

AGREEMENT FOR SALE

BY

**MR. PRABHUDYAL S. CHAURASIA
(VENDOR)**

BETWEEN

**MR. VIKRAM SHANTILAL BOTHRA
(PURCHASER)**

ROOM NO. 510 ON 5TH FLOOR

**C. S. NO. 1/3072, 3072, 3073, 3074, 3075 & 3076 OF
BHULESHWAR DIV.
CHANDAN HEIGHTS BUILDING
1ST CARPENTER STREET, MUMBAI-4.**

319/6112

पावती

Original/Duplicate

Tuesday, October 20, 2020

नोंदणी क्र.: 39म

12:46 PM

Regn.: 39M

पावती क्र.: 6744 दिनांक: 20/10/2020

गवाचे नाव: धुनेश्वर

दस्तावेजाचा अनुक्रमांक: ववड-2-6112-2020

दस्तावेजाचा प्रकार: कारावाचा

कारावाचा नाव: विनायक सतीशराव जोषी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2300.00

एवढी रक्कम: 115

एकूण:

रु. 32300.00

सह दुय्यम मूळ दस्त, धुनेश्वर मि. कुटी-२ अंतर्गत

1:05 PM हा वेळीस मिळेल.

DELIVERED

सह दुय्यम निवेदन, मुंबई-2

वाचक मूल्य: रु. 6162328.2/-

नोंदणी रु. 4100000/-

भातले मुद्रांक शुल्क: रु. 123240/-

सह दुय्यम निवेदन
धुनेश्वर सतीशराव जोषी

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 300/-
डीडी/घनादेश/पि ऑर्डर क्रमांक: 2010202002287 दिनांक: 20/10/2020
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डीडी/घनादेश/पि ऑर्डर क्रमांक: 2010202002199 दिनांक: 20/10/2020
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-
डीडी/घनादेश/पि ऑर्डर क्रमांक: MH005723121202021R दिनांक: 20/10/2020
बँकेचे नाव व पत्ता: IDBI

DELIVERED

2011/2020

सूची क्र.2

दुय्यम निबंधक : सा. दु.नि.मुंबई शहर २

दस्तावेज क्रमांक : 6112/2020

नोटणी :

Regn:63m

भावासे न'व' : शुभेष्ट

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) विषय का प्रकार | नगरनाम |
| (2) मोहरता | 1100000 |
| (3) बाजारभाव/आडेपट्टयच्या वारितपट्टाकार
आवाजी देतो की पट्टेदार ते नगद करावे | 162323.2 |
| (4) स्थापन, पोटहिसा व घरधनक्ष (असल वस) | 1) पत्तिके नाव: मुंबई महानगर नगरपालिका नं: रुम नं. 510, भाळा नं: 5 वा मजला, इमारतीचे नाव: बंदम हाईट्स बिल्डींग, ब्लॉक नं: 1 ती कारपेंटर स्ट्रीट, रोड नं: मुंबई 400004, इतर माहिती: ((C.T.S. Number : 1/3072,3072,3073,3075 AND 3076 ;)) |
| (5) धक्का | 1) 360 चौ.फूट |
| (6) अकारणी किंवा जुडी देण्यात आलेले नसले | |
| (7) एस्टेवज करून देणा-या/किंवा ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिकादिते नाव व पत्ता. | 1) नाव: प्रमोदपाल एस चौधरी - - वय: 80; पत्ता: फ्लॅट नं: रुम नं. 510, भाळा नं: 5 वा मजला, इमारतीचे नाव: बंदम हाईट्स बिल्डींग, ब्लॉक नं: 1 ती कारपेंटर स्ट्रीट, रोड नं: मुंबई, महानगर, मुंबई. पिन कोड:-100004 पॅन नं:- |
| (8) एस्टेवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिकादिते नाव व पत्ता | 1) नाव: विक्रम शांतीलाल गोपा - - वय: 37; पत्ता: फ्लॅट नं. सी-511, 5 वा मजला, सी विंग, श्रीपती कॅन्स्टल, 208/21C, खैतवाडी मेन रोड, गिरगाव मुंबई, अंबेवाडी (मुंबई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-100004 पॅन नं:-AIJPB9195L |
| (9) एस्टेवज करून दिल्याचा दिनांक | 20/10/2020 |
| (10) रत नोंदणी केल्याचा दिनांक | 20/10/2020 |
| (11) नुब्रामांक, खण्ड व पृष्ठ | 312/2020 |
| (12) बाजारभावप्रमाणे मूलांक रु. 200 | 123240 |
| (13) बाजारभावप्रमाणे नोंदणी शुल्क | 3000 |
| (14) मार | |

મુલ્યઃ જ્ઞાગ્રાહી વિચારણા ધેતુલેખઃ સ્પર્શીતઃ.

मुद्रां शुल्क आवारताना निवृत्तेना
अन्ये - :

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



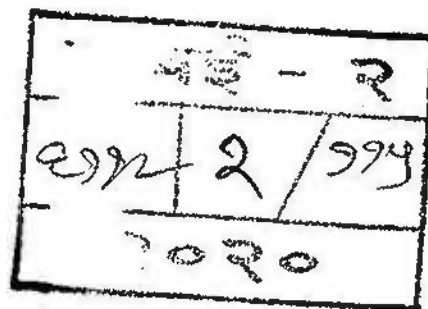
साह दुर्यम निबन्धक
मोहन शाहर क. २

[illegible]

Name	Page
------	------



100. 5162328.2
50. 123246.564



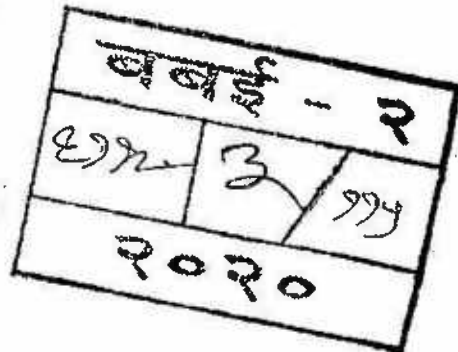
Stamp Duty Ground 5th Floor to 10th Floor

Add Lift 5%
8770

8770
MR. VIKRAM SHANTILAL BOTHRA

Carpet Area Market Value	Carpet X 1.20 = Carpet Area Carpet X Reconer Value = M.
-----------------------------	------------------------------------------------------------

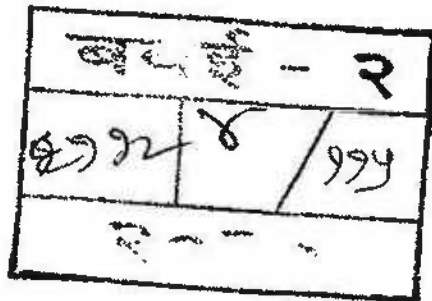
Agreement Value 41,00,000/-





AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE MADE AT MUMBAI this 20 day of Oct., 2020 **BETWEEN MR. PRABHUDYAL S. CHAURASIA**, having address Room No. 510 on 5th Floor, Chandan Heights Building, situated at 1st Carpenter Street, Mumbai-400004, hereinafter referred to as "**THE VENDOR**", (which expression shall unless repugnant to the context or meaning thereof deemed to be include their respective heirs, executors, administrators and assigns) of the One Part; AND



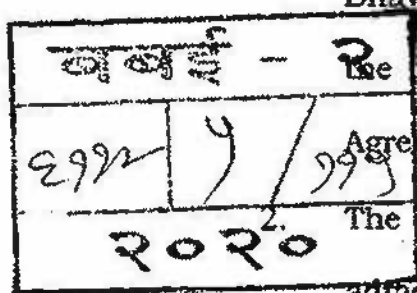
MR. VIKRAM SHANTILAL BOTHRA, having address at C-511, Shripati Castle, 5th Floor, "C" Wing, 208/210, Khetwadi Main Road, Girgoan, Mumbai- 400 004, hereinafter referred to as "**THE PURCHASER**", (which expression shall unless repugnant to the context or meaning thereof deemed to be include her heirs, executors, administrators and assigns) of the Other Part:

WHEREAS:

- Whereas an Agreement for Permanent Alternate Accommodation duly registered with office of the Sub Registrar of Assurances at Mumbai on 25/04/2007 under serial No. BBE-1/04299/2007 and Supplementary Agreement on 20/02/2020 under Sr. No. BBE-1/1224/2020 made between **M/S BUILDWELL DEVELOPERS** through its proprietor **SHRI PAVANKUMAR B. CHANDAN** an adult Indian inhabitants having address at office No. 9, 4th Floor, Ankur Theatre Building, 245/247, S.V.P. Road, Mumbai - 400 004 of the One Part and **MR. PRABHUDYAL S. CHAURASIA** therein referred as "**THE TENENT/S/OCCUPANT/S**" of the Other Part and Vendor herein, was allotted Flat No. 510 on 5TH floor of the Re-developed building known as "**CHANDAN HEIGHTS**" situated at 3-7-9, 11 & 13, 1ST Carpenter Street, Mumbai- 400 004 admeasuring 300 sq. fts. carpet area i.e. 360 Built-up area in lieu of his old tenement being Room No. 9 on 1st floor of Pradeep Bhavan building, hereinafter referred to as the "**Said Room**", upon the terms and conditions more particularly described in the said Agreement for Permanent Alternate Accommodation.

The **VENDOR** is well and sufficiently entitled to the said Room admeasuring 300 sq.fts. carpet area i.e. 360 Built-up area.

- The **VENDOR** has agreed to sell, transfer assign all his right, title and interest in the said Room to the **PURCHASER** and



ग २ ११/१०

PURCHASER has agreed to purchase all the rights, title, interest in the said room for the total consideration of Rs. 41,00,000/- (Rupees Forty One Lacs only) and upon the terms and conditions hereinafter mentioned;

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

1. The VENDOR hereby agrees to sell, transfer, convey and assign, free from all claim and encumbrances whatsoever all and singular his ownership right, title and interest in the said room being Room No. 510 on 5th floor of the building known as "CHANDAN HEIGHTS" situated at 3-7-9,11 & 13, 1ST Carpenter Street, Mumbai- 400 004 admeasuring 300 sq. ft. carpet i.e. 360 Built-up area and more particularly described in the Schedule written hereunder together with all his rights and benefits under the said agreement at and for a lump sum price of Rs. 41,00,000/- (Rupees Forty One Lacs only).
2. The said purchase price of Rs. 41,00,000/- (Rupees Forty One Lacs only) purchaser has paid full and final amount to the Vendor as under vide Ch./D.D. No. 165542 & 165543 Drawn Oriental Bank of Commerce, Opera House Branch.



- i. The VENDOR has obtained the Promoter/Developer consent and No Objection Certificate for transfer of the said flat in favour of the PURCHASER vide Promoter/Developer letter dated 08/10/2020.

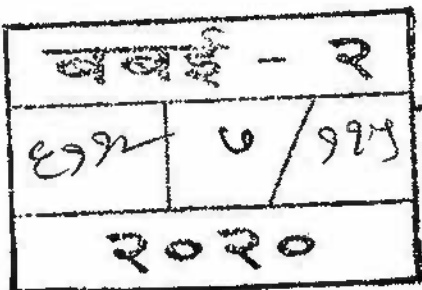
- ii. The VENDOR hereby declare and covenant with the PURCHASER that :-

- a) That the VENDOR has duly paid and discharged in full all the dues and liabilities in respect of the said room including the Municipal outgoing, taxes, rates, maintenance charges etc. payable to all concerned bodies

08/10/2020	- 2
E992-8	/999
3030	

and other Government, Semi-Government authorities up to the date hereof and shall pay all the dues till the completion of sale;

- b) That the VENDOR is the absolute owner and beneficiary of the said room duly standing in the name of the VENDOR in the books and all other records of the proposed society and in the record of the Promoter/Developer and is absolutely entitled to the same including all incidental rights thereto and with exclusive right to use, enjoyment and occupation of the said room and except the VENDOR no other person or persons have any right, title, interest, claim or demand of any nature whatsoever unto or upon the said Room.
- c) That notwithstanding any act, deed, matter or thing whatsoever done, committed or omitted by the VENDOR or any person or persons lawfully and equitably claiming by, from through or in trust for the VENDOR the VENDOR has full power and absolute authority and right to sell/transfer the said room and to relinquish and transfer all his rights, title and interest therein in favour of the PURCHASER/S;
- d) That neither the VENDOR nor any one on his behalf have committed or omitted any act, deed, matter or thing whereby his rights including the right of peaceful use, occupation, ownership and enjoyment of the said room and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or whereby his right, title and interest therein may become liable to attachment and/or sale whether by a decree or order of the competent court or otherwise;
- e) That the VENDOR has not created or purported to create any tenancy, license, charge, lease, mortgage, lien or any



१२९२८०

kind of third party interest over the said room and no other person or party has any right, title or interest, claim or demand in to or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same is free from all encumbrances and there is no pending litigation of any kind or nature whatsoever and further that the VENDOR shall so long as this agreement is valid, and subsisting not enter into any agreement/writing with any third party for creating any rights of whatsoever nature in respect of the said room;

f) As on date, there is no litigation or other proceeding, whatsoever pending in any court or forum or arbitration concerning, touching or affecting the said room and/or their right, title and interest thereto or therein;



g) No income-tax or other public authority has issued any attachment or other prohibitory order restraining them from selling, disposing or transferring the said room or the possession of the said room as contemplated hereunder;

h) That the PURCHASER shall on completion of the sale peaceably and quietly be entitled to hold and own the said room including the right to enter upon and remain in sole occupation and enjoyment of the said room and/or any part thereof without any interference disturbance, interruption, claim or demand whatsoever and/or any person or persons lawfully and equitably claiming by from, R

through, under or in trust for the VENDOR;

i) That the VENDOR has not received any notice for acquisition or requisition of the said room, and

j) That the VENDOR herein doth hereby indemnify and keep indemnified the PURCHASER against any defect in title,

5/2/92	
5/2/92	5/2/92
2020	

omission, or mischief of any person wrongfully claiming any right, title or beneficial interest in the said room or compensation, claim, demand, fines, penalties, costs, charges and expenses or any other liabilities whatsoever made or brought, against or incurred, suffered, levied or imposed pursuant to the transfer hereof under the terms of this agreement and/or by reason or by virtue of the non-performance and non-observance of any of the terms and conditions of this agreement, covenants and provision.

