwal	14-01-26	BBE-8-633/2026

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60	B	1303	62.8	69.08	Mr. Sunil Vinayak Zode	24-12-25	BBE-8-20368/2025
61	B	1304	62.98	69.28	Mr. Pawan Kumar and Mrs. Neelchhavi Garg	04-09-25	BBE-11-16682/2025
62	B	1402	98.66	108.53	Mrs. Lovine Joseph	06-06-25	BBE-11-10242/2025
63	B	1403	62.8	69.08	Mr. Rajendra Trilokchand Gupta and Mrs. Geete Rajendra Gupta	04-10-25	BBE-11-18781/2025
64	B	1404	62.98	69.28	Mr. Prakash Chandra Jain	23-05-25	BBE-10-9117/2025
65	B	1501	81.51	90.48	Mr. Himanshu Jain and Mrs. Puja Himanshu Jain	27-02-24	BBE-10-3271/2024
66	B	1503	62.8	69.71	Mr. Anilbhai Jayakarbhai Parmar and Smt. Shruti Arvind Khanolkar	18-11-24	BBE-11-19370/2024
67	B	1602	98.66	108.53	Mrs. Krishna Sharma and Mr. Arjun Sharma	04-08-25	BBE-11-14605/2025
68	B	1702	98.66	108.53	Mrs. Anushka Aniruddha Jewlikar and Mr. Aniruddha V. Jewlikar	15-03-25	BBE-14-4427/2025
69	B	1703	62.89	69.08	Mr. Latesh Shekar Shetty	30-09-24	BBE-14-17268-2024
70	B	1704	62.89	69.28			
71	B	1903	62.89	69.08	Mr. Ajay Dilkhush Sarupria	07-05-25	BBE-10-7913/2025
72	B	1904	62.89	69.28			
73	B	2003	62.8	69.08	Ms. Ishita Chelawat and Mrs. Mamta Shailesh Hingarh	29-05-25	BBE-11-9621/2025
74	B	2004	62.98	69.28	Ms. Ishita Chelawat and Mrs. Mamta Shailesh Hingarh	29-05-25	BBE-11-9622/2025
		Total	5260.00	5715.67			

TOTAL BUA= **5715.67 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

Authorized Signatory



सूची क्र.2

दुयम निबंधक : सह दु.नि. अंधेरी 7

06/04/2022

दस्त क्रमांक : 6534/2022

नोदणी :

Regn:63m

गावाचे नाव : बांद्रा

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	383481000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	317505000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	

(5) क्षेत्रफळ

1) 1872.32 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: जमीन व बांधकाम वि.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 व्हिलेज - बांद्रा(पूर्व). विकसन करारनामा अभिनिर्दिष्ट क्रमांक एडीजे/1100900/135/2022 दि. 30/03/2022((C.T.S. Number : 607 (Part) Survey No. 341 (Pt) ;))

- 1): नाव:-खेरनगर आश्रय कॉ.ऑप.हो.सोसा.ली. चे चेअरमन श्यामलदास पुनमल सोठिया वय:-26; 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:-प्रवीण पी. होनावर, अभियेक पी.होनावर, अदिती पी.होनावर, राजेश्वरी एस. मेस्ता, विद्या नि.सामंत, प्रवीण व्ही.पंडित, प्रीती प्रवीण पंडित तर्फे मुखत्यार - 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 इळदणकर 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 लग्नापूर्वीचे 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 शेट्टी 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:-AHSPPD8620L
- 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 घरत 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 किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

(10)दस्त नोंदणी केल्याचा दिनांक

(11)अनुक्रमांक,खंड व पृष्ठ

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

(14)शेरा

1): नाव:-विका रियलटर्स प्राय.ली. चे संचालक शैलेश हिंगड - - 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

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मुल्यांकनासाठी विचारात घेतलेला तपशील:-

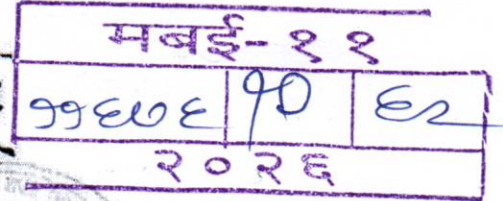
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

दस्तासोबत सूची क्र. II

खरी प्रत

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



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]

मवई-२२		
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२०२६		





महाराष्ट्र शासन

मालमत्ता पत्रक

PU-ID: 91953544045

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



प्रलंबित फेरफार क्र. ११९ दिनांक १३/०५/२०२६ (आवक क्र. २२०५/२६०५/१०००३७१)

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	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
६०७			१०४९४.००	एच-१	

मुंबई-११
११६०६१२
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सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६५	महाराष्ट्र गृहनिर्माण मंडळ
पट्टेदार :	
इतर भार :	-
इतर श्रेरे :	-



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धक), पट्टेदार (प) किंवा भार (इ)	साक्षांकन
09/02/1999	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 वर्षे सन १९७४ पासून.		L नवा कर्नाटक संघ क्षेत्र ६५०० चौ फूट म्हणजेच ६०३.८ चौ.मि.	सही- 09/02/1999 न.भू.अ.बांद्रा.
25/08/2006	अर्ज, जबाब मा.सह दुय्यम निबंधक अंधेरी मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत भाडेपट्टा करारनामा क्र.पी बंदर-१/८७५/९७ 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- 25/08/2006 न.भू.अ.बांद्रा
24/03/2017	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/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 पुर्णाक शुन्य दशांश चौ.मी दाखल केले.			फेरफार क्रं. ५१६९ प्रमाणे सही- 24/03/2017 न.भू.अ.बांद्रा
29/10/2025	भाडेपट्टा नोंद - सह दु.नि. अंधेरी १ यांचेकडील र.द.क्रं. ६९२/१९९८ दिनांक १७/०४/१९९८ अन्वये महाराष्ट्र गृहनिर्माण मंडळ 01/04/1980 पासून ते दि. 31/03/2079, 99 वर्ष 0 महिने कालावधीकरीता, वार्षिक रक्कम रु. 298846 दर साल या दराने भाडेपट्टादाराचे नावाची नोंद केली.	सह दु.नि. अंधेरी 1 692/1998 17/04/1998	L बांद्रा विनय को ऑप हौ सोस लि १६५७.७१ चौ.मी	फेरफार क्रं. १०५ प्रमाणे सही- 29/10/2025 न.भू.अ. बांद्रा

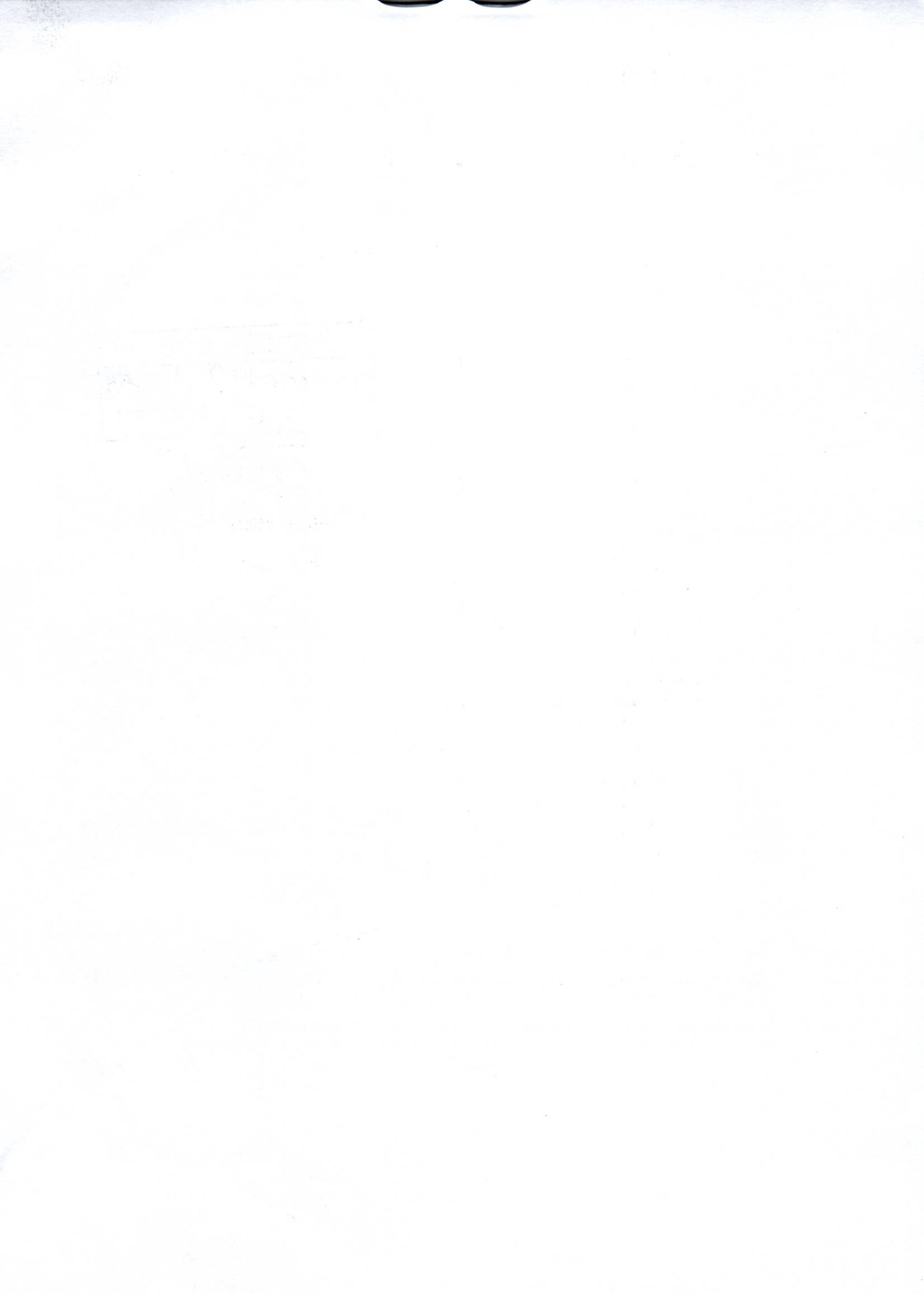
हि मिळकत पत्रिका (दिनांक 29/10/2025 04:10:21 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 18/05/2026 06:05:22 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2205100002960213 हा क्रमांक वापरावा.

हे मालमत्ता पत्रक डिजिटली साईन केलेले आहे

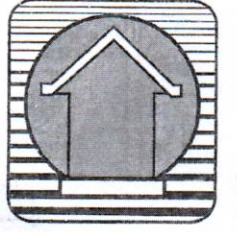




मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

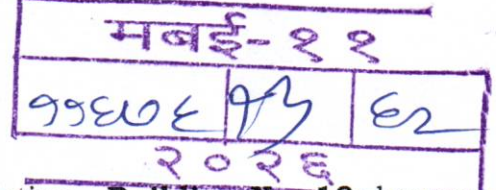


म्हाडा
MHADA



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/ E-1269/2339/ 2022 Dtd.22.09.2022
2. Offer letter No. CO/ MB/ REE/ NOC/ E-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.

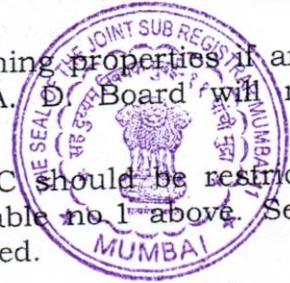
The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt.04/06/2007, A. R. No. 6397 dated 5/05/2009 , A. R. No. 6422 dated 07.08.2009 and A.R. no. 6749, Dt. 11/07/2017 and circular dated 16/06/2011 & 21/12/2011 subject to following conditions.

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 1,051.43m2 ii. Tit Bit Area <u>803.07 m2</u> Total Plot Area 1,854.50 m2 b) Plot Area as per Layout 1,838.13 m2 • Plot area Considered for FSI calculation 1838.13 m2 • Hence, Tit-bit Area considered as (b)-(a i)= 786.70 m2	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 m2 b) As per offer letter dtd.23.02.23 BUA = <u>2000.00 m2</u> Total BUA 9,207.18 m2	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 m2 • Additional BUA 3,914.37 m2 • Prorata BUA <u>1,692.79 m2</u> Total BUA 7,207.18 m2 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) = 8207.18 m2 • The society has also paid 5/7 Development Cess of Rs. 91,38,000/- towards entire BUA 2000.00 m2 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)

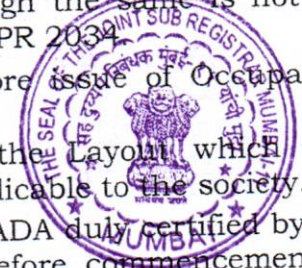
6. No additional F.S.I. should be utilized other than mentioned above and the minimum rehabilitation carpet area shall be as defined in DCPR-2034 clause no.2.1 Explanation-b.
7. The work should be carried out within the land underneath & appurtenant to the society / society's building or plot leased 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. 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.



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.
- 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.
 - 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.
 - 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.

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.

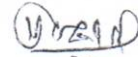
42. This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.100/-)
43. MCGM has incurred expenditure 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)

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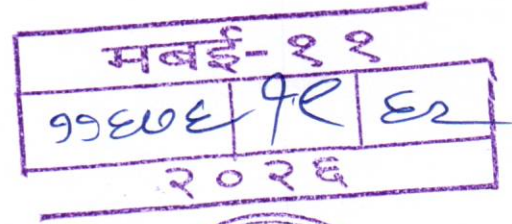
(Prakash Sanap)
Resident Executive Engineer,
Mumbai Board.

✓ **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

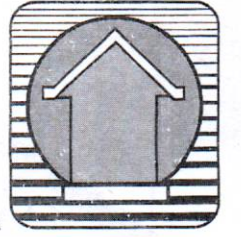
Copy to Architect/L.S. : M/s. Ellora Project Con. Pvt LTD, Bldg No.7, Room No.317-321, Ninad CHSL, Kher Nagar, Bandra (East), Mumbai - 400 051 For information.

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.

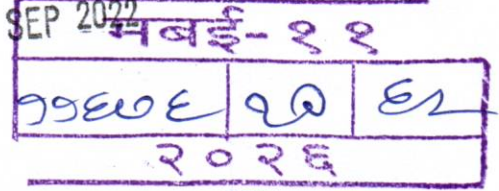






No.CO/MB/REE/NOC/F-1269/2339 /2022
Date: 22 SEP 2022

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-2004.

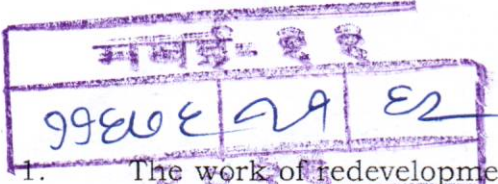
Ref: 1. Urban Development Department's Order No. टिपोएम-१२०/ अनौ.२७/ प्र.क्र.८०/२०/नवि-१३, dated 14.01.2021.
2. This Office Offer letter No.CO/MB/REE/NOC/F-1269/2006/2021, Dated - 18.08.2021
3. Society letter dated 06.09.2021

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 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.	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.

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.
- 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.
 - 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.
 - 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.
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.**

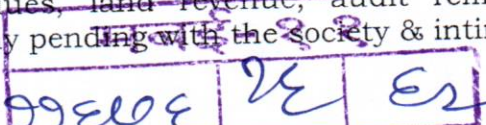
It is, therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions as mentioned above. In case of any breach to above terms and condition, the NOC will stand cancelled.

(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 कृष्णा धुमाल याद्वारे घोषित करतो की, दुय्यम निबंधक
मुंबई यांचे कार्यालयात पतिसापत या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. श्री शैलेराटिंगर व इ. यांनी दि. २०-१२-२०२५ 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 ०१-०६-२०२६

K. Dhume
कुलमुखत्यारपत्रधारकाचे नाव
व सही

32215914

पावती

Original/Duplicate

Friday, December 20, 2024

12:23 PM

नोंदणी क्र.: 39म

Regn.: 39M

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पावती क्र.: 18451

दिनांक: 20/12/2024

39M
2024

शायाचे नाव: अंधेरी

दस्तावेजाचा अनुक्रमांक: वदर1-15914-2024

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: शैलेश हिंगड

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एवढ्या:

रु. 600.00



शापणाय भूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
12:47 PM हा वळग मिळेल.