3. The VENDOR shall bear and pay all outgoings in respect of the said room including all rates, taxes and charges for consumption of electricity, water etc and all dues and charges payable to the proposed society and/or to the Promoter/Developer till the date of handing over possession of the said room to the purchaser and PURCHASER shall bear and pay all such outgoings, dues and charges to the proposed society and/or to the Promoter/Developer from the date of completion of sale and receiving possession of the said Room.



4. The VENDOR is aware that relying on the said representations the PURCHASER has agreed to purchase the said Room.

5. The VENDOR shall have no right in the said Room on realization of total consideration amount as agreed upon.

6. On completion of sale as aforesaid the VENDOR shall handover to the PURCHASER the original Agreements dt. 25/04/2007 and Supplementary Agreement on 20/02/2020 under Sr. No. BBE-1/1224/2020.

The VENDOR shall hereinafter as and when required by the PURCHASER at the cost of the PURCHASER sign and execute in favour of the PURCHASER all such further and other document as may be required for effective and complete

transfer of the said room in favour of the PURCHASER in all the records.

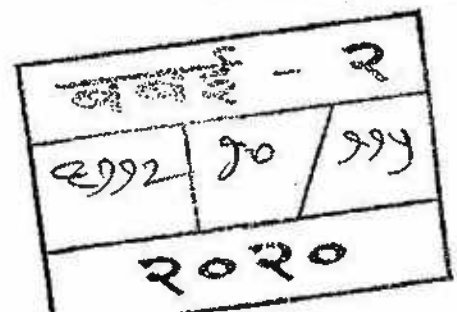
8. The VENDOR has represented and assured to the PURCHASER that his title to the said room is free from all encumbrances and claims of whatsoever nature. In the event it is found that VENDOR'S title to the said room is defective or any claim is made on the said room or PURCHASER suffer any loss or damages by the statements, declarations, representations and assurances made by the VENDOR or any claim whether directly or indirectly is made on the said room, in that case VENDOR agrees to indemnify the PURCHASER and hereby indemnifies the PURCHASER his nominees and his/her /their successors in the title to the said room against all losses, damages, cost and expenses which may be suffered by the PURCHASER his nominees his successors in title on account of above and the VENDOR shall reimburse the PURCHASER and/or his nominees and/or successors in title for the same on his making demand to that effect.



This Agreement shall always be subject to the provision of the Maharashtra Ownership of Flats Act, 1963 and the Rules made there under.

10. The stamp duty and registration charges, if any payable on this Agreement shall be borne and paid by the PURCHASER/S only.
11. The transfer charges payable to the said proposed society and/or Promoters/Developers if required will be paid by the Purchaser.

IN WITNESS WHEREOF the VENDOR and the PURCHASERS have hereunto set and subscribed their respective hands this day and year first hereinabove mentioned.



SCHEDULE ABOVE REFERRED TO:

ALL that Room No. 510 on 5TH floor of the building known as "CHANDAN - HEIGHTS" situated at 3-7-9, 13, 1ST Carpenter Street, Mumbai- 400 004 admeasuring 300 sq. ft. carpet area i.e. 360 sq. ft. Built-up area standing on land bearing Cadastral Survey No. 3072, 1/3072, 3073, 3074, 3075 & 3076 of Bhuleshwar Division.

Signed and delivered by the withinnamed
"VENDOR" the party of the One Part

MR. PRABHUDAL S. CHAURASIA

in the presence of.....

1.

2. 

Prabhu

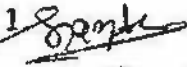


Signed and delivered by the withinnamed

"PURCHASER/S" the party of the Other Part

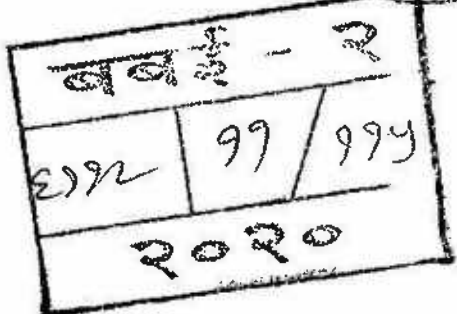
MR. VIKRAM SHANTILAL BOTHRA

in the presence of

1. 

2. 

Vikram



RECEIPT

Received a sum of Rs. 41,00,000/- (Rupees Forty One Lacs only) vide Cheque towards full and final consideration from Purchaser **MR. VIKRAM SHANTILAL BOTHRA** towards Sale of Room No. 510 on 5TH floor of the building known as "CHANDAN HEIGHTS" situated at 3-7-9, 13, 1ST Carpenter Street, Mumbai- 400 004 admeasuring 300 sq. ft. carpet area I.E 360 Built-up.

Date	Amount	Cheq No.	Bank
08/10/2020	21,00,000.00	165542	Oriental Bank of Commerce, Opera House Branch
08/10/2020	21,00,000.00	165543	Oriental Bank of Commerce, Opera House Branch
Total	41,00,000.00		

Total Rs. 41,00,000/- (Rupees Forty One Lacs Only)

I SAY RECEIPT OF Rs. 41,00,000/-

MR. PRABHUDYAL S. CHAURASIA

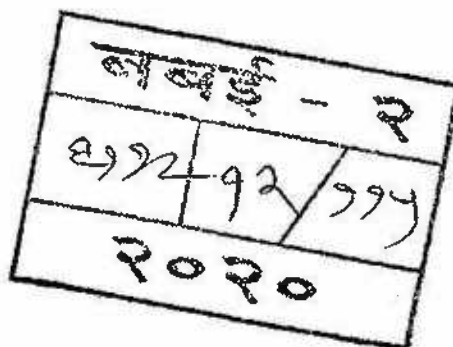
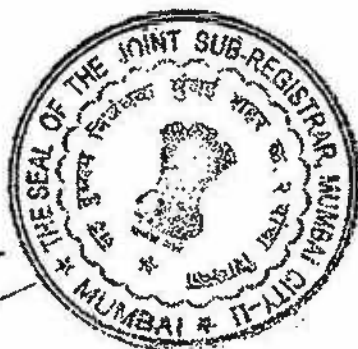
प्रबुध्याल स. चौरासिया

(VENDOR)

Witnesses

1. *[Signature]*

2. *[Signature]*





ओरियन्टल बैंक ऑफ़ कॉमर्स
ORIENTAL BANK OF COMMERCE

टैटा रोड नं. 2, ऑपरा हाउस, मुंबई-400004
TATA ROAD NO 2, OPERA HOUSE, MUMBAI-400004
IFSC Code : ORBC0101042

VALID FOR THREE MONTHS FROM THE DATE
08/10/2020
D D M M Y Y Y Y

PAY

PRABHU DAYAL

या धारक को ~~समझाएं~~

रुपये RUPEES

Twenty one lac only

अदा करें

₹ 21000000/-

खाता सं.
A/c No.

10522191001262



(Signature)

(Signature)

SBFK/SBA A

सभी सी.बी.एस. शाखाओं पर देय PAYABLE AT ALL C.B.S BRANCHES

VIKRAM BOTHRA
Please sign above

⑈ 165542⑈ 400022041⑈ 001262⑈ 31



ओरियन्टल बैंक ऑफ़ कॉमर्स
ORIENTAL BANK OF COMMERCE

टैटा रोड नं. 2, ऑपरा हाउस, मुंबई-400004
TATA ROAD NO 2, OPERA HOUSE, MUMBAI-400004
IFSC Code : ORBC0101042

VALID FOR THREE MONTHS FROM THE DATE
08/10/2020
D D M M Y Y Y Y

PAY

PRABHU DAYAL

या धारक को ~~समझाएं~~

रुपये RUPEES

Twenty lac only

अदा करें

₹ 20000000/-

खाता सं.
A/c No.

10522191001262



(Signature)

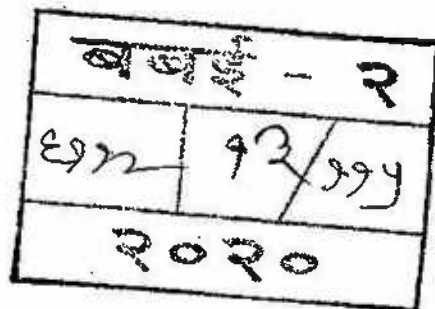
(Signature)

SBFK/SBA A

सभी सी.बी.एस. शाखाओं पर देय PAYABLE AT ALL C.B.S BRANCHES

VIKRAM BOTHRA
Please sign above

⑈ 165543⑈ 400022041⑈ 001262⑈ 31





20/02/2020

सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

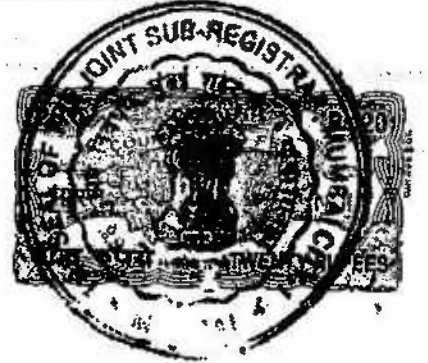
दस्त क्रमांक : 1224/2020

नोंदणी :

Regn:63m

गावाचे नाव : भुलेश्वर

(1) विलेखाचा प्रकार	सप्लीमेंट्री अॅप्रीमेंट
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) मू-भापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: प्लॅट नंबर 510, माळा नं: 5 वा मजला, हमारतीचे नाव: चंदन हाईड्स, रोड : 1 ली सुतार गल्ली मुंबई 400004, इतर माहिती: दस्त क्र ब व इ 1/4299/2007 पर्यायी जागेचा करार दिनांक 25/04/2007 रोजी नोंदविला होता परंतु नवीन नियमानुसार म्हणजेच 33(7)नुसार 75.00 चौ फुट कारपेट वाढवून बिल्डर देत आहे तरी आपण या सदनिकाचे एकूण क्षेत्रफळ 300.00 चौ फुट कारपेट गृहित घरावे व इतर वर्णन दस्तात नमुद केल्याप्रमाणे (C.T.S. Number : 1/3072, 3072 ते 3076 ;))
(5) क्षेत्रफळ	1) 75.00 चौ फुट
(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 बिल्डवेल डेव्हलपर्स चे मालक पवनकुमार बी चंदन तर्फे कु मुखत्यार म्हणून राजेन्द्र बी दईया (लिहून देणार) वय:- 52; पत्ता:- ऑफिस नं 9, 4 था मजला, अलंकार सिनेमा बिल्डिंग, -, 245/247 एस व्ही पी रोड मुंबई, अंबेवाडी (मुंबई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400004 पॅन नं:- AAAPC7942B
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रमूदयाल एस चौरासीया (लिहून देणार) वय:- 80; पत्ता:- प्लॅट नंबर 510, 5 वा मजला, चंदन हाईड्स, -, 1 ली सुतार गल्ली मुंबई, अंबेवाडी (मुंबई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400004 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	20/02/2020
(10) दस्त नोंदणी केल्याचा दिनांक	20/02/2020
(11) अनुक्रमांक, खंड व पृष्ठ	1224/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to MUMBAI



संगणक खरी प्रत,
सह दुय्यम निबंधक
मुंबई शहर क्र. १.

बबई - २	
१४/११३	
२०२०	

From MR. PRABHUDYAL S. CHAURASIA
Room No. 510 on 5TH Floor,
Chandan Heights Building,
3-7-9, 13, 1st Carpenter Street,
Mumbai- 4.

To,
M/S BUILDWELL DEVELOPERS,
Office No. 9, 4th floor,
Alankar Cinema Building ,
245-247 , S.V.P. Road,
Mumbai- 400 004

Date : 06/10/2020

Dear Sirs,

SUB : Require NO OBJECTION (N.O.C.) for Sell of Room No. 510 on 5th floor of the building known as "CHANDAN HEIGHTS" situated at 1st Carpenter Street, Mumbai- 400 004 to MR. VIKRAM SHANTILAL BOTHRA.

With reference to the above subject I, Prabhudyal S. Chaurasia owner of said room want to state that as I am intending to Sell my Room No. 510 on 5th floor of the building known as "CHANDAN HEIGHTS" situated at 1st Carpenter Street, Mumbai- 400 004 to MR. VIKRAM SHANTILAL BOTHRA by executing an Agreement for sale in his name.

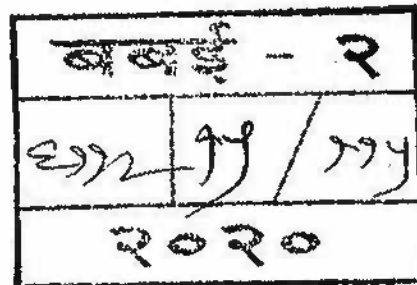
Therefore I hereby request to you give me N.O.C./Permission for sell of the said room to MR. VIKRAM SHANTILAL BOTHRA.

Thanking you,

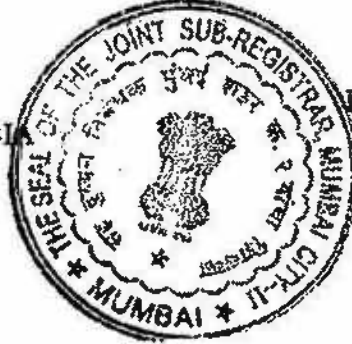
Yours Faithfully

MR. PRABHUDYAL S. CHAURASIA

(Owner)



To,
MR. PRABHUDYAL S. CHAURASI
Room No. 510 on 5TH Floor,
Chandan Heights Building,
3-7-9, 13, 1st Carpenter Street,
Mumbai- 4.