सह. दुय्यम निबंधक, अंधेरी क्र. १

वाजार मूल्य: रु. 0.0/-

मोवदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 500/-

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

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे 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			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.					Bank CIN			
					Ref. No.			
					10000502024122001906			
					6832802407345			
					Bank Date			
					RBI Date			
					20/12/2024-11:52:37			
					Not Verified with RBI			
Name of Bank					STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date			
					Not Verified with Scroll			

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Department ID: _____ Mobile No. : 8062600960
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निराधक कार्यालयत नोदणी करवायाच्या दस्ताराची लागू आहे. नोदणी व करवायाच्या दस्ताराची सदर चलन लागू नाही.

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D H C
 Document Handling Charges
 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.

DEFACED
 ₹ 500
 DEFACED

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.

बदर - १ IV
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10/11/2011	
5.5	10.11.2011

10/11/2011

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SPECIFIC POWER OF ATTORNEY

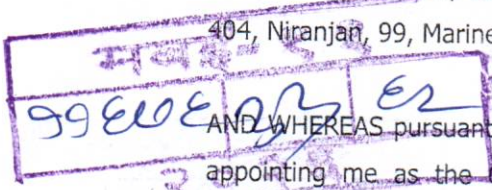
TO ALL TO WHOM THESE PRESENTS SHALL COME I MR. Shailesh Hingarh Age 57 Permanent Residing at 1102/1202 C Wing New Sarvottam, S V Road, Irla Bridge, Andheri West, Near Jain Temple, Mumbai Suburban, Maharashtra- 400058. PAN:- AAAPH3472K AADHAR No. 646809115534 , on MY PERSONAL BEHALF and in my capacity 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 INVESTMENTS 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

§

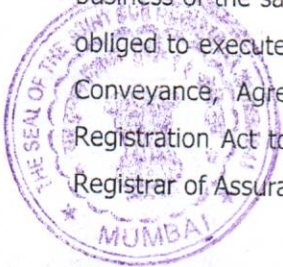
खदर - १ IV		
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२०२६		



the Indian partnership act 1932 (" Partnership Firms ") having address at
404, Niranjani, 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.

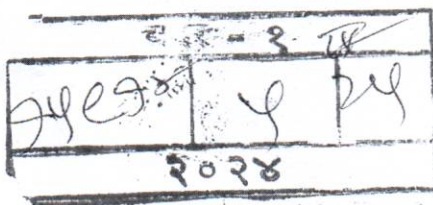


AND WHEREAS I do hereby nominate, constitute and appoint MR. Krishna Ganpat Dhumal, Age – 52 Years, , Resident of C/O C 117, Omkar Sudhar Samiti, Gazdhar Bandh, Sb Patil Marg, Santacruz West, Mumbai, Mumbai Suburban, Maharashtra:- 400007 PAN ARBPD0344E AADHAR No. 820164610338.

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;

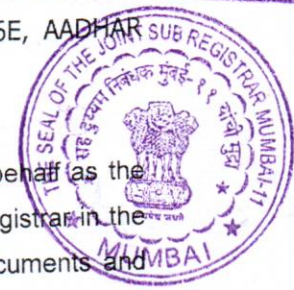
NOW KNOW YOU ALL AND THESE PRESENTS THAT I MR. Shailesh Hingarh, do hereby nominate, constitute and appoint Mrs. Saanvi Karan Amonkar , Age – 43 Years, Resident of 2/19 1st floor, Bangla Building Lamington Road Topiwala Lane Grant Road Mumbai Maharashtra 400007 PAN AEKPT6007J, AADHAR No. 701193831555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

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:-



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.

Handwritten signature box containing the name 'Ahan Shailesh Hingarh' and the year '2024'.



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 /or Partner and Authorized Signatory of partnership Firms agree and confirm that all the documents admitted before the Sub-Registrar / Joint Registrar

Handwritten signature of the attorney.

Handwritten signature box containing the name 'Ahan Shailesh Hingarh' and the year '2024'.



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

महानगरपालिका
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SIGNED AND DELIVERED

By the within named

MR. SHAILESH HINGARH



I CONFIRM

1. MR. Krishna Ganpat Dhumal

K. Dhumal

2. MRS. Saanvi Karan Amonkar

Saanvi Amonkar

3. MR. Ahan Shailesh Hingarh

Witness:

1. Vishal Chavan *Vishal Chavan*

2. Vipul Chavan *Vipul Chavan*



महानगरपालिका
११३००६
२०२४





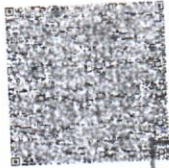
भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

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

To
 शैलेश घिसुलल 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
 Date: 14/08/2018
 Time: 14:08:18
 IP: 192.168.1.100



आपला आधार क्रमांक / Your Aadhaar No.

6468 0911 5534
 VID : 9115 1426 1351 9237

माझे आधार, माझी ओळख



भारत सरकार
 Government of India



शैलेश घिसुलल हिंगड
 Shallesh Ghisulal Hingarh
 जन्म तारीख/DOB: 09/03/1967
 लिंग/ MALE

6468 0911 5534
 VID : 9115 1426 1351 9237

माझे आधार, माझी ओळख



मबई-११

- आधार ओळखीचे प्रमाण आहे, नागरिकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेंटिकेशनद्वारे प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रियेद्वारे 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 सेवांचा फायदा मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



बदर - १ IV

५९९४ ८ २५
 २०२४



भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

पत्ता:
 1102/1202, सी विंग न्यू सर्वोत्तम, एस वी 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



मवई-११		
११६०६	३०	६२
२०२६		



Handwritten signature

बदर - ६ IV		
११६०६	३०	२४
२०२४		





मबई-११
११६०६ १८ ६२
२०२६



Handwritten signature

बदर - १ IV
११६०४ १० २५
२०२४





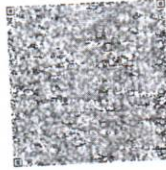
भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

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

To
 अहन शैलेश हिंगड
 Ahan Shailesh Hingadh
 1102/1202, C Wing New Sarvottam Society
 201, S V Road, Irla Bridge
 Andheri West
 Near Jain Temple
 Mumbai
 Andheri Railway Station
 Mumbai Suburban Maharashtra - 400058
 9819547213

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

Signature Not Verified



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 हिंगड
 Ahan Shailesh Hingadh
 जन्म तारीख/DOB: 07/12/1993
 पुरुष/ MALE

2056 7784 9147
 VID : 9140 3235 5914 7748

माझे आधार, माझी ओळख



AADHAAR

मजई २२

- आधार ओळखीचे प्रमाण आहे, नागरिकत्वाचे नाही.
- ओळखीचे प्रमाण ऑनलाईन ऑथेंटिकेशन द्वारे प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले एक पत्र आहे.

२०२४

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.



बदल

१९४ ०९ २५

२०२४



भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

पत्ता:
 1102/1202, सी विंग न्यू सर्वोत्तम सोसायटी, 201, एस वी
 रोड, इरला ब्रिज, अंधेरी वेस्ट, जैन मंदिर काळ, मुंबई, मुंबई
 उपनगर,
 महाराष्ट्र - 400058
 Address:
 1102/1202, C Wing New Sarvottam Society,
 201, S V Road, Irla Bridge, Andheri West,
 Near Jain Temple, Mumbai, Mumbai
 Suburban,
 Maharashtra - 400058



2056 7784 9147
 VID : 9140 3235 5914 7748

Handwritten signature

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

मबई-११
 ११६०६ ४० ६२
 २०२६

आयकर विभाग
 INCOME TAX DEPARTMENT



भारत सरकार
 GOVT. OF INDIA

KRISHNA GANAPAT DHUMAL
 GANAPAT LAXMAN DHUMAL

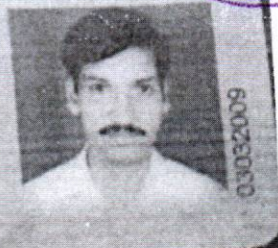
01/06/1972

Permanent Account Number

ARBPD0344E

K. Dhumal

Signature



K. Dhumal

बदर - १४
 १५९४ १२ २५
 २०२४



भारत सरकार
Government of India

कृष्णा गणपत धुमाल
Krishna Ganpat Dhupal
जन्म तारीख / DOB: 01/06/1972
पुरुष / Male