Date : 08/10/2020

Sub : N.O.C. for sell of Room No. 510 on 5th floor in the building known as
Chandan Heights standing on land bearing C. S. No. 1/3072, 3072,
3073, 3074, 3075 & 3076 of Bhuleshwar Division situated at 1st
Carpenter Street, Mumbai-400004.

Ref: Your requesting letter dated 06/10/2020 for NOC of selling Room No.
510 on 5th Floor.

Sir,

I/We hereby record and give my/our No Objection for selling your
Room No. 510 on 5th floor in the building known as "CHANDAN HEIGHTS"
situated at 1st Carpenter Street, Mumbai -4 on plot of land bearing
Cadastral Survey No. 1/3072, 3072, 3073, 3074, 3075 & 3076 of
Bhuleshwar Division and I/we further certified that no any outstanding or
dues pending against your said Room.

Thanking you,


For M/s. Buildwell Developers

[Handwritten Signature]
Proprietor

बजई - २	
६९२	९६/९९५
२०२०	

Election Commission of India
भारत निर्वाचन आयोग
IDENTITY CARD


संख्या
MT/04/122/126896



Electors Name: Choursia Prabhudayal
पिता/माता का नाम
Father's/Mother's Name: Shivbhashan
पति/पति का नाम
Sex: M
Age as on 1.1.95: 43
1.1.95 तक का



Address / पता
Narayan Bhuvan 1/9
11, 1st Sutar Lane
Bombay 4
नारायण भुवन 1/9
11, 1st सुतार लेन
मुंबई 4



COLOUR XEROX

Electoral Registration Officer
भारत निर्वाचन आयोग
022 Kherwadi
022 26000
Assembly Constituency
निर्वाचन क्षेत्र का संख्या

Place/ स्थान: Bombay मुंबई
Date/दिनांक: 21/11/1995

This card may be used as an identity card
under different Government Schemes
इस कार्ड का उपयोग विभिन्न सरकारी योजनाओं के तहत
हो सकता है

प्रमाणित

बबई - २	
२१२	१०/११
२०२०	



भारत सरकार
 Unique Identification Authority of India

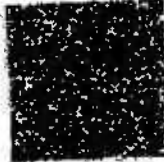
नामांकन क्रम / Enrollment No.: 2020/83008/16128

To
 प्रभु दयाल
 Prabhu Dyal
 S/O: Shri Bhushan
 gram - samai kumari kosham nam
 post kaushambi
 Pashchim Sharada
 Pashchim Saria
 Manghanpur Kaushambi
 Uttar Pradesh-212214

04/06/2015
 288904828



MP889648264FT



आपका आधार क्रमांक / Your Aadhaar No. :

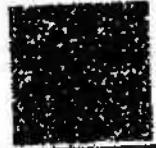
9512 9507 6298

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India

प्रभु दयाल
 Prabhu Dyal
 जन्म तिथि / DOB : 01/01/1940
 पुरुष / Male



9512 9507 6298

आधार - आम आदमी का अधिकार

प्रभु दयाल

बबई - २	
६११२	१८/१११
२०२०	



भारत सरकार

Unique Identification Authority of India



E-Aadhaar Letter

नॉदणी क्रमांक/Enrolment No.: 1325/30074/01135

Vikram Botlra (विक्रम बोथरा)

S/O: Shantilal Botlra, C-511 SHRIPATI CASTLE 5TH FLOOR C WING, 208/210 KHETWADI MAIN ROAD, GIRGAON, Mumbai, Mumbai, Maharashtra - 400004

सूचना

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

तुमचा आधार क्रमांक/ Your Aadhaar No.:

4064 7896 7977



INFORMATION

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

आधार-सामान्य माणसाचा अधिकार

1800 500 1947

help@uidai.gov.in

www.uidai.gov.in

Signature valid
Digitally signed by Vikram Botlra
IDENTIFICATION AUTHORITY OF INDIA
Date: 2015.07.24 13:05:36 IST

- आधार देशभरत मान्य आहे.
- आधार साठी आपण एकदाच नामांकन नॉदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नॉदवा, यामुळे आपल्या विविध सुविधा प्राप्त करण्यासाठी मदत मिळेल.

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



भारत सरकार



आधार-सामान्य माणसाचा अधिकार



विक्रम बोथरा
Vikram Botlra
जन्म तारीख/ DOB: 05/04/1984
पुरुष / MALE

पत्ता:
S/O: शांतिलाल बोथरा, सी-
511 श्रीपती कॅस्टल 5वा
मजला सी विंग, 208/210
खेतवाडी मेन रोड, गिरगाव,
मुंबई, मुंबई,
महाराष्ट्र - 400004

Address:
S/O: Shantilal Botlra, C-511
SHRIPATI CASTLE 5TH FLOOR C
WING, 208/210 KHETWADI MAIN
ROAD, GIRGAON, Mumbai,
Mumbai, Maharashtra - 400004

4064 7896 7977

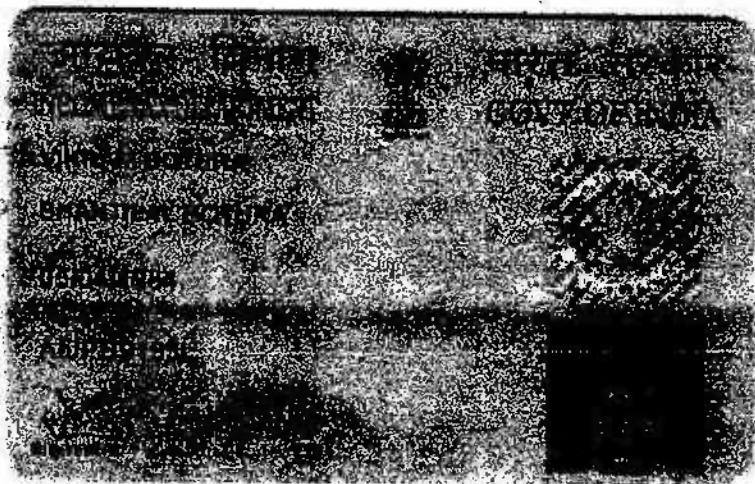
4064 7896 7977

आधार-सामान्य माणसाचा अधिकार

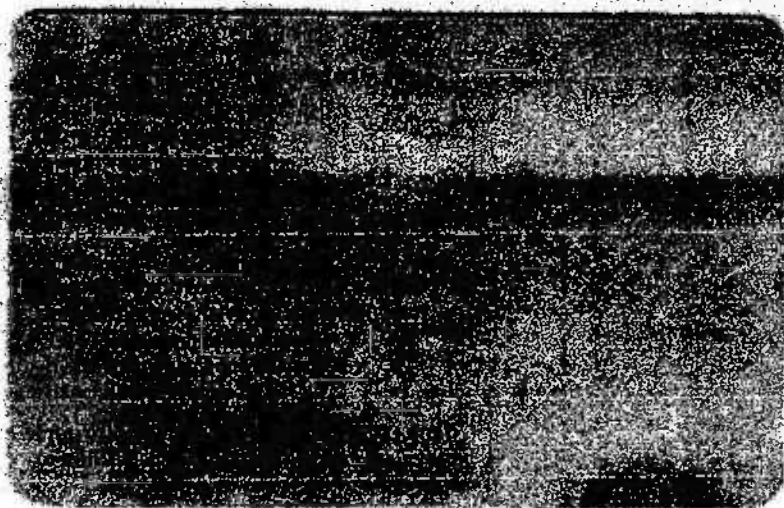
Aadhaar-Aam Admi ka Adhikar

Handwritten signature

बबई - २	
६९२	१५/११
२०२०	



Chakrabarti



बबई - २	
२११२	२० / १११
२०२०	



DATED THIS DAY _____ 2020.

Mr. Prabhudyal S. Chaurasia
- Vendor

AND

MR. Vikram Shantilal Bothra
- Purchaser

AGREEMENT FOR SALE



20/02/2020

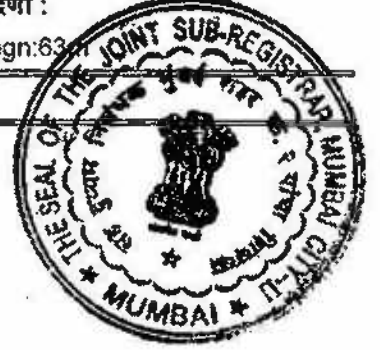
सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

दस्त क्रमांक : 1224/2020

नोदणी :

Regn:83



भावाचे नाव : भुलेश्वर

(1) विलेखाचा प्रकार	सप्लीमेंट्री अॅप्रीमेंट
(2) भोवदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) मू-भाषण, भोदहिस्ता व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: प्लॅट नंबर 510, माळा नं: 5 वा मजला, इमारतीचे नाव: चंदन हार्डस, रोड : 1 ली सुतार गल्ली मुंबई 400004, इतर माहिती: दस्त क्र ब व ह 1/4299/2007 पर्यायी जागेचा करार दिनांक 25/04/2007 रोजी नोंदविला होता परंतु नवीन नियमानुसार म्हणजेच 33(7)नुसार 75.00 चौ फुट कारपेट वाढवून विल्डर देत आहे तरी आपण या सदनिकाचे एकूण क्षेत्रफळ 300.00 चौ फुट कारपेट गृहित धरावे व इतर वर्णन दस्तात नमुद केल्याप्रमाणे ((C.T.S. Number : 1/3072, 3072 ते 3076 ;))
(5) क्षेत्रफळ	1) 75.00 चौ.फूट
(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 बिल्डवेल डेव्हलपर्स चे मालक पवनकुमार वी चंदन तर्फे कु मुखत्यार म्हणून राजेन्द्र वी दईया (लिहून देणार) वय:- 52; पत्ता:- ऑफिस नं 9, 4 वा मजला, अलंकार सिनेमा बिल्डिंग, -, 245/247 एस व्ही पी रोड मुंबई, अंबेवाडी (मुंबई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400004 पॅन नं:- AAAPC7942B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रभूदयाल एस चौरासीया (लिहून घेणार) वय:- 80; पत्ता:- प्लॅट नंबर 510, 5 वा मजला, चंदन हार्डस, -, 1 ली सुतार गल्ली मुंबई, अंबेवाडी (मुंबई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400004 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	20/02/2020
(10) दस्त नोंदणी केल्याचा दिनांक	20/02/2020
(11) अनुक्रमांक, खंड व पृष्ठ	1224/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



संगणक खरी मूत,

सह दुय्यम निबंधक
मुंबई शहर क्र. 1

बबई - २	
६१२	२९/०१
२०२०	

318/1224

पावती

Original/Duplicate

Thursday, February 20, 2020

नोंदणी क्र.: 39M

11:41 AM

Regn.: 39M

पावती क्र.: 1674 दिनांक: 20/02/2020

गावाचे नाव: भुलेश्वर

दस्तऐवजाचा अनुक्रमांक: बबई-1224-2020

दस्तऐवजाचा प्रकार: सप्लीमेंट्री अॅप्रीमेंट

सादर करणाऱ्याचे नाव: प्रभूदयाल एस चौरासीया (लिहून घेणार)

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1740.00

पृष्ठांची संख्या: 87

रु. 2740.00

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची

12:01 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-



दुय्यम निबंधक, मुंबई-1

सह दुय्यम निबंधक
मुंबई शहर क्र. १

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

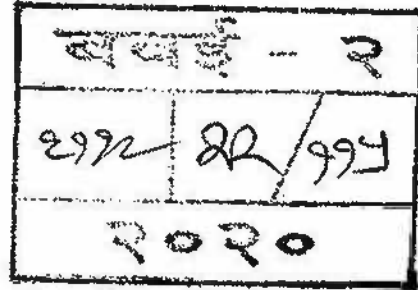
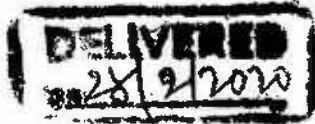
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012053328201920E दिनांक: 20/02/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 1740/-

नोंदणी फी माफी असल्यास तपशिल :-

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



Kte



2/20/2020



CHALLAN
MTR Form Number-6



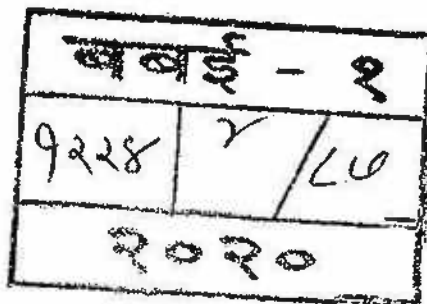
GRN	MH012053328201920E	BARCODE	Date		13/02/2020-16:36:05	Form ID	25.2
Department			Inspector General Of Registration				
Stamp Duty			Payer Details				
Type of Payment			Registration Fee				
Office Name			BOM1_MUMBAI CITY 1 SUB REGISTRAR				
Location			MUMBAI				
Year			2019-2020 One Time				
Account Head Details			Amount In Rs.				
0030045501 Stamp Duty			500.00				
0030053301 Registration Fee			1000.00				
Total			1,500.00				
Payment Details			BANK OF MAHARASHTRA				
Cheque/DD Details			FOR USE IN RECEIVING BANK				
Cheque/DD No.			Bank CIN				
Name of Bank			Ref. No.				
Name of Branch			Bank Date				
			RBI Date				
			13/02/2020-16:37:55				
			Not Verified with RBI				
			Bank-Branch				
			BANK OF MAHARASHTRA				
			Scroll No. , Date				
			Not Verified with Scroll				

Department ID :

Mobile No. : 0000000000

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

सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.