8201 6461 0338

मेरा आधार, मेरी पहचान

मबई-११

९९६०६ ४९ ६२

२०२६



K. Dhupal

बदर - ० IV

९५९०४ ९३ २५

२०२६



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: सी 117, ओंकार सुधार समिती, गाझर बन्ध, सब पुरिल मांग, सांतक्रुज वेस्ट, मुंबई, मुंबई उपनगर, महाराष्ट्र 400054

Print Date: 21/12/2021

Address: C/O., C 117, Onkar Sudhar Samiti, Gazdar Bandh, Sb Pali Marg, Santacruz West, Mumbai, Mumbai Suburban, Maharashtra, 400054

8201 6461 0338

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

भारत सरकार
Government of India

कृष्णा गणपत धुमाल
Krishna Ganpat Dhupal
जन्म तारीख / DOB: 01/06/1972
पुरुष / Male

Issue Date: 05/04/2013

8201 6461 0338

मेरा आधार, मेरी पहचान

मवई-११
११६०६ ४२ ६२
२०२६

K. Dhupal

बदर - ० IV
११६०४ ११ २१
२०२६



भारतीय निकाह पहचान प्राधिकरण
Unique Identification Authority of India

पता: सी 117, ओंकार सुधार कॉलोनी, माहण्डर बन्स, सब
कॉल मार्ग, सान्ताक्रुज वेस्ट, मुंबई, मुंबई जिल्हा, महाराष्ट्र
400054

Print Date: 21/12/2021

Address: C/O., C 117, Onkar Sudhar
Samiti, Cezdar Bansk, Sb Pasi Marg,
Santacruz West, Mumbai, Mumbai
Suburban, Maharashtra, 400054

8201 6461 0338

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

आयकर विभाग

TAX DEPARTMENT

SAANVI KARAN AMONKAR

GOVIND DAJI TORNE

24/05/1981

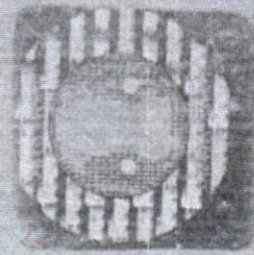
Permanent Account Number

AEKPT6007J



भारत सरकार

GOVT. OF INDIA

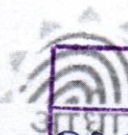


०५९०	१०२५
बदर - १५	
२०२४	



०५९०	१०२५	१२
मवई - २२		
२०२४		

Saavi Karan



मवई-११
 ९९६०६ ४४/६२
 २०२६

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20591/02

To
 सांनवी कारण आमोणकर
 Saanvi Karan Amonkar
 W/O Karan Amonkar
 19, 1st Floor, Bangle Building
 Lamington Road
 Topiwala Lane Grant Road
 Grant Road
 Grant Road Mumbai Mumbai
 Maharashtra 400007
 9820961929



Ref: 292 / 18A / 524180 / 525494 / P



SH091164531DF



Saanvi Karan Amonkar

आपला आधार क्रमांक / Your Aadhaar No. :

7011 9383 1555

आधार – सामान्य माणसाचा अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



सांनवी करण आमोणकर
 Saanvi Karan Amonkar
 जन्म वर्ष / Year of Birth : 1981
 स्त्री / Female



7011 9383 1555

आधार – सामान्य माणसाचा अधिकार

बदर - ६ IV
 १५९४ १६ २५
 २०२४



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

व्यक्ति永期 अकाउंट नम्बर
 Permanent Account Number Card
 AEOFS0895D

नाम Name
 SAJAY DEVELOPER

एनपीएन / एनपीएन सी कोड
 Date of Issue/Issued By/Registration
 01/07/2021

मबई-११
 ११६०६ ४५ ६२
 २०२६



1875

1875

1875

बदर - ६		
१५९४	१७	२५
२०२४		



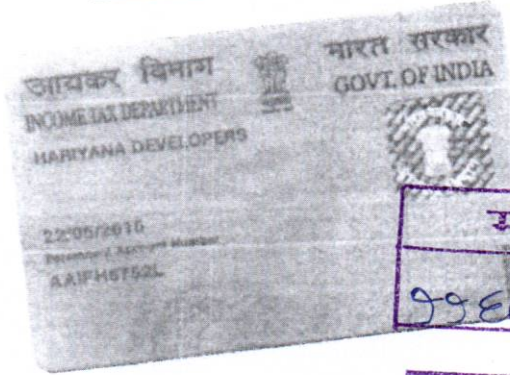
सबई- ११		
११८०६	४६	६२
२०२६		



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बदल - 17		
३५९४	१८	२५
२०२४		



मबई-११		
११६०६	४५	६२
२०२६		

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JK



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

स्थायी खाता संख्या कार्ड
 Permanent Account Number Card
AACCS6142G

PAN / Name
SHREE SALASAR INVESTMENTS LIMITED

तिथि / Date of Incorporation / Formation
03/10/1980



मबई-१२
११६०६ ४८ ६२
२०२६



Handwritten signature

बदर - १ TV
०५६१० ११ २५
२०२४



मबई-११		
९९६०६	४६	६२
२०२६		

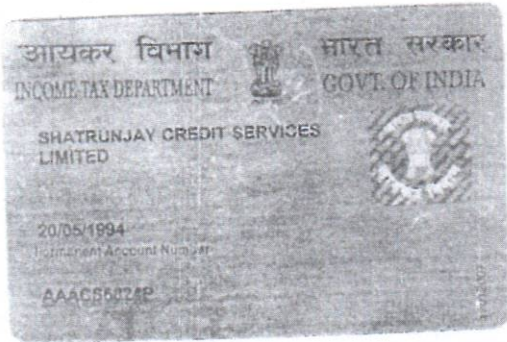
आयकर विभाग
 INCOME TAX DEPARTMENT
 NAUMI DEVELOPERS
 भारत सरकार
 GOVT OF INDIA
 25/04/2014
 Permanent Account Number
 AAKFN9707D



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बदर - १ १४		
९९६०६	२०	२५
२०२४		

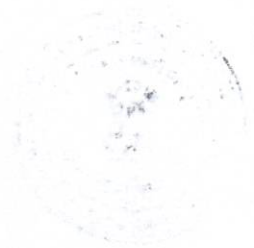




मबई-११
११६०६ ५० ६२
२०२६



बदर - १ IV
१५९४ २९ २५
२०२४



GOVERNMENT OF INDIA
 MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. 25102 260017540
 Valid Till: 25-08-2028 (NT)

AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 AED 16-10-2010
 DOV 08-10-2010
 LMV 08-10-2010
 MCWG 25-08-2008

FORM 2
 RULE 16 (3)

Name: VISHAL CHAVAN
 DOB: 03-10-1986
 EC:

SDW of ASHOK CHAVAN
 Add of ASHOK CHAVAN
 BANHISA (E),
 MUMBAI

Issuing Authority: ASHOK CHAVAN
 BSH42 2016011

Signature/Thumb Impression of Holder

मवई-२३
 ११६०६ ५१
 २०२६



आयकर विभाग
 INCOME TAX DEPARTMENT
 VIPUL ASHOK CHAVAN
 ASHOK CHAVAN

भारत सरकार
 GOVT. OF INDIA

21/12/1987
 AHTPC9624Q
 V.A. Chavan



बदर - २
 १५६०४ २२
 २०२४




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

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AAZCA7239F

कंपनी Name
VINCA REALTORS KHERY AGAR PRIVATE LIMITED

तैयार होना की तारीख
 Date of Incorporation/Formation
22/11/2023



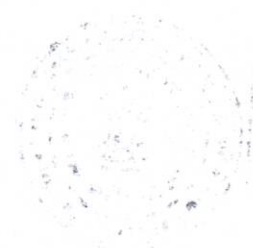
मबई-११
99E0E 42Es
२०२४



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बदर - १
३५९४ 23 24
२०२४



100



322/15914
शुक्रवार, 20 डिसेंबर 2024 12:28 म.नं.

दस्त गोपवारा भाग-1

बदर 1
दस्त क्रमांक: 15914/2024

दस्त क्रमांक: बदर 1 /15914/2024

भाजान् मुख्य: रु. 00/-

मोबदला: रु. 00/-

अन्ये मुद्रांक शुल्क: रु.500/-

मवई-११
१११००६ ५३६२

श. नि. मह. द. नि. बदर 1 यांचे कार्यालयात

पावती: 18451

पावती क्रमांक: 20/12/2024

अ. क्र. 15914 वर दि.20-12-2024

सादरकरणाचे नाव: शैलेश हिंगड

वेळी 12:26 म.नं. वा. हजर केला.

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 25



[Handwritten signature]

दस्त हजर करणाऱ्याची मही:

सह. दुय्यम निबंधक, अंधेरी क्र. १

सह. दुय्यम निबंधक, अंधेरी क्र. १

दस्ताचा प्रकार: कुलमुख्यापत्र

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

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

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

बदर १ IV
१५६१० २० २५
२०२४



प्रतिज्ञापत्र
दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत अखिल-अ
नुसार नोंदणीस दाखल केलेला आहे. दस्तऐवज लिहून
दिल्याने निष्पादित व्यक्ती, साक्षीदार व सोबत नोंदणी
करण्यासाठी लागणारी संपत्ती, वैधता आदी
बाबींसाठी खालील दस्त निष्पादक व कुरीतकार हे संतुर्णने
जबाबदार राहिले.
[Signatures]
लिहून घेणार लिहून घेणार

Sauik Dnyan

[Handwritten signature]

1890



20/12/2024 12 31:31 PM

दस्त क्रमांक : बदर 1/15914/2024

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार |
|----------|---|--|
| 1 | नाव:शैलेश हिंगड
पत्ता:प्लॉट नं: सदनिका नं 1102/1202, माळा नं: -, इमारतीचे नाव: न्यू सर्वोत्तम, सी विंग, ब्लॉक नं: इर्ला त्रिज, अंधेरी प मुंबई, रोड नं: एस व्ही रोड, महाराष्ट्र, MUMBAI.
पॅन नंबर: | कुलमुखत्यार देणार
वय :-57
स्वाक्षरी:- |
| 2 | नाव:कृष्ण सणपत धुमाळ
पत्ता:प्लॉट नं: सी 117, माळा नं: -, इमारतीचे नाव: ओमकार सुधार समिती, ब्लॉक नं: गजधर बंध सांताक्रूझ प, मुंबई, रोड नं: एस वी पनीला मार्ग, महाराष्ट्र, MUMBAI.
पॅन नंबर: | पॉवर ऑफ अटॉर्नी होल्डर
वय :-52
स्वाक्षरी:- |
| 3 | नाव:मानवी करण आमोणकर
पत्ता:प्लॉट नं: 2/19, माळा नं: 1 ला मजला, इमारतीचे नाव: बांगला विल्लींग, ब्लॉक नं: टोपीबाबा लेन, घांट रोड, मुंबई, रोड नं: मेसिंगटन रोड, महाराष्ट्र, MUMBAI.
पॅन नंबर: | पॉवर ऑफ अटॉर्नी होल्डर
वय :-43
स्वाक्षरी:- |
| 4 | नाव:अहम शैलेश हिंगड
पत्ता:प्लॉट नं: सदनिका नं 1102/1202, माळा नं: -, इमारतीचे नाव: न्यू सर्वोत्तम, सी विंग, ब्लॉक नं: इर्ला त्रिज, अंधेरी प मुंबई, रोड नं: एस व्ही रोड, महाराष्ट्र, MUMBAI.
पॅन नंबर: | पॉवर ऑफ अटॉर्नी होल्डर
वय :-31
स्वाक्षरी:- |

मबई-११
२०२४



वरील दस्तऐवज करून देणार तबाकधीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिलेला आहे. शिक्का क्र.3 ची वेळ: 20 / 12 / 2024 12 : 28 : 30 PM

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२०२४



- ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तींचा ओळखतात व त्यांची ओळख परतवितात
- | अनु क्र. | पक्षकाराचे नाव व पत्ता | स्वाक्षरी |
|----------|--|-----------|
| 1 | नाव:विपुल चव्हाण
वय:36
पत्ता:सरकारी बसाहत बांद्रा पूर्व, मुंबई
पिन कोड:400051 | |
| 2 | नाव:विशाल चव्हाण
वय:39
पत्ता:सरकारी बसाहत बांद्रा पूर्व, मुंबई
पिन कोड:400051 | |



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

सह-दुययम निबंधक, अंधेरी क्र. १

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण.....२५.....पाने आहेत. पुस्तक क्र. ४/बदर-१/२५९४/२०२४ वर मोंदला, दिनांक.....20-DEC-2024

Payment Details.

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

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

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15914 /2024

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Government of India



AADHAAR

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

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

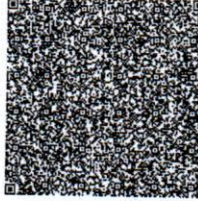
Download Date: 22/08/2018

To
शैलेश घिसुलाल हिंगड
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

Generation Date: 14/08/2018

Signature Not Verified

Digitally signed by Sh
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 03
Date: 2018.08.22 18:17:34
IST



QR Code with Photograph

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

6468 0911 5534

VID : 9115 1426 1351 9237

माझे आधार, माझी ओळख



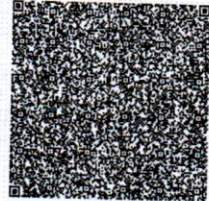
QR Code with Photograph



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



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6468 0911 5534

VID : 9115 1426 1351 9237

1047

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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.



Handwritten signature in blue ink

मबई-११

१११०६५५६

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महानगर- २२
९९९००६ ५५ ६२
२०२६



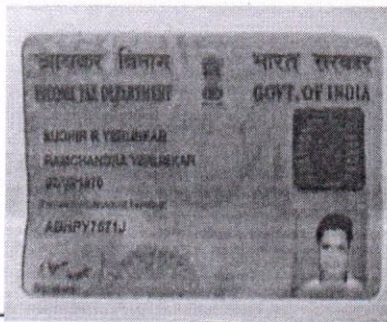
VINCA REALTORS PRIVATE LIMITED

Authorized Signatory

मबई-२२
११६०६ ५८ ६२
२०२६



मबई-११
 ११६०६ ५९ ६२
 २०२६



माझे आधार, माझी ओळख



मबई-११
११६०६६० ६२
२०२६



401/11676

सोमवार, 01 जून 2026 4:23 म.नं.

दस्त गोषवारा भाग-1

मबई 11

दस्त क्रमांक: 11676/2026

दस्त क्रमांक: मबई 11 /11676/2026

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 track of adjusted fees

दु. नि. सह. दु. नि. मबई 11 यांचे कार्यालयात

अ. क्रं. 11676 वर दि.01-06-2026

रोजी 4:17 म.नं. वा. हजर केला.

पावती:6780

पावती दिनांक: 01/06/2026

सादरकरणाराचे नाव: मेसर्स विन्का रियल्टर्स प्रायव्हेट लिमिटेड चे
ऑथोराईज सिग्रेटरी शैलेश हिंजर तर्फे मुखत्यार कृष्णा धुमाळ

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 2480.00

पृष्ठांची संख्या: 62

एकुण: 3480.00

K. Dhume

दस्त हजर करणाऱ्याची सही:

विजय हाजीराम चव्हाण
सह दु.नि.मुंबई 11

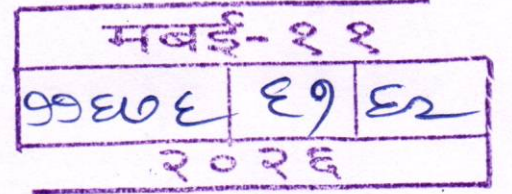
विजय हाजीराम चव्हाण
सह दु.नि.मुंबई 11

दस्ताचा प्रकार: प्रतिज्ञापत्र

मुद्रांक शुल्क: प्रतिज्ञालेख

शिक्का क्रं. 1 01 / 06 / 2026 04 : 17 : 24 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 01 / 06 / 2026 04 : 18 : 33 PM ची वेळ: (फी)