CHALLAN
MTR Form Number-6



GRN	MH012053328201920E	BARCODE	[Barcode]		Date	13/02/2020-15:36:05	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				BOM1_MUMBAI CITY 1 SUB REGISTRAR				
Location				MUMBAI				
Year				2019-2020 One Time				
Account Head Details				Amount In Rs.				
0030045501 Stamp Duty				500.00				
0030063301 Registration Fee				1000.00				
Total				1,500.00				
Payment Details				BANK OF MAHARASHTRA				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN Ref. No. 02300042020021386489 200444291564				
Name of Bank				Bank Date RBI Date 13/02/2020-15:37:55 14/02/2020				
Name of Branch				Bank-Branch BANK OF MAHARASHTRA				
				Scroll No. , Date 214 , 14/02/2020				

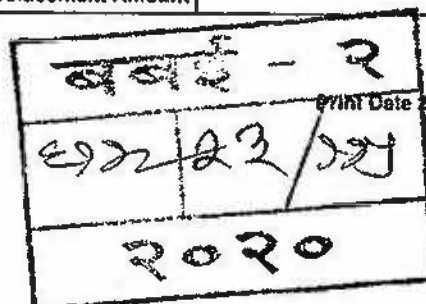
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दृश्यन निबंधक कार्यालयात नोंदणी करवयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलान लागू नाही.

Validity unknown

Digitally signed by
VIRTUAL TREASURY
MUMBAI 02
Date: 2020.02.20
11:41:05+05'
Reason: Secure
Document

Challan Defaced

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-318-1224	20/02/2020-11:41:03	IGR182	500.00
2	(IS)-318-1224	20/02/2020-11:41:03	IGR182	1000.00
Total Defacement Amount				1,500.00



9228

"CHANDAN HEIGHTS"

C.S. NO. 1/3072, 3072 TO 3076

BHULESHWAR DIVISION

**3-9, 11 & 13, 1ST CARPENTER STREET,
MUMBAI - 400 004.**

☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒

SUPPLIMENTARY AGREEMENT

BY

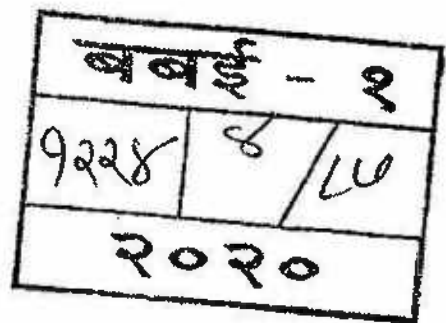
**BUILDWELL DEVELOPERS
OFFICE NO.9, ALANKAR THEATRE BLDG.
245/247, SVP ROAD
MUMBAI - 400 004.**

☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒

NAME : MR. PRABHUDYAL S. CHAURASIA

ROOM NO. 510 ON 5TH FLOOR

12.08
11.58



52 Gmcs-1/27/20

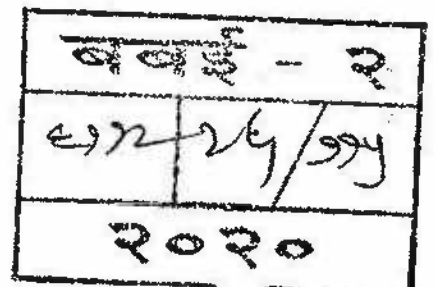
SUPPLIMENTARY AGREEMENT

THIS SUPPLIMENTARY AGREEMENT made and entered into at Mumbai this 20th day of February 2020 **BETWEEN SHRI. PAVANKUMAR B. CHANDAN** Proprietor of **M/S BUILDWELL DEVELOPERS** of Mumbai Indian Inhabitant, Adult, having address at Office No. 9, 4th Floor, Alankar Theatre, 245/247, SVP Road, Mumbai - 400 004 hereinafter referred to as "the Developers" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART;**



पत्र ६ भा ६ चोरेफुस

पत्र ६ भा ६ चोरेफुस



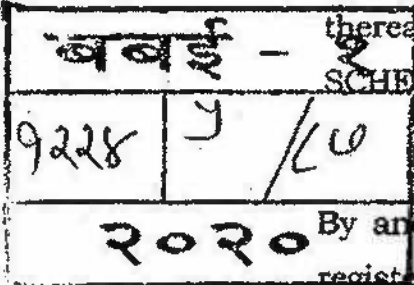
AND

MR. PRABHUDYAL S. CHAURASIA of Mumbai Indian Inhabitant/s having address at Room No. 510, 5TH Floor, Chandan Heights, 1st Carpenter Street, Mumbai- 400 004, hereinafter referred to as the **"TENANT/S/OCCUPANT/S"** [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their heirs, executors, administrators and assigns] of the **SECOND PART**;

WHEREAS:



By a Development Agreement dated 27th February, 2004 registered with Sub - Registrar of Assurances Mumbai under Serial No. BBE 1/1437/04 the Developer herein have acquired the development rights from its owners **MR. DAYARAM MANNULAL CHAURASIA & SAROJ D. CHAURASIA** in respect of the properties situate, lying and being at First Carpenter Street, Mumbai-400004 bearing C. S. No.3072 of Bhuleshwar Division admeasuring about 66.52 sq. mts. or thereabouts and property bearing C. S. No.1/3072 of Bhuleshwar Division admeasuring about 209.03 sq. mtrs. or thereabouts and more particularly described in the Firstly and Secondly respectively in the **"FIRST SCHEDULE"** hereunder written and also property bearing C. S No.3073 of Bhuleshwar Division admeasuring about 172 sq. yds. i.e. 143.81 sq. mts. or thereabouts and more particularly described in the **"SECOND SCHEDULE"** hereunder written.



By another Development Agreement dated 27th February, 2004 registered with the Sub-Registrar of Assurances Mumbai under serial No. BBE 1/1438/04 the Developers herein have acquired the development rights from its owner **MR BHOLANATH DAKHINI PRASAD CHAURASIA** in respect of the property situate, lying and being at the First Carpenter Street, Mumbai-400004 bearing Cadastral Survey Nos.3074 of Bhuleshwar Division admeasuring 56 sq. yds. equivalent to 46.82 sq. mts. or thereabouts and property bearing Cadastral Survey No. 3075 of Bhuleshwar Division admeasuring 62 sq. yds. equivalent to 51.84 sq. mts. or thereabouts and also property bearing Cadastral Survey Nos.3076



Prabhu Dyal S. Chaurasia ² (14/5/11/11)

of Bhuleshwar Division admeasuring 76 sq. yds. i.e. 63.54 sq. mts. or thereabouts and more particularly described in the Firstly, Secondly and Thirdly respectively in the "THIRD SCHEDULE" hereunder written all in the Registration District and Sub District of Mumbai City (hereinafter all the properties jointly referred to as "the said properties").

B. In pursuant to the aforesaid development agreements the Developers are re-developing the aforesaid properties after demolishing the existing buildings known as Santosh Sadan, Pradeep Bhavan and Ashish Bhavan and/or other structures standing on the aforesaid properties bearing C.S.Nos.3072, 1/3072, 3073, 3074, 3075 and 3076 of Bhuleshwar Division admeasuring total area of 581.56 sq. meters and by constructing a new building in accordance with the building proposals and plans to be sanctioned by the Municipal Corporation of Greater Mumbai and other concerned Public Body and Local Authorities on the said properties.



Developers have obtained No Objection Certificate from the concerned authority i.e. M.B.R. & R. Board bearing No. R/NOC/F-4406/4185/MBR&RB OF 04 dated 10.9.2004 for redevelopment of the said properties.

D. The Tenant/Occupant is the Legal/Contractual Tenant/Occupant in respect of a Room No. 9 on 1st floor in ~~Pradeep Bhavan~~ [hereinafter referred to as "the said old premises"].

Pradeep Bhavan		
9248	2	60
2000		



the said old premises are in occupation of the Tenant/s/Occupant/s, and are in dilapidated condition is required by the Developers for the purpose of its demolition and re-development and in interest of speedy and timely completion of the work of intended re-development of the said properties, the Developers have offered to give to the Tenant/s/Occupant/s on what is known as "On Ownership Basis" one Flat/Room admeasuring 225 sq. ft. (Carpet) as shown on the

Pradeep Bhavan	
9248	2
2000	

3
37292000-22/05

47-1511/17

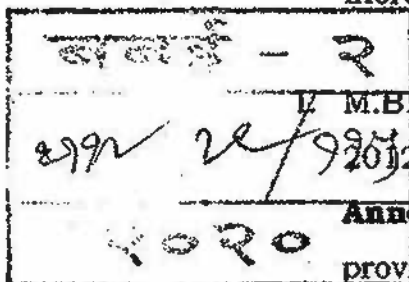
tentative Floor plan of the proposed new building to be constructed by the Developers on the said property (hereinafter referred to as the said new premises) which is offered to be granted in lieu of the Old Premises in occupation of the Tenant/s/Occupant/s as and by way of permanent alternative accommodation.

F. The Tenant/Occupant has/have upon certain terms and conditions mutually agreed by and between both the parties, has/have accepted the said offer made by the Developers.

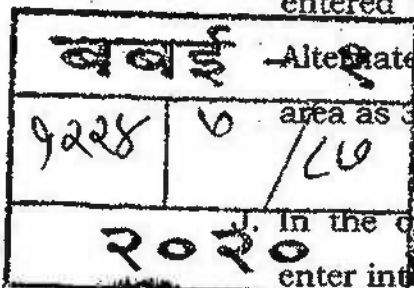
G. After negotiations the Owner and Tenants have executed and registered Agreement for providing permanent alternate accommodation dated 25/04/2007 duly registered with the sub-registrar of Mumbai City-1 under Sr. No. BBE-1/04299/2007, which is annexed as **Annexure - I**



H. In the meanwhile Govt. of Maharashtra issued Notification dated 2nd March, 2009 bearing No. TPB 4308/3224/CR-268/08/UD-11, which is annexed as **Annexure - II** hereto, whereby the minimum area to be allotted to the Tenants under D.C. Regulation 33(7) is increased from 225 sq. ft. to 300 sq. ft.



I. M.B.R.R.B. has further issued a modified NOC dated 17th April, 2012 to the OWNER / DEVELOPER, annexed herewith as **Annexure - III**, under which the OWNER / DEVELOPER shall provide minimum 300 sq. ft. area to the tenants as per Revised DCR 33(7). In view of the same this Supplementary Agreement is entered into in addition to Agreement for Providing Permanent



Alternate accommodation giving effect and recording the carpet area as 300 sq. fts. Instead of 225 sq. fts.

In the circumstances this present Supplementary Agreement is entered into for the purpose of allotting 75 sq.fts. carpet area more in addition to 225 sq.fts. area aggregating to overall 300 sq.fts. carpet area i.e. 360 sq. ft. Built-up area to be allotted to the Tenant/occupant as and by way of Permanente Alternate



१२५ मी. ४५५

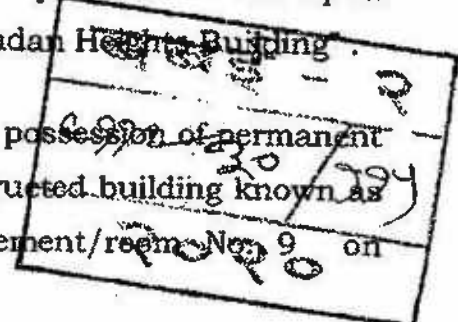
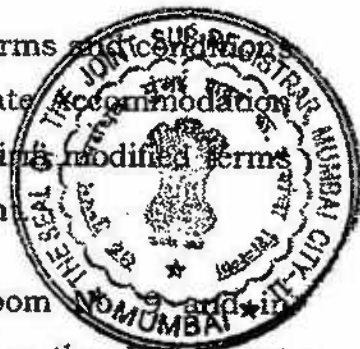
१८४५ मी. ८५५

Accommodation free of cost on ownership basis in lieu of tenants/occupants old premises.

K. The parties hereto are desirous of recording the terms and conditions of this Supplementary Agreement as follows :-

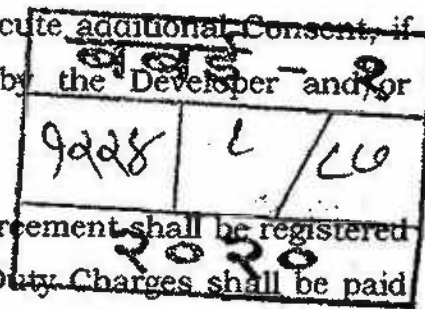
NOW THIS SUPPLIMENTARY AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

- 1) The recitals contained above form integral and operative part of this agreement as if the same are set out and incorporated herein.
- 2) The parties hereto repeat and confirm all the terms and conditions of Agreement for Providing Permanent Alternate Accommodation dated 25/04/2007 and further agree and confirm modified terms and conditions of this Supplementary Agreement.
- 3) In lieu of the tenanted premises bearing Room No. 9 and in consideration of the Agreement for Providing the Permanent Alternate Accommodation dated 25/04/2007 and this Supplementary Agreement shall provide to the tenant on Ownership basis free of costs as and by way of permanent alterative accommodation in the proposed building intended to be erected on the said property a self contained Flat No. 510 on the 5th Floor admeasuring about 300 sq. ft. carpet area i.e. 360 sq. ft. Built-up area in building known as "Chandan Heights Building".
- 4) The tenant/occupant have already taken possession of permanent alternate accommodation in newly constructed building known as "Chandan Heights" in lieu of old tenement/room No. 9 on 28/03/2013.



It is agreed that the Tenants shall execute additional Consent, if necessary as and when demanded by the Developer and/or MHADA Authority.

It is agreed that this Supplementary Agreement shall be registered and Registration Charges and Stamp Duty Charges shall be paid by the Owner/Developer.



Handwritten signature in Marathi script.

Handwritten signature in Marathi script.

IN WITNESS WHEREOF the parties hereto have hereunto put their hand and seal on the day and year first hereinabove written.

SCHEDULE OF PROPERTY

:- THE FIRST SCHEDULE HEREINABOVE REFERRED TO :-

FIRST :- ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai-400004 bearing Cadastral Survey No. 3072 of Bhuleshwar Division admeasuring about 66.52 sq. mts. or thereabouts in the Registration District and Sub District of Mumbai City.



SECONDLY :- ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai-400004 bearing Cadastral Survey No. 1/3072 of Bhuleshwar Division admeasuring about 209.03 sq. mts. or thereabouts in the Registration District and Sub District of Mumbai City.

बबई - १	
२७२	२७३
२०२०	

:- THE SECOND SCHEDULE HEREINABOVE REFERRED TO :-

ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai-400004 bearing Cadastral Survey No. 3073 of Bhuleshwar Division admeasuring about 172 sq. yds. i.e. 143.81 sq. mts. or thereabouts and registered by the Collector of Land Revenue under Collector's Old Nos. 1702 and 1705, Collector's New No. 8826, Old Survey Nos. 479 & 480, New Survey No. 5225 and assessed by the assessor and Collector of Municipal Rates and Taxes under "C" Ward No. 646 and Street No. 11 in the Registration District and Sub District of Mumbai City.



पुनर्मापन-२०२०

५/६/२०२०

बबई - २	
१२२४	२७०
२०२०	

∴ THE THIRD SCHEDULE ABOVE REFERRED TO

FIRSTLY :- ALL THAT the pieces or parcels of quit and ground rent land or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai-400004 bearing Cadastral Survey Nos.3074 of Bhuleshwar Division admeasuring 56 sq. yds. equivalent to 46.82 sq. mts. or thereabouts in the Registration District and Sub District of Mumbai City.

SECONDLY :- ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai-400004 bearing Cadastral Survey No.3075 of Bhuleshwar Division admeasuring 62 sq. yds. equivalent to 51.84 sq. mts. or thereabouts in the Registration District and Sub District of Mumbai City.

THIRDLY :- ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai-400004 bearing Cadastral Survey No.3076 of Bhuleshwar Division admeasuring 76 sq. yds. i.e. 63.54 sq. mts. or thereabouts and registered in the Books of the Collector of Land Revenue under Old Survey Nos.A/8827-2A/8827, New Survey Nos.2/5224, 2A/5224 and 1/5224 and assessed by the Assessor and Collector of Municipal Rates and Taxes under "C" Ward No.6566 (1), (2) & Street No.13 in the Registration District and Sub District of Mumbai City.

बवई - २	
२९२२२२	११५
२०२०	



५२५२५२५२

बवई - २	
१२४	७०
२०२०	

:- THE FOURTH SCHEDULE HEREINABOVE REFERRED TO :-

ALL THAT Room/Flat bearing Room/Flat No. 510 on 5th floor admeasuring about **300 sq. ft. Carpet area i.e. 360 sq. ft. built-up area** in the proposed new building known as **"Chandan Heights" C. S. No. 1/3072, 3072, 3073, 3074, 3075 and 3076 of Bhuleshwar Div. situated at 1st Carpenter Street, Mumbai-400004**, constructed on the properties more particularly described in the schedules hereinabove



SIGNED AND DELIVERED

by withinnamed **"DEVELOPERS"**

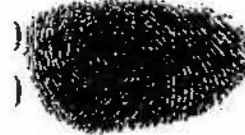
SHRI. PAVAN B. CHANDAN Proprietor of)

M/S. BUILDWELL DEVELOPERS

in the presence of)

1. श्री. अ. न. चौरasia)
2.)

44-5/2011)



SIGNED AND DELIVERED

by withinnamed **"TENANT/OCCUPANT"**

MR. PRABHUDYAL S. CHAURASIA

in the presence of)

1. श्री. अ. न. चौरasia)
2.)



44-5/2011)



बवई - १	
१२२४	८७
२०२०	

बवई - २	
१२२४	८७
२०२०	

DATED THIS DAY 20th Feb, 2020

**M/S. BUILDWELL DEVELOPERS
- DEVELOPERS**

AND

**MR. PRABHUDYAL S. CHAURASIA
TENANT/S / OCCUPANTS/S**

SUPPLEMENTARY AGREEMENT

*Stamp of
20/02/2020
@5.00
@5.09*

Annexure - 1

REDEVELOPMENT OF PRADEEP BHAVAN

C.S. NO. 3073

BHULESHWAR DIVISION

11, 1ST CARPENTER STREET,
MUMBAI - 400 004.



XXXXXXXXXXXXXXXXXXXX

AGREEMENT FOR PERMANENT ALTERNATE ACCOMODATION

BY

BUILDWELL DEVELOPERS

45, ISLAMPURA STREET,
MUMBAI - 400 004.

XXXXXXXXXXXXXXXXXXXX

NAME : MR. PRABHUDYAL S. CHAURASIA

ROOM : 9 FLOOR : 1ST FLOOR



बबई - १	
१२२४	१२/८८
२०२०	

बबई - २	
६१२	३४/११५
२०२०	



Wednesday, April 25, 2007

5:27:00 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4371

माताचे नाव भुलेश्वर

दिनांक 25/04/2007

दस्तावेजाचा अनुक्रमांक बबई - 04299 - 2007

दस्तावेजाचा प्रकार करारनामा

सादर करण्याचे नाव: प्रभुदयाल एस चौरसिया ...

नोंदणी फी

:-

1000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

:-

1060.00

रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (53)

एकूण

रु.

2060.00



आपणास हा दस्त अंदाजे 5:41PM हा वेळेस मिळेल

[Signature]

बाजार मूल्य: 6240 रु.

मोबदला: 0 रु.

अंरलेले मुद्रांक शुल्क: 300 रु.

मुबई शहर

देयकाचा प्रकार: डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बी ओ आय;

डीडी/धनाकर्ष क्रमांक: 046132; रक्कम: 1000 रु.; दिनांक: 28/02/2007



बबई - १	
१२४ १३	/ ८०
२०२०	
बबई - २	
६१२ ३५	/ ११५
२०२०	

(Customer Copy)
Date: 21/4/07

Deposit Br.: Bills Department, 89, Mohd. Ali Road, Mumbai-400 003.
Bombay Mercantile Co-operative Bank Ltd
A/c. Stamp Duty

Existing Value Rs.	100/-
Service Charges Rs.	10/-
Total Rs.	110/-

Stamp Duty paying party:

Mr. Prabhudyal S. Chauhan

Stamp No. _____ Bank & Branch: _____

Govt. of Mah. General Stamp Office Licence No. D-51ST/PCVC R.1056/RM/05/15-16-05/1716-9/05

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK)

2020



चक्र - २

9248 98/10

2020

Prabhudyal S. Chauhan
For BOMBAY MERCANTILE CO-OPERATIVE BANK LTD.

AUTHORISED SIGNATORY
BILL DEPARTMENT (H.O.)

AGREEMENT FOR PERMANENT ALTERNATE ACCOMODATION

THIS ARTICLES OF AGREEMENT made and entered into at Mumbai this 25th day of April, 2007 BETWEEN M/S BUILDWELL DEVELOPERS through its proprietor Mr. PAVANKUMAR B. CHANDAN of Mumbai Indian Inhabitant, Adult, having address at 45, Islampura Street, Shop No.5, Shatrunjay Co-op. Hsg. Soc. Ltd., 400004 hereinafter referred to as "the Developers" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and assigns) OF THE ONE PART

चक्र - १

8200 9

2007

चक्र - १

8200 9

2007

RS. 100 HUNDRED ONLY

Stamp Duty

MAHARASHTRA

Stamp No. 37061

142185

APR 21 2007

Stamp No. R000001001-PB5449

11:22

AND

MR. PRABHUDYAL S. CHAURASIA both/all of/are Mumbai Indian Inhabitant/s residing at 3-9, Santosh Sadan, 1st Carpenter Street, Mumbai-400 004 hereinafter referred to as the **"TENANT/S/OCCUPANT/S"** [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their heirs, executors, administrators and assigns] **OF THE OTHER PART:**

WHEREAS:-

A] By a Development Agreement dated 27th February, 2004 registered with Sub-Registrar of Assurances Mumbai under Serial No. BBE 1/1437/04 the Developer herein have acquired the development rights from its owners **MR. DAYARAM MANNUL CHAURASIA & SAROJ D. CHAURASIA** in respect of the properties situate, lying and being at First Carpenter Street, Mumbai-400004 bearing C. S. No.3072 of Bhuleshwar Division admeasuring about 66.52 sq. mts. or thereabouts and property bearing C. S. No.1/3072 of Bhuleshwar Division admeasuring about 289.03 sq. mtrs. or thereabouts and more particularly described in the First and Second respectively in the **"FIRST SCHEDULE"** hereunder written and also property bearing C. S. No.3073 of Bhuleshwar Division admeasuring about 172 sq. yds. or thereabouts and more particularly described in the **"SECOND SCHEDULE"** hereunder written

By another Development Agreement dated 27th February, 2004 registered with the Sub-Registrar of Assurances Mumbai under serial No. BBE 1/1438/04 the Developers herein have acquired the development rights from its owner **MR BHOLANATH DAKHIN PRASAD CHAURASIA** in respect of the property situate, lying and being at the First Carpenter Street, Mumbai-400004 bearing Cadastral Survey Nos.3074 of Bhuleshwar Division admeasuring 46.82 sq. yds. equivalent to 46.82 sq. mts. or thereabouts and property bearing Cadastral Survey No.3075 of Bhuleshwar Division admeasuring 62 sq. yds. equivalent to 51.84 sq. mts. or thereabouts and also property bearing Cadastral Survey Nos.3076 of Bhuleshwar Division admeasuring 76 sq. yds. i.e. 63.54 sq. mts. or thereabouts and more particularly described in the Firstly, Secondly and Thirdly respectively in the **"THIRD SCHEDULE"** hereunder written all in the Registration District and Sub District of Mumbai City (hereinafter all the properties jointly referred to as "the said properties")

B] In pursuant to the aforesaid development agreements the Developers are re-developing the aforesaid properties after demolishing the existing buildings known as **Santosh Sadan Pradeep Bhavan and Ashish Bhavan** and/or other structures standing on the aforesaid properties bearing C.S.Nos.3072, 1/3072, 3073, 3074, 3075 and 3076 of Bhuleshwar Division admeasuring total area of 596.04 sq. meters and by constructing a new building in accordance with the building proposals and plans to be sanctioned by the Municipal Corporation of Greater Mumbai and other concerned Public Body and Local Authorities on the said properties.

C] The Developers have obtained No Objection Certificate from the concerned authority i.e. M.B.R. & R. Board bearing No. R/NOC/F-1298/553/MBR&RB OF 04 dated 04.2.2004 for redevelopment of the said properties.

D] The Tenant/s/Occupant/s is/are The Legal/Contractual Tenant/s/Occupant/s in respect of a Room/Shop/Premises No.9 admeasuring 13.15 sq.mtrs. (Carpet) on 1st floor in Pradeep Bhavan and paying a monthly rent of Rs.52/- (Rupees Fifty Two Only) (hereinafter referred to as "the said old premises").

E] As the said old premises are in occupation of the Tenant/s/Occupant/s and in dilapidated condition is required by the Developers for the purpose of its demolition and re-development and in interest of speedy and timely initiation and completion of the work of intended re-development of the said properties, the Developers have offered to give to the Tenant/s/Occupant/s on what is known as "On Ownership Basis" one flat/Room/Shop admeasuring 225 sq. ft. (Carpet) as shown on the tentative Floor plan of the proposed new building to be constructed by the Developers on the said property (hereinafter referred to as the said new premises) which is offered to be granted in lieu of the Old Premises in occupation of the Tenant/s/Occupant/s as and by way of permanent alternative accommodation. The new permanent alternate accommodation would be handed over to the Tenant/Occupant and within 18/24 months of filling of this Agreement.

F] The Tenant/s/Occupant/s has/have upon certain terms and conditions and has/have accepted the said offer made by the Developers mutually agreed by and between both the parties.

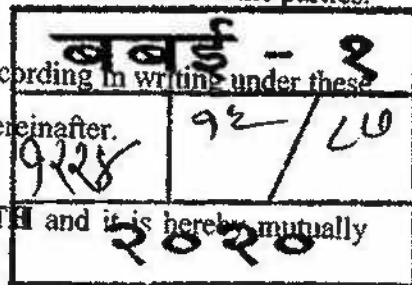
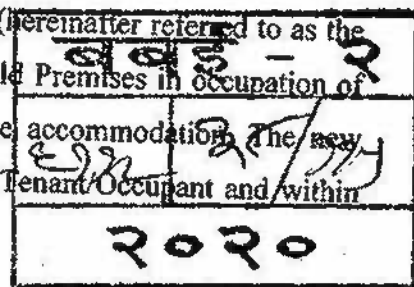
G] The Parties hereto are now desirous of incorporating and recording in writing under these presents said mutually agreed terms and conditions as mentioned hereinafter.

NOW THESE ARTICLES OF AGREEMENT WITNESSETH and it is hereby mutually agreed and declared by and between the parties hereto as follows:-

1. The Tenant/Occupant is a legal/contractual monthly tenant in respect of the Room/Shop/Premises No. 9 on the 1st floor of the building known as 11, Pradeep Bhavan situated at the property described in the schedule-I & II written hereunder and occupying 13.15 sq. mtrs. (carpet area) and paying a monthly rent of Rs. 52/- to the owners.

The Tenant/Occupant admit that the existing building is in a dilapidated condition and has therefore agreed for the execution of this agreement with the developers.