प्रतिज्ञापत्र

● सदर दस्तावेज हा नोंदणी १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस
दाखल कलेल आहे. ● दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व
सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. ● दस्ताची सत्यता, वैधता
कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

K. Dhume
लिहून देणारे :

लिहून घेणारे :





दस्त गोपवारा भाग-2

मबई11

दस्त क्रमांक:11676/2026

01/06/2026 4 26:20 PM

दस्त क्रमांक :मबई11/11676/2026

दस्ताचा प्रकार :-प्रतिज्ञापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स विन्का रियल्टर्स प्रायव्हेट लिमिटेड चे ऑथोराईज सिग्नेटरी शैलेश हिंजर तर्फे मुखत्यार कृष्णा धुमाळ पत्ता:प्लॉट नं: 404, माळा नं: 0, इमारतीचे नाव: निरंजन, ब्लॉक नं: मुंबई , रोड नं: 99, मरीन ड्राईव, मरीन लाईन, महाराष्ट्र, मुम्बई. पॅन नंबर:	लिहून देणार वय :- स्वाक्षरी:- <i>K. Dhume</i>		

वरील दस्तऐवज करून देणार तथाकथित प्रतिज्ञापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:01 / 06 / 2026 04 : 20 : 17 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:ऋषिकेश राजेश खंडागळे -- वय:25 पत्ता:सांताक्रूझ पूर्व मुंबई पिन कोड:400055	<i>Rishi</i> स्वाक्षरी	
2	नाव:आकाश कुंभार -- वय:23 पत्ता:सांताक्रूझ पूर्व मुंबई पिन कोड:400055	<i>Akash</i> स्वाक्षरी	

शिक्का क्र.4 ची वेळ:01 / 06 / 2026 04 : 22 : 04 PM

विजय हाजीराम चव्हाण
सह दु.नि.मुंबई 11

मबई-११
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Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VINCA REALTORS PRIVATE LIMITED	eChallan	10000502026060105726	MH003576627202627P	500.00	SD	0002026974202627	01/06/2026
2		DHC		0626010816807	2480	RF	0626010816807D	01/06/2026
3	VINCA REALTORS PRIVATE LIMITED	eChallan		MH003576627202627P	1000	RF	0002026974202627	01/06/2026

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

प्रमाणित करण्यात येते की या दस्तामध्ये
११६७६.../२०२६ वर
पाने आहेत.
पुस्तक क्र. १ मध्ये मबई-११
11676 /2026

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दिनांक: १६/०६/२०२६

(विजय हाजीराम चव्हाण)
सह दु.नि.मुंबई ११

10/11/19

10/11/19

10/11/19

10/11/19

10/11/19



02/06/2026

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई 11

दस्त क्रमांक : 11676/2026

नोंदणी :

Regn:63m

गाव: बांद्रा तालुका: अंधेरी जिल्हा: मुंबई उपनगर जिल्हा

(1)विलेखाचा प्रकार	प्रतिज्ञापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: सीटीएस नं 607(पार्ट),सर्वे नं 341 (पार्ट),बिल्डिंग नं 18,खेर नगर आश्रय को ऑप ही सो ली,व्हिलेज बांद्रा(पूर्व),खेर नगर,बांद्रा पूर्व मुंबई 400051 ((C.T.S. Number : 607(पार्ट) ;))
(5) क्षेत्रफळ	1) 0 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स विन्का रियल्टर्स प्रायव्हेट लिमिटेड चे ऑथोराईज सिग्रेटरी शैलेश हिंजर तर्फे मुखत्यार कृष्णा धुमाळ वय:-; पत्ता:-प्लॉट नं: 404, माळा नं: 0, इमारतीचे नाव: निरंजन, ब्लॉक नं: मुंबई, रोड नं: 99, मरीन ड्राईव, मरीन लाईन, महाराष्ट्र, मुम्बई. 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	01/06/2026
(10)दस्त नोंदणी केल्याचा दिनांक	01/06/2026
(11)अनुक्रमांक,खंड व पृष्ठ	11676/2026
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : Affidavit

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

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

Details of this transaction have been forwarded by Email (dated 02/06/2026) toMunicipal Corporation of Greater Mumbai.

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

Register Undertaking

Date-02/06/2026

Ref No: SVR/040/2006

To,

**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, Marine lines West, Mumbai – 400002 acting through its Authorized Director, Mr. Shailesh Hingarh [here in after referred to as the “said Developer”] of “building No. 18 Kher Nagar Ashray CHSL” where in, the Developer have demolished the existing old building constructed

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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 5715.67 Sq. Meters to the respective Purchasers. The details of 74 nos. for the said BUA are as mentioned below for your kind reference.

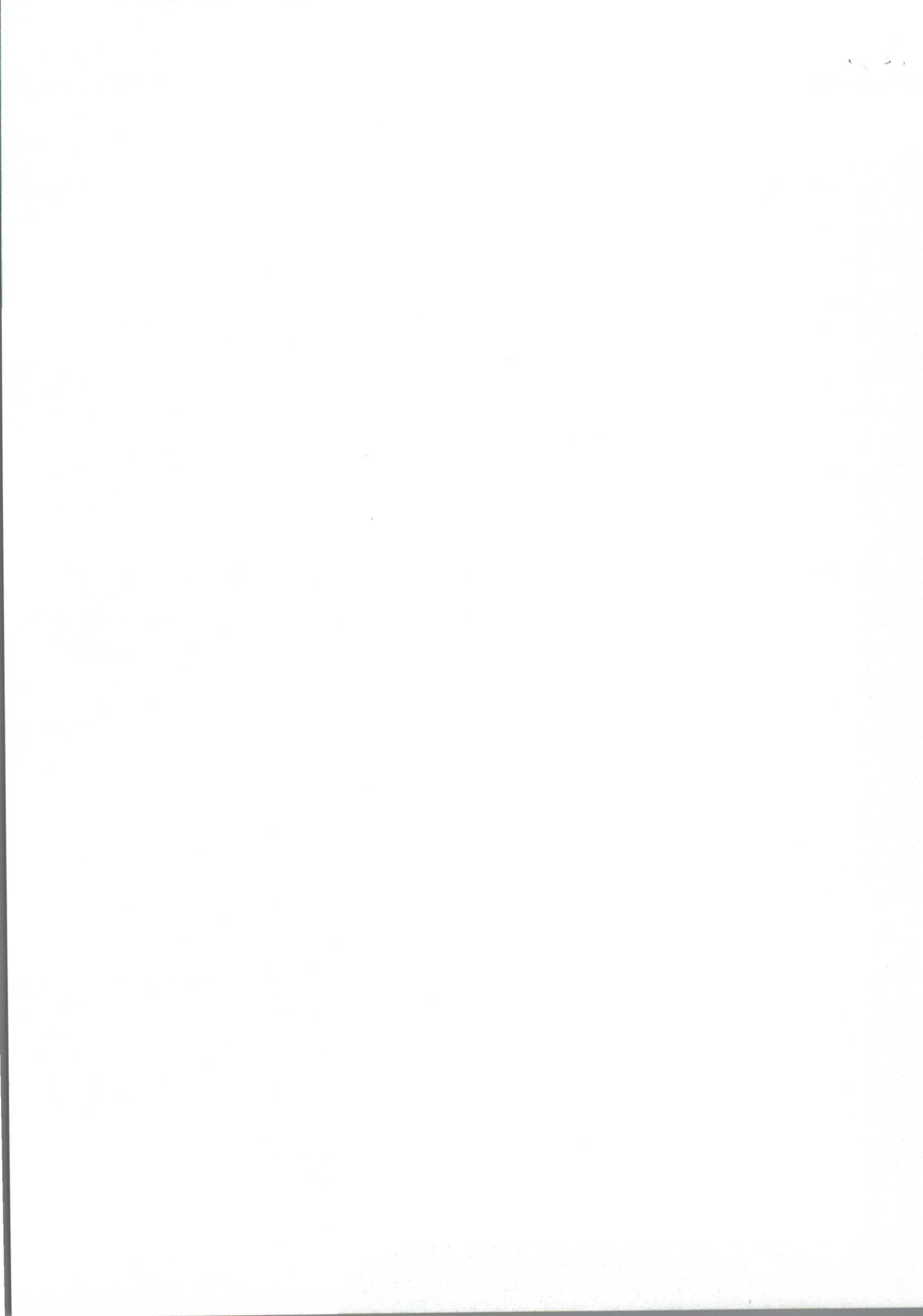
Table No. 1
Stamp Duty & Reg. Charges Paid by the Developer M/s. Vinca Realtors Private Limited
DETAIL OF SOLD PREMISES & Unsold.