The Tenant/occupant has no objection and further gives his/her full and free irrevocable consent to the developers or his nominees or assigns to carry out the work of re-development by demolishing the existing structure in such manner as developers may deem fit and proper subject to the rules and regulation laid down by the

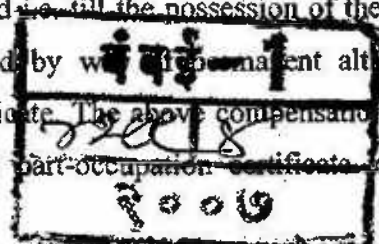
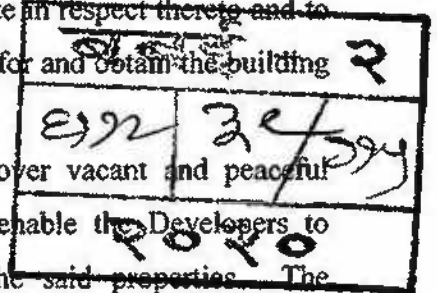
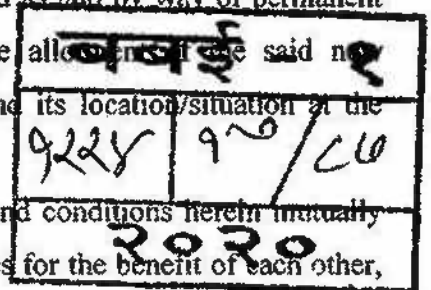
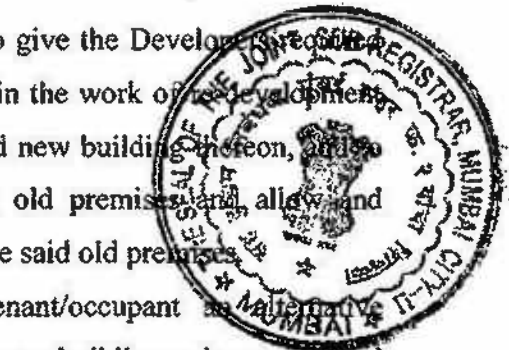
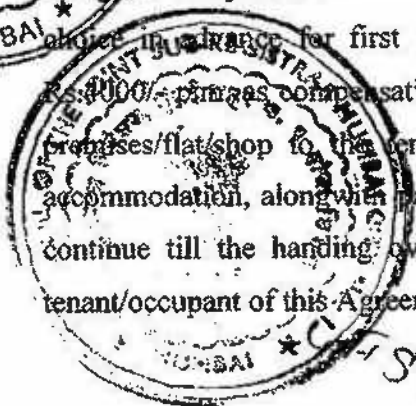


प्रमुख अधिकारी

Municipal Corporation of Greater Mumbai and Mumbai Housing Area and Development Board.

4. The Tenant/Occupant hereby agrees and undertakes to give the Developers assistance, attendance, performance and co-operation in the work of redevelopment of the said properties and construction of the proposed new building thereon, and to surrender the tenancy and/or possession of the said old premises and allow and facilitate the demolition, dismantling and removal of the said old premises.
5. The Developers has agreed to provide to the tenant/occupant an alternative accommodation on ownership basis free of cost in the new building to be constructed on amalgamated property on the _____ in the proposed new building to be known as _____ tenement admeasuring 225 sq.ft. (carpet area) and hereinafter called 'THE SAID NEW PREMISES' in exchange of the old tenanted premises presently in occupation of the Tenant/Occupant as a permanent alternative accommodation free of cost.
6. The Tenant/Occupant has/have agreed to acquire the ownership of the said new flat/shop/premises from the Developers without any cost, expenses, price or consideration in exchange of the said old premises and as and by way of permanent alternative accommodation and also agreed that the allocation of the said new premises/shop/flat shall be decided by Developers and its location/situation at the time of handing over the possession by the developers.
7. Pursuant to this agreement and subject to the terms and conditions herein mutually agreed and to be observed and performed by the parties for the benefit of each other, the Tenant/s/Occupant/s hereby gives no objection and Irrevocable consent to the Developers for getting the proposed plans and specification in respect of the said new building duly sanctioned and approved by the BMC or the by the concerned authority and to apply for and obtain work commencement certificate in respect thereof and to execute the said work and complete the same and to apply for and obtain the building occupation/completion certificate in respect thereof.

8. The Tenant/Occupant has on execution hereof handed over vacant and peaceful possession of the old premises to the Developers to enable the Developers to commence the construction of the new building on the said properties. The Developers have on or before execution hereof paid to the Tenant/Occupant a sum of Rs. 48,000/- (Rupees Forty Eight Thousand Only) at the rate of Rs.4000/- per month being the compensation for acquiring temporary alternate accommodation of his/her choice in advance for first 12 months and also agreed to pay the said sum of Rs.4000/- per month compensation for further period i.e. till the possession of the new premises/flat/shop to the tenant/occupant as and by way of permanent alternate accommodation, along with part-occupation certificate. The above compensation will continue till the handing over of possession & part-occupation certificate to the tenant/occupant of this Agreement.



Shree 4

प्रमाणित करतों

9. The Developers shall complete the construction of the proposed new building on the said properties within 24 months from the date of obtaining commencement certificate in respect of the said proposed new building. It is also agreed by the Developers that he will give possession to the commercial tenant occupant within 8 to 10 months and to the residential tenant/occupant within 24 months from the date of obtaining commencement certificate. It is also agreed by the tenant/occupant that he/they will sign the possession letter as forwarded by the Developer on the time of getting the possession of the new premises as per law.

Provided that the Developers shall be entitled to reasonable extension of time for giving delivery of possession of said new premises within aforesaid period if the construction of proposed new building is delayed on account of :

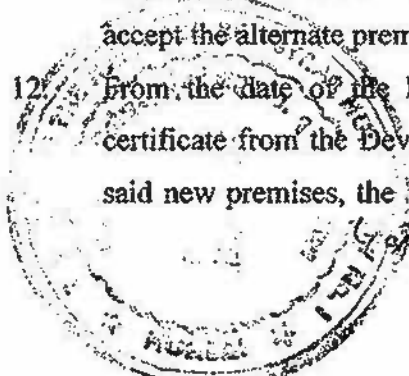
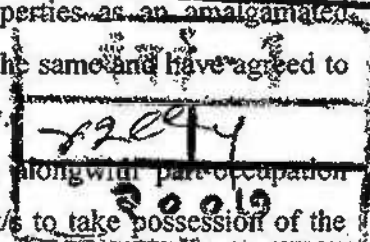
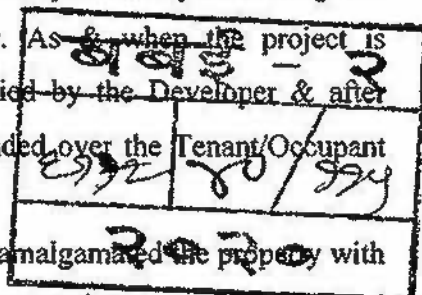
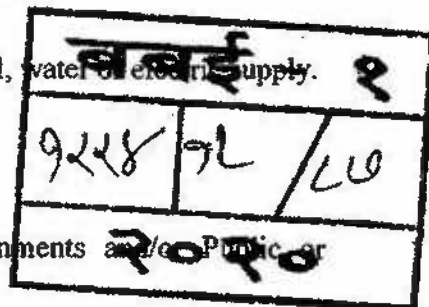
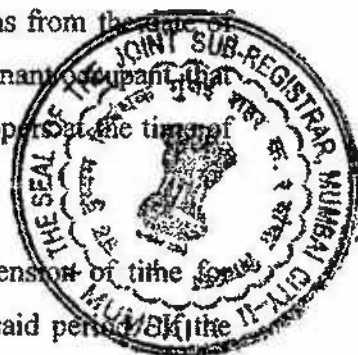
- non-availability of steel, cement, other building material, water & electricity supply.
- war, civil commotion or act of God.
- Any notice, order, rule, notification of the Governments and/or Public or Competent Authority

And in such case of extension of time, the Developer undertakes to continue paying the monthly compensation as per Para No.8 above.

10. It is further expressly agreed and understood that the monthly tenancy right and the right to possession and occupation vested in the Tenant/Occupant in respect of the said old premises shall continue to subsist and it shall not be competent for the Developers to terminate the monthly tenancy of the Tenant/s/Occupant/s in respect of the said old premises as long as and until the Tenant/s/Occupant/s is/are given exclusive possession and absolute allotment on ownership basis free of cost in respect of the said new premises and the Tenant/s/Occupant/s duly observing and performing all the terms and conditions hereunder. As & when the project is completed, Occupation Certificate will be duly applied by the Developer & after obtaining the same, the copy of the same will be handed over the Tenant/Occupant Society.

11. The Tenant/Occupant is aware that the developers has amalgamated the property with the adjoining property and re-developing both the properties as an amalgamated single property and the tenants/occupants has consented the same and have agreed to accept the alternate premises in such amalgamate property.

12. From the date of the handing over the new premises alongwith part occupation certificate from the Developers to the Tenant/s/Occupant/s to take possession of the said new premises, the Tenant/s/Occupant/s shall be liable to the Developers to pay



Handwritten signature and text at the bottom of the page, including 'ववई' (Vavai) and '१' (1).

his/their proportionate share towards payment of Municipal Taxes and other outgoings charges in respect of the said new premises.

13. The said amount of Rs.4,000/- (Rs. Four Thousand Only) shall be refunded to the tenant/occupant at the time when society is formed in case the said tenant/occupant does not default in payment of Municipal Taxes & other outgoings charges as stated herein above.

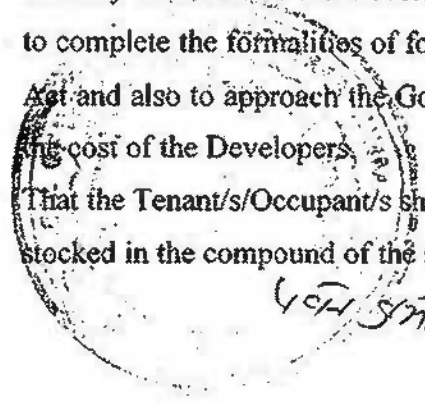
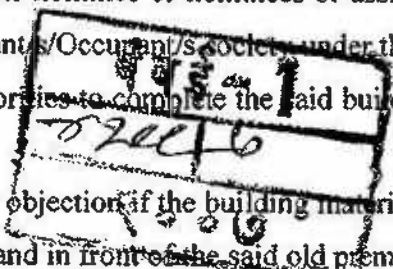
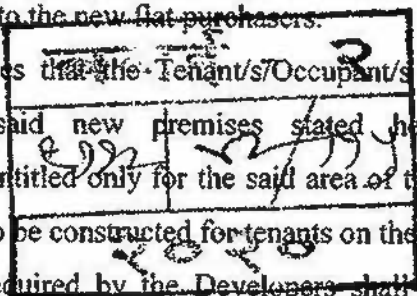
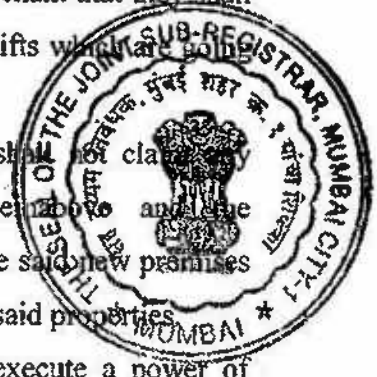
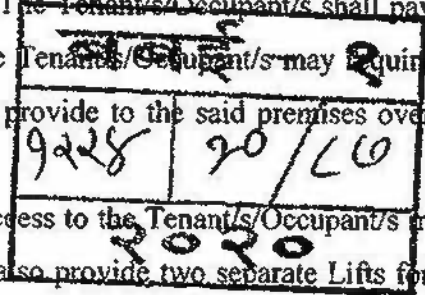
14. The Tenant/s/Occupant/s hereby agrees and undertakes to become a member of proposed Co-operative Society or a Limited Company or other incorporated body to be formed in the manner hereinafter appearing and also from time to time sign and execute the application for registration and all other papers and documents necessary for the formation and registration of the proposed Society and shall duly fill in, sign and return the same after being forwarded by the Developers to the Tenant/s/Occupant/s. No objection shall be taken by the Tenant/s/Occupant/s in that behalf if changes or modifications are made in the draft by laws of the proposed society or in the Memorandum and Articles of the Association as may be required by the Developers or by the Registrar of Co-operative Societies or Companies or by other Competent Authority as the case may be. The Tenant/s/Occupant/s shall be bound from time to time to sign all papers and documents and to do all other things as the Developers may require him/her/their to do from time to time for safe-guarding the interest of the Developers and of the other Tenants in the building.

15. The Developer may at his own inception form one or more Co-operative Societies or a Limited Company or other incorporated body and the Tenant/s/Occupant/s shall not object to the same.

16. The Tenant/s/Occupant/s hereby agrees to observe and perform all the rules and regulations which the said Society or incorporated body may adopt at its inception and from time to time for the protection and maintenance of the said building and the premises or portions therein and for the observance and compliance of the building rules and regulation and bye-law for the time being of the B.M.C. or other local authorities and of the Government and other Public Bodies. The Tenant/s/Occupant/s to whom the said new premises is given possession of shall abide by, observe and perform all stipulation and conditions laid down by such co-operative Society, regarding occupation and use of the said new premises and shall pay and contribute regularly towards the taxes and/or any nature whatsoever in accordance with the terms and conditions of this Agreement.

17. The documents for the formation of a co-operative Society or Limited Company or an incorporated body, the conveyance of the said property together with the proposed new building thereon and all other documents required to be executed shall be prepared by the Advocates and Solicitors of the Developers.

18. The Developers has further specifically made it clear that if at any time in future any additional F.S.I. including in the form of T.D.R. is available then in that event the Developer solely alone shall be entitled to the same and shall be entitled to utilize the said F.S.I. on the existing building or in the other Building on the same plots and dispose of the Flats/Shops/Offices/ Garages/Parking Spaces so constructed on what is known as 'Ownership Basis' and to such persons or party of their choice and that the Tenant/s/Occupant/s shall not be entitled to object to the Developers utilizing or consuming the said F.S.I. if any, this shall operate as an Irrevocable consent of part of the Tenant/s/Occupant/s to the Developers for utilizing or consuming the said F.S.I. to which the Developers alone shall be entitled.
19. It is agreed by the Tenant/Occupant that at any time in future if any adjoining properties are amalgamated with the said properties wherein said new building is to be constructed the Tenant/Occupant shall not raise any objection in respect thereof.
20. The Tenant/s/Occupant/s has/have taken inspection of all the Documents, of said properties and other papers relating to the title and development work of the said properties and is satisfied with the same and that the Tenant/s/Occupant/s shall not be entitled to further investigate title or raise any objection with regard to any other matter whatsoever.
21. The Developers hereby declare that the amenities to said new premises shall be as per list annexed hereto and marked as Annexure 'A'. The Tenant/s/Occupant/s shall pay additional charges for any other amenities that the Tenant/s/Occupant/s may require and the Developers may in their discretions shall provide to the said premises over and above the amenities shown in the list.
22. The Developers have agreed to provide separate access to the Tenant/s/Occupant/s in the new proposed building. The Developers shall also provide two separate Lifts for the Tenant/s/Occupant/s. The Tenant/s/Occupant/s agrees to use only separate access & the separate lifts provided to them. It is further agreed by the tenant that they shall not claim any rights of whatsoever nature in respect of the two lifts which are being provided by the Developers to the new flat purchasers.
23. The Tenant/s/Occupant/s agrees that the Tenant/s/Occupant/s shall not claim any more area, than of the said new premises stated hereinabove and the Tenant/s/Occupant/s shall be entitled only for the said area of the said new premises in the new proposed building to be constructed for tenants on the said properties.
24. The Tenant/s/Occupant/s if required by the Developers shall execute a power of attorney in favour of the Developers and/or their nominee or nominees or assignee/s to complete the formalities of forming the Tenant/s/Occupant/s society under the said Act and also to approach the Government authorities to complete the said building at the cost of the Developers.
25. That the Tenant/s/Occupant/s shall not take any objection if the building materials are stocked in the compound of the said properties and in front of the said old premises in

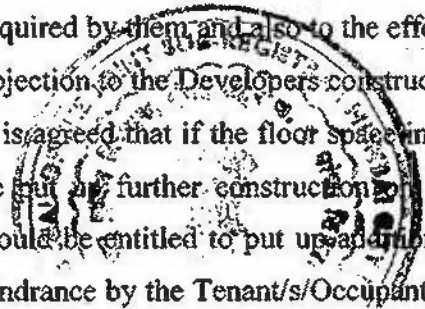
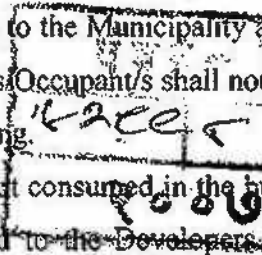
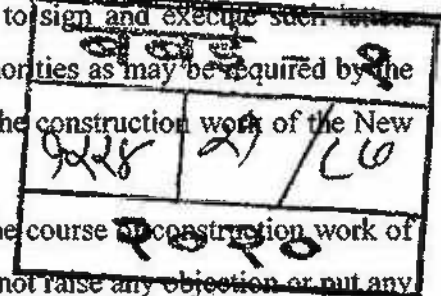
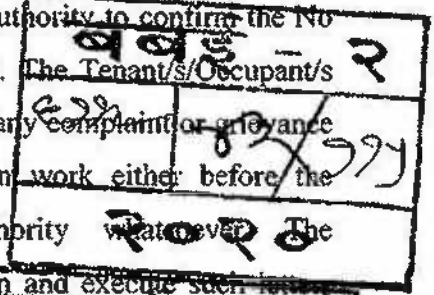
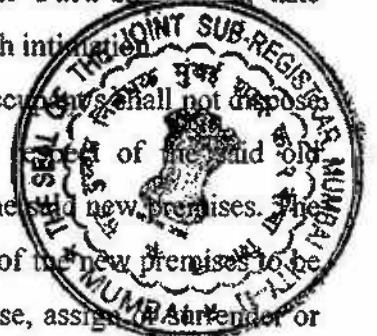


4th May 1971

प्रमाणित करत आहे

his/her/their use and occupation and shall Co-operate with the Developers and/or their agents and/or the person or persons acting under them in all reasonable manner till the completion of the said proposed building.

26. The Tenant/s/Occupant/s agrees that upon the Developers intimating in writing to the Tenant/s/Occupant/s that the new premises is ready the Tenant/s/Occupant/s shall upon payment of all charges, expenses and costs as per Para-13 written, take possession of the said new premises with in 7 days from such intimation.
27. The Tenant/s/Occupant/s hereby agrees that the Tenant/s/Occupant/s shall not dispose of or otherwise encumber his/her/their tenancy right in respect of the said old premises till the Developers hands over the possession of the said new premises. The Tenant/s/Occupant/s also agrees that only till handing over of the new premises to be the Tenant/s/Occupant/s shall not let, sub-let, give on license, assign, sub-assign or deal with or dispose of or otherwise encumber, the new premises hereby agreed to be provided by the Developers to the Tenant/s/Occupant/s in favour of any third party without prior written consent of the Developers. The Tenant/s/Occupant/s shall not be entitled to assign the benefits of this agreement to any other person or persons till the Developers hands over the possession of the said new premises to the Tenant/s/Occupant/s herein.
28. The Tenant/s/Occupant/s hereby agrees that this agreement may be created by the Tenant/s/Occupant/s no objection and irrevocable consent of tenant to the Developers to carrying out the development work as stated hereinabove. The Developers will be entitled to produce this agreement before the concerned authority to confirm the No Objection of the Tenant/s/Occupant/s to the development. The Tenant/s/Occupant/s further agrees that the Tenant/s/Occupant/s shall not raise any complaint or grievance or objection during the course of the said construction work either before the Municipal Corporation or before any other authority whatsoever. The Tenant/s/Occupant/s further agrees and undertakes to sign and execute such letters and communications to be addressed to various authorities as may be required by the Developers from time to time during the course of the construction work of the New Building and afterwards.
29. The Tenant/s/Occupant/s hereby agree that during the course of construction work of the proposed building the Tenant/s/Occupant/s shall not raise any objection or put any hindrance and also agree to give necessary undertaking to the Municipality as may be required by them and also to the effect that the Tenant/s/Occupant/s shall not take any objection to the Developers constructing the said building.
30. It is agreed that if the floor space index or density is not consumed in the building to be put up further construction on the land is allowed to the Developers and they would be entitled to put up additional or other construction without any obstacle or hindrance by the Tenant/s/Occupant/s provided that any payment that may have to be made to the concerned authorities shall be paid by the Developers alone.



Handwritten signatures and text at the bottom of the page.

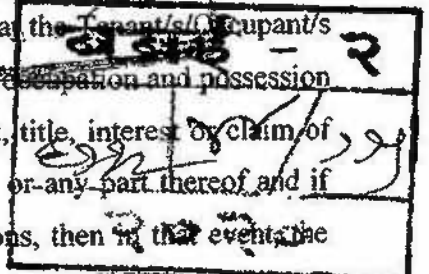
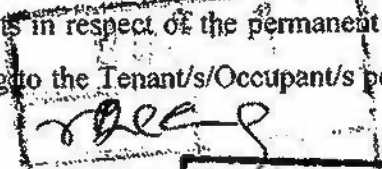
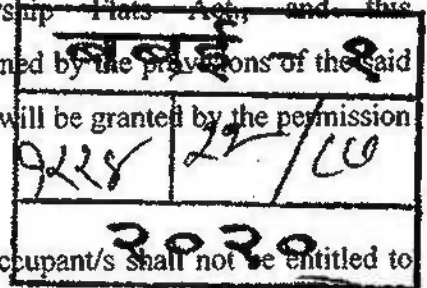
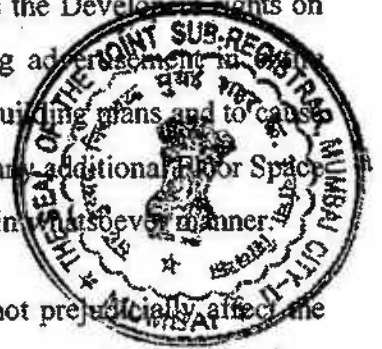
31. The Developers will be entitled to utilize the transfer of development rights in the said properties as may be permitted in law. The Tenant/s/Occupant/s will not raise any objection to the same.
32. The Developers shall be at liberty to sell, assign, transfer or other wise deal with their right in the said properties and the benefits under this agreement subject to the rights of the Tenant/s/Occupant/s. The Tenant/s/Occupant/s would be bound by such transfer etc.
33. The Tenant/s/Occupant/s hereby gives consent and accepts the Developers rights on open spaces, terraces, staircases, parking space, exhibiting advertisement on premises and the right to amend, alter, modify or vary the building plans and to cause additions or alterations in pursuance thereof by consuming any additional Floor Space Index that may be available to the Developers or otherwise in whatsoever manner.

Provided, however that such additions or alterations shall not prejudicially affect the area of the said permanent alternate accommodation. The consent hereinabove given by the Tenant/s/ Occupant/s shall be deemed to be consent under the provisions of Section 7 (i) of the Maharashtra Ownership Flats Act, and this Agreement/Construction/Development will be governed by the provisions of the said Act, and this Agreement/Construction/Development will be granted by the permission of the said Act.

34. It is agreed between the parties that the Tenant/s/Occupant/s shall not be entitled to object to the Developers disposing of any of the newly constructed BE Grade construction units for non-residential user such as medical clinic, dispensary, hotel, guest house, shop or bank, flourmill or for any other commercial or non-residential activities as may be permitted by the Municipal Corporation.

35. All the right, title, interest and claim of the Tenant/s/Occupant/s in respect of the said tenanted premises shall stand released, relinquished and surrendered in favour of the Developers only against the Developers giving possession of the said permanent alternate accommodation in the new building to be constructed as aforesaid alongwith part-occupation certificate and the existing tenancy and occupancy rights of the Tenant/s/Occupant/s in respect of the said tenanted premises shall be deemed to have been merged with the ownership rights in respect of the permanent alternate accommodation upon the Developers offering to the Tenant/s/Occupant/s possession of the permanent alternate accommodation.

36. The Tenant/s/Occupant/s hereby declares and covenants that the Tenant/s/Occupant/s alone is entitled to the said tenanted premises and is in use, occupation and possession thereof and no other person/persons has or have any right, title, interest or claim of any nature whatsoever in respect of the said old premises or any part thereof and if any such claims is found or made by any person or persons, then in that event the



47/5/11

प्रमाणित केले

Tenant/s/Occupant/s shall be responsible to satisfy such claim at the Tenant/s/Occupant/s own costs and expenses. The Tenant/s/Occupant/s shall indemnify and keeps indemnified the Developers against all the losses and/or damages that may be suffered by the Developers as a result of such claims and/or rights etc., if any.

37. It is agreed by the Tenant/s/Occupant/s that the Developers shall be entitled to their rights in the said properties to assign the benefits of this Agreement to any person/persons as they may so desire. The terms, contract, conditions and obligations hereby agreed to be done or performed on the part of the Developers shall be binding upon the assignee or assignees of the Developers.
38. It is expressly agreed that the Developers have liberty to extend, alter, change, substitute or modify the building plans in respect of the proposed new building or buildings intended to be constructed by the Developers on the said properties.
39. It is agreed that for the purpose of sending any communication or intimation to the Tenant/s/Occupant/s, the service of the same at the address of the Tenant/s/Occupant/s i.e. at

PRABHUDYAL S. CHAURASIA

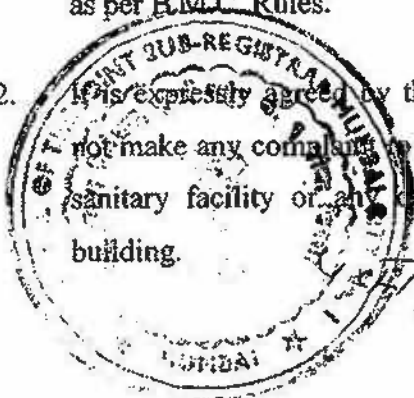
बचई - २	
१२४	२३/८०
२०२०	

on the part of the Developers shall be deemed to be sufficient service and the Developers shall be discharged from the responsibility of sending aforesaid intimation, if the same is sent at the said address by Regd. post and by the Certificate of Posting.

40. From the date of handing over the possession of the permanent alternate accommodation in the new building alongwith part-occupation certificate the Tenant/s/Occupant/s shall pay the proportionate taxes, maintenance and other outgoings in respect of the said permanent alternate accommodation to the Developers till the society is formed and after the society is formed to the society.

41. It is agreed between the parties that Developer reserve right regarding proposed height of plinth of ground floor above the adjacent road level of the proposed building as per B.M.C. Rules.

42. It is expressly agreed by the Tenant/s/Occupant/s that the Tenant/s/Occupant/s will not make any complaint to any authority against the Developers in respect of lack of sanitary facility or any other facility during course of construction of proposed building.



प्रभादुयल चौरासिया

43. It is expressly understood that the Developers is entering into this Agreement on the condition that the Tenant/s/Occupant/s has/have vacated the premises occupied by the Tenant/s/Occupant/s as aforesaid and will also faithfully carry out the terms and conditions of this Agreement to enable the Developers to carry out the development work of the new building.

44. This agreement shall be subject to the provisions of the Maharashtra Ownership Flats Act, 1963, and the Maharashtra Ownership Flats Rules, 1963 and any other provisions, amendments, reenactments thereof for the time being in force of any other provision of law application thereof.

45. It is hereby agreed, declared and confirmed by and between the parties hereto that the Tenant/s/Occupant/s shall have no preference to select the said new premises to be allotted by the Developers in the building/s to be constructed on the said properties except the tenant whose old premises situated on the road/front side will be given the allotment in the same position on the front/road side in the new building/s. The allotment of other new premises will be done alone by the Developers.

46. It is agreed that the Society's name shall be decided by the Developers only.

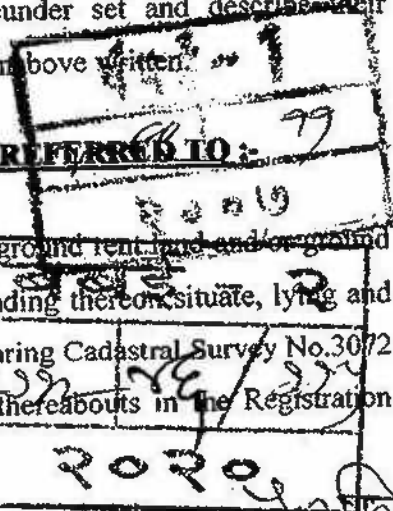
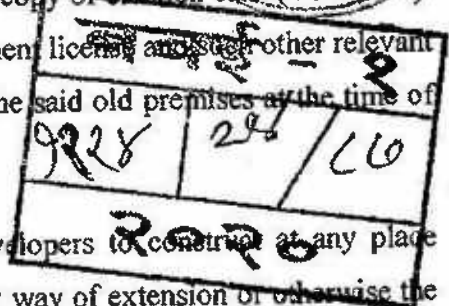
47. It is agreed that the Tenant/s/Occupant/s shall surrender to the Developers the original rent receipts, electric bill, telephone bill (if there), copy of election card (Voter I.D.), Copy of the ration card, copy of shop & establishment license and other relevant proofs to establish tenant's identity in respect of the said old premises at the time of execution of this agreement.

48. In the event if it become necessary for the Developers to construct at any place touching the said premises of the tenant, as and by way of extension or otherwise the tenant will not be and shall not object to the same but shall co-operate in all the possible manner. Unless it is legally permitted and does not harm the rights, title & interest of the tenant/occupant.

IN WITNESS WHEREOF the parties herein have hereunder set and describe their respective hands at Mumbai on the day and the year first herein above written.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO :-

FIRST:- ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon, situate, lying and being at south side of First Carpenter Street, Mumbai-400004 bearing Cadastral Survey No.3072 of Bhuleshwar Division admeasuring about 66.52 sq. mts. or thereabouts in the Registration District and Sub District of Mumbai City.



SECONDLY:- ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai-400004 bearing Cadastral Survey No.1/3072 of Bhuleshwar Division admeasuring about 289.03 sq. mts. or thereabouts in the Registration District and Sub District of Mumbai City.

:- THE SECOND SCHEDULE HEREINABOVE REFERRED TO:-

ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai-400004 bearing Cadastral Survey No.3073 of Bhuleshwar Division admeasuring about 172 sq. yds. i.e. 143.81 sq. mts. or thereabouts and registered by the Collector of Land Revenue under Collector's Old Nos.1702 and 1705, Collector's New No.8826, Old Survey Nos.479 & 480, New Survey No.5225 and assessed by the assessor and Collector of Municipal Rates and Taxes under "C" Ward No.6566 and Street No.11 in the Registration District and Sub District of Mumbai City.



400004 - 2	
2992	299

:- THE THIRD SCHEDULE ABOVE REFERRED TO:-

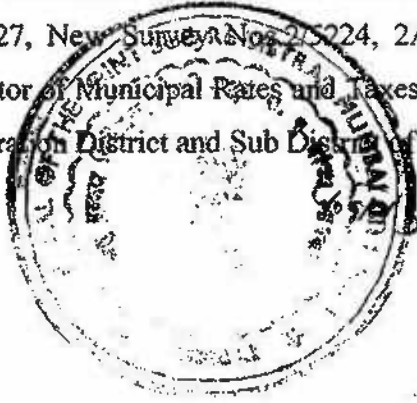
FIRSTLY:- ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai-400 004 bearing Cadastral Survey Nos.3074 of Bhuleshwar Division admeasuring 56 sq. yds. equivalent to 46.82 sq. mts. or thereabouts in the Registration District and Sub District of Mumbai City.

400004 - 2	
9128	25/60

SECONDLY:- ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai-400004 bearing Cadastral Survey No.3075 of Bhuleshwar Division admeasuring 61 sq. yds. equivalent to 51.84 sq. mts. or thereabouts in the Registration District and Sub District of Mumbai City.



THIRDLY:- ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai-400004 bearing Cadastral Survey No.3076 of Bhuleshwar Division admeasuring 76 sq. yds. i.e. 63.54 sq. mts. or thereabouts and registered in the Books of the Collector of Land Revenue under Old Survey Nos.A/8827-2A/8827, New Survey Nos.2/5224, 2A/5224 and 1/5224 and assessed by the Assessor and Collector of Municipal Rates and Taxes under "C" Ward No.6566 (1), (2) & Street No.11 in the Registration District and Sub District of Mumbai City.



Handwritten signature in Marathi script.

∴ THE FOURTH SCHEDULE HEREINABOVE REFERRED TO ∴

ALL THAT Flat/shop/premises bearing flat/shop/premises No. _____ on _____ floor
admeasuring about 225 sq. ft. (Carpet) area in the proposed new building to be known as
_____ to be constructed on the properties more particularly
described in the schedules hereinabove written.

बबई - २	
२९९८	२४/९९५
२०२०	

SIGNED AND DELIVERED)

by withinnamed "DEVELOPERS")

SHRI. PAVAN B. CHANDAN Proprietor of)

M/S. BUILDWELL DEVELOPERS)

in the presence of)

१) श्रीवाला (२५)
[Signature]



प्लॉट ५१११ (१)

बबई - २	
१२२४	२६/८८
२०२०	

SIGNED AND DELIVERED)

by withinnamed "TENANT/S/OCCUPANT/S")

MR. PRABHUDYAL S. CHAURASIA)

in the presence of)

१. श्रीवाला (२५)

२. [Signature]



प्रभुदयाल चौरासिया



बबई - १	
२२८८	१३
२०२०	

From

MR. PRABHUDYAL S. CHAURASIA
Room No. 9, 11, Pradeep Bhuvan,
1ST Floor, 1ST Carpenter Street, Mumbai -4.



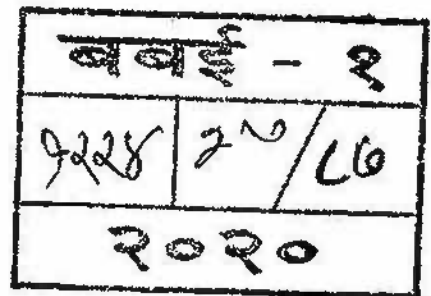
To,

Date : _____

BUILDWELL DEVELOPERS

45, Islampura Street, Shop No.5,

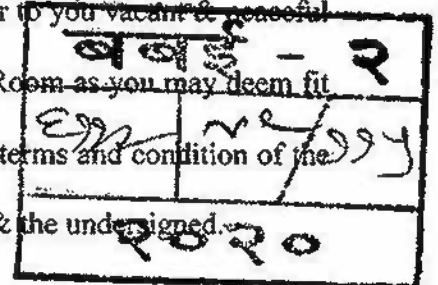
Shatrunjay Co-op. Hsg. Soc. Ltd., Mumbai - 4.



Dear Sir,

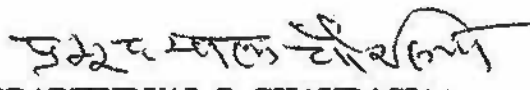
Sub: Possession of Room No. 9 on 1ST floor not facing road/front side admeasuring 13.15 sq. mtrs. in Pradeep Bhavan situated at First Carpenter Street, Mumbai-4.

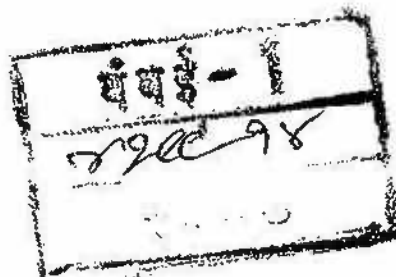
This is to record & confirm that I/we have this day handed over to you vacant & peaceful possession of aforesaid Room/Shop. You may deal with the said Room as you may deem fit & proper including to demolish the same. Only strictly as per the terms and condition of the Agreement dt. _____ signed by & between yourselves & the undersigned.



Thanking you,

Yours faithfully,


(**PRABHUDYAL S. CHAURASIA**)



RECEIPT

RECEIVED with thanks From M/s. Buildwell Developers a sum of Rs. 48,000/- (Forty Eight Thousand only) Cheque No. 170837, Dated 21-04-2007 Drawn Bank of India, C.P. Tank Branch accounts of Compensation for acquiring Temporary alternate accommodation against Room No. 9, on 1st Floor in Pradeep Bhavan, situated at 1st Carpenter Street, Mumbai - 400 004.

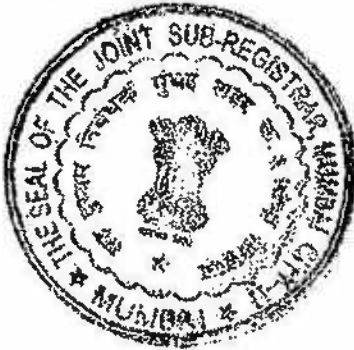
WITNESSES :

I / WE SAY RECEIVED

प्रभुदयाल चौधरी

PRABHUDYAL S. CHAURASIA

(Tenant/s Occupant)



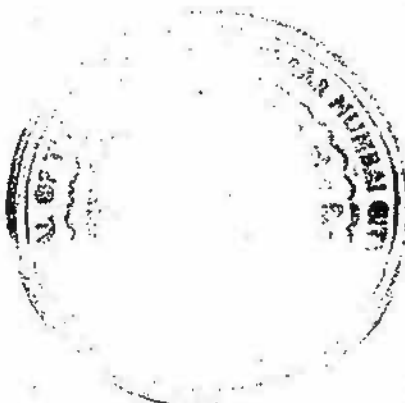
1.

2.

बबई - १	
१२४	२८ / ८७
२०२०	



बबई - २	
२१२	४० / ९९५
२०२०	



१२४
२००१९५

:- TENANTED PROPERTY PROOFS ANNEXURE :-

:- ANNEXURE:-

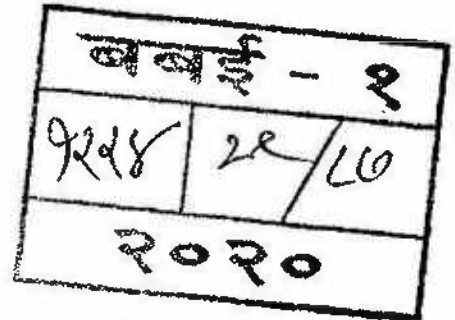
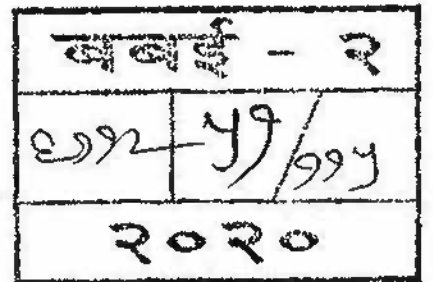
I have submitted following all necessary papers/Regarding Tenancy Proofs with D. I. G. office at the time of adjudication of my agreement.

Please note the same.

Proofs Submitted: -

Enclose Xerox copy of following documents:

- ✓ 1. Electricity Bill of tenanted property
- ✓ 2. Ration card of the tenant
- ✓ 3. Election Card & Election Roll List
- ✓ 4. Rent Receipt
5. Telephone Bill
- ✓ 6. MAHADA Tenant List
- ✓ 7. Public Notice
- (a) Nav Shakti 02.09.2003
- (b) The Free Press Journal 03.09.2003
8. Consent Letter

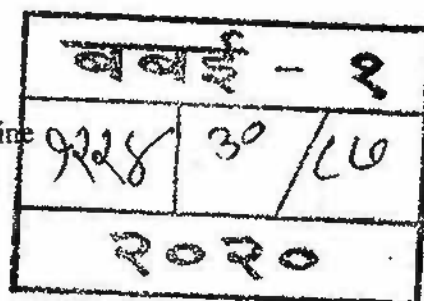


“AMENITIES”

Annexure “A”

List Of Common Amenities:

1. R.C.C. Framed Structure
2. Out Side Sand Face Plaster, Inside Nirocoat Finish
3. Staircase Marble And 3"High RCC Pardi / Railing
4. Cement Paint From Outside And White Wash Inside
5. Copper Wiring Canceled With 10 Point Each Tenants
6. Overhead And Underground Water Tank
7. Common Plumbing Line, Sewerage Line And Drainage Line
8. Meter Room.
9. Two separate lifts
10. Society Office Room



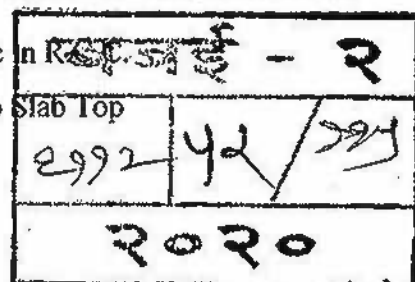
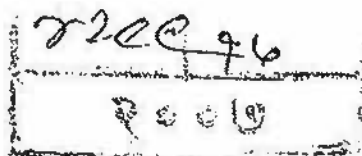
List Of Amenities for Residential

1. Marble / Tiles Flooring
2. Glazed tiles dedo upto 4 ft in toilet
3. Alluminium framed sintex doors in toilet.
4. Marble Kitchen platform with stainless steel sink.
5. Alluminium sliding windows with Glass.
6. Formica Finish Main door.
7. The Height Of The Ceiling Will Be 9." Ft.(Clear)
8. Loft Above Bathroom



List Of Amenities For Commercial

1. Kota Flooring
2. Rolling Shutter
3. Concealed Wiring 10 Points
4. 1/3 Loft Space Will Be Given As Per Approval of BMC
5. The Height of the Ceiling Will Be 13 Ft. (Clear) up to Slab Top
6. Common Toilet use for commercial Tenants.



Note: - Above Amenities are subject to BMC