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, Mrs. Shashikant Uttamrao Chandanshive & Smt. Nandisha Shashikant Chandanshive	08-04-25	BBE-11-5817/2025
2	A	401	37.89	41.68	Mrs. Nirmala Avinash Tinaikar & Smt. Nidhi A. Tinaikar	22-01-26	BBE-8-1143/2026
3	A	601	37.89	41.68	Mrs. Kasireddy Vanireddy	11-05-24	BBE-8-7229/2024
4	A	701	37.89	41.68	Mrs. Chetna Ritesh Dave and Ritesh Radheshyam Dave	23-02-24	BBE-1-2642/2024
5	A	706	36.89	40.58	Mrs. Ranu Debesh Singha, Smt. Devjani Debesh Singha & Smt. Devashri Debesh Singha	24-05-24	BBE-8-7946/2024

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CIN: U45400MH2011PTC224135



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6	A	801	37.89	45.47	Mrs. Netra Himanshu Churi and Himanshu Abhay Churi	01-07-25	BBE-10-11487/2025
7	A	901	37.89	41.68	Mrs. Niyatee Ninad Sawant and Ninad Gopal Sawant	22-08-25	BBE-11-15825/2025
8	A	1006	36.89	40.58	Mrs. Marrisca Iona Mascarenhas , Maical Jorn Mascarenhas & Iayda Mascarenhas	30-12-25	BBE-8-20655/2025
9	A	1201	37.89	41.68	Mrs. Monika Harishnath Chandeshware and Mr. Vilas Prabhakar Bansode	09-05-25	BBE-14-8488/2025
10	A	1206	36.89	40.58	Mr. Anil Kumar Ramadhar Singh and Mrs. Smita Singh	24-03-26	BBE-11-5954/2026
11	A	1301	37.89	41.68	Smt. Soni Sweta and Shri. Daya Shankar	16-10-25	BBE-8-16610/2025
12	A	1306	36.89	40.58	Mrs. Manju Sharma	10-03-26	BBE-10-4480/2026
13	A	1605	66.77	73.45	Mr. Praveen Verma and Mrs. Nidhi Verma	21-07-25	BBE-10-12633/2025
14	B	102	98.66	109.51	Unsold		
15	B	201	81.51	89.66	Unsold		
16	B	202	98.66	108.53	Unsold		
17	B	203	62.8	69.08	Mr. Nitin Ashok Gosavi and Mrs. Vaishali Nitin Gosavi	18-02-26	BBE-8-2869/2026
18	B	204	62.98	69.28	Unsold		
19	B	301	81.51	89.66	Unsold		
20	B	302	98.66	108.53	Unsold		
21	B	303	62.8	69.08	Unsold		
22	B	304	62.98	69.28	Unsold		
23	B	401	81.51	89.66	Unsold		
24	B	402	98.66	108.53	Unsold		
25	B	403	62.8	69.08	Unsold		
26	B	404	62.98	69.28	Unsold		
27	B	501	81.51	89.66	Unsold		
28	B	502	98.66	108.53	Unsold		
29	B	503	62.8	69.08	Unsold		
30	B	504	62.8	69.28	Sujata Sharad Satam	16-04-26	BBE-11-8005/2026
31	B	601	81.51	89.66	Unsold		
32	B	602	98.66	108.53	Unsold		
33	B	603	62.8	69.08	Mr. Bhupendra Trikam Solanki , Smt.	27-01-26	BBE-8-1341/2026



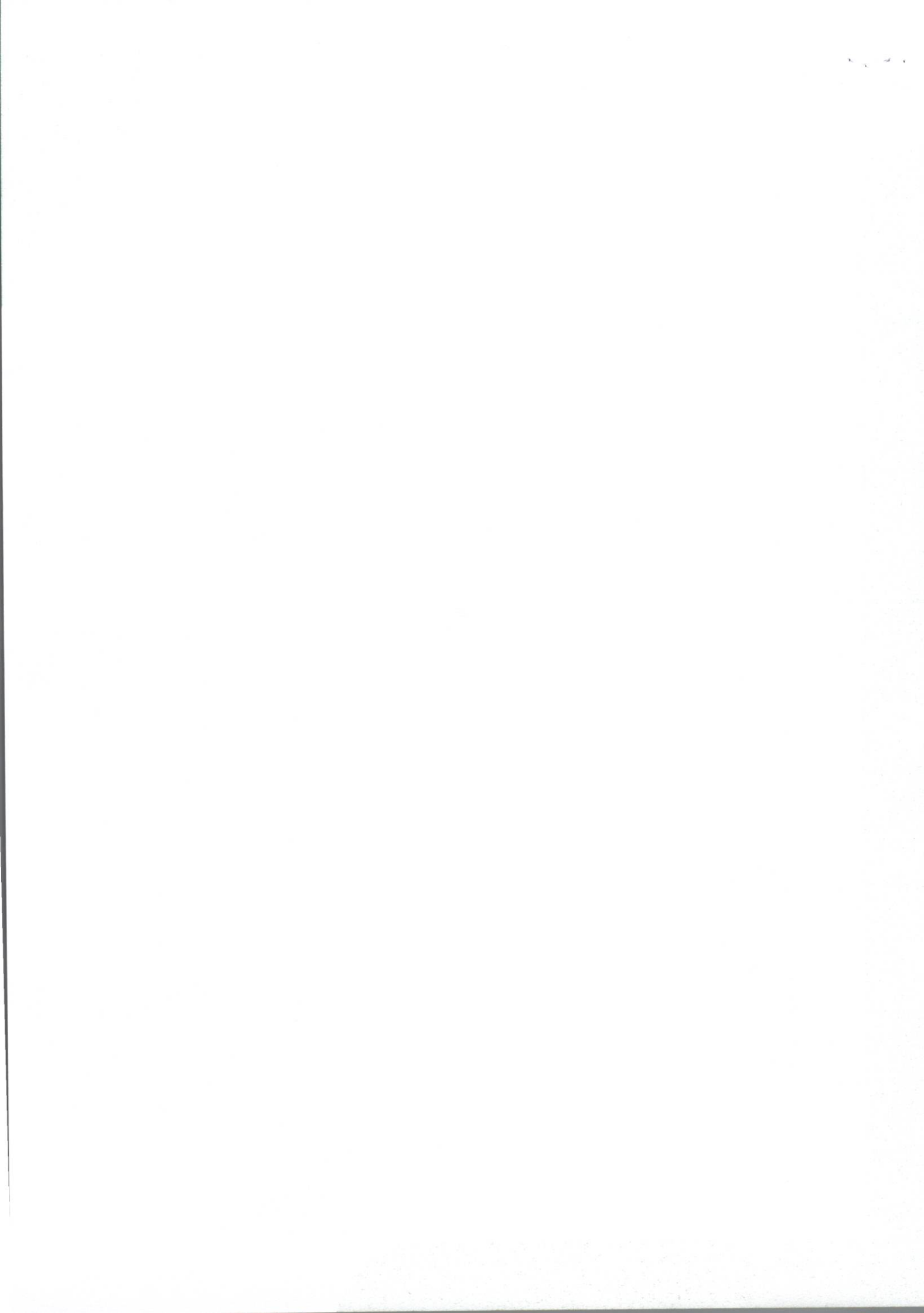
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					Jamna Bhupendra Solanki & Mr. Trikam Megha Solanki		
34	B	604	62.98	69.28	Ms. Malvika Manish Deshmukh	15-04-25	BBE-11-6231/2025
35	B	701	81.51	89.66	Unsold		
36	B	702	98.66	108.53	Unsold		
37	B	703	62.8	69.08	Mrs. Anupama Tiwari	06-03-26	BBE-10-4287/2026
38	B	704	62.98	69.28	Mr. Pramod Kumar Varma and Mrs. Anjali Varma	16-12-25	BBE-10-22348/2025
39	B	801	81.51	97.81	Unsold		
40	B	802	98.66	118.39	Mr. Manil Pinto and Mrs. Nisha Dsouza	30-03-25	BBE-10-5339/2025
41	B	803	62.8	75.36	Unsold		
42	B	901	81.51	89.66	Unsold		
43	B	902	98.66	108.53	Unsold		
44	B	903	62.8	69.08	Unsold		
45	B	904	62.98	69.28	Unsold		
46	B	1001	81.51	89.66	Unsold		
47	B	1002	98.66	108.53	Mr. Yatharth Bhuwalka and Pooja Bansal	08-06-25	BBE-9-8680/2025
48	B	1003	62.8	69.08	Unsold		
49	B	1004	62.98	69.28	Unsold		
50	B	1101	81.51	89.66	Unsold		
51	B	1102	98.66	108.53	Mrs. Shweta Rahul Naik and Mr. Rahul Raghunath Naik	05-05-25	BBE-11-7888/2025
52	B	1103	62.8	69.08	Mrs. Varsha Kapil Doshi	17-10-25	BBE-11-19730/2025
53	B	1104	62.98	69.28	Mr. Ramendra Sinha and Mrs. Swati Anant	04-09-25	BBE-11-16684/2025
54	B	1201	81.51	89.66	Unsold		
55	B	1202	98.66	108.53	Mr. Deepak Kumar Parihar	26-08-25	BBE-8-13857/2025
56	B	1203	62.8	69.03	Mr. Abhinay Jaiswal and Mrs. Swati Jaiswal	30-04-25	BBE-11-7600/2025
57	B	1204	62.98	69.28	Mr. Satish Chandra Gupta and Mrs. Vandana Gupta	24-10-25	BBE-11-20052/2025
58	B	1301	81.51	89.66	Unsold		
59	B	1302	98.66	108.53	Mr. Kaizar Kotwal , Frensi Kaizar Kotwal & Aarish k Kotwal	14-01-26	BBE-8-633/2026
60	B	1303	62.8	69.08	Mr. Sunil Vinayak Zode	24-12-25	BBE-8-20368/2025





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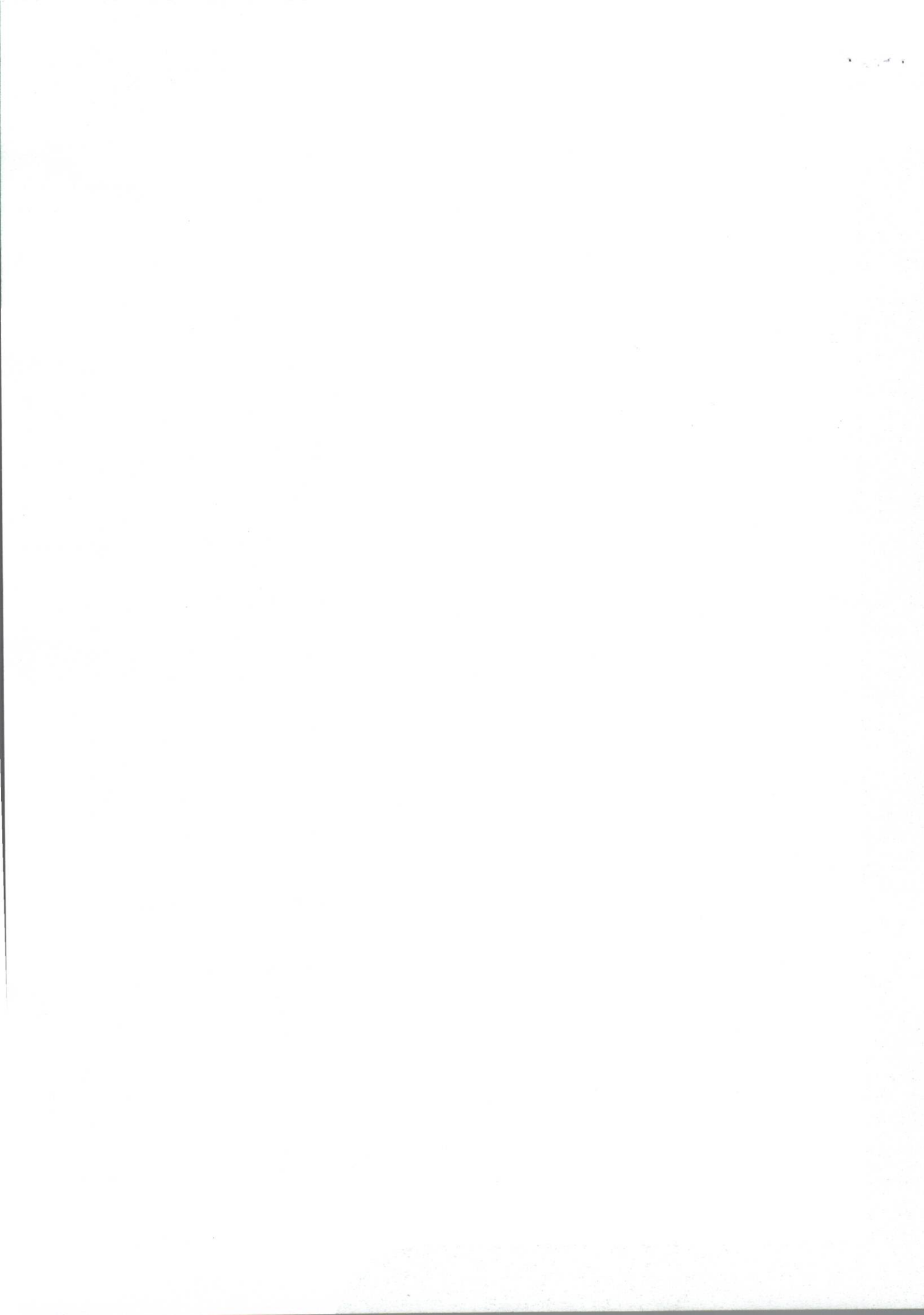
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61	B	1304	62.98	69.28	Mr. Pawan Kumar and Mrs. Neelchhavi Garg	04-09-25	BBE-11-16682/2025
62	B	1402	98.66	108.53	Mrs. Lovine Joseph	06-06-25	BBE-11-10242/2025
63	B	1403	62.8	69.08	Mr. Rajendra Trilokchand Gupta and Mrs. Geete Rajendra Gupta	04-10-25	BBE-11-18781/2025
64	B	1404	62.98	69.28	Mr. Prakash Chandra Jain	23-05-25	BBE-10-9117/2025
65	B	1501	81.51	90.48	Mr. Himanshu Jain and Mrs. Puja Himanshu Jain	27-02-24	BBE-10-3271/2024
66	B	1503	62.8	69.71	Mr. Anilbhai Jayakarbhair Parmar and Smt. Shruti Arvind Khanolkar	18-11-24	BBE-11-19370/2024
67	B	1602	98.66	108.53	Mrs. Krishna Sharma and Mr. Arjun Sharma	04-08-25	BBE-11-14605/2025
68	B	1702	98.66	108.53	Mrs. Anushka Aniruddha Jewlikar and Mr. Aniruddha V. Jewlikar	15-03-25	BBE-14-4427/2025
69	B	1703	62.89	69.08	Mr. Latesh Shekar Shetty	30-09-24	BBE-14-17268-2024
70	B	1704	62.89	69.28			
71	B	1903	62.89	69.08	Mr. Ajay Dilkhush Sarupria	07-05-25	BBE-10-7913/2025
72	B	1904	62.89	69.28			
73	B	2003	62.8	69.08	Ms. Ishita Chelawat and Mrs. Mamta Shailesh Hingarh	29-05-25	BBE-11-9621/2025
74	B	2004	62.98	69.28	Ms. Ishita Chelawat and Mrs. Mamta Shailesh Hingarh	29-05-25	BBE-11-9622/2025
		Total	5260.00	5715.67			

TOTAL BUA= 5715.67 Sq. Meters.

2. 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.
3. 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.
4. 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-13dated 14-01-2021.





VINCA REALTORS PRIVATE LIMITED


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Thanking You,
Yours Faithfully,

M/s. Vinca Realtors Private Limited

VINCA REALTORS PRIVATE LIMITED


Authorized Signatory
Authorized Signatory

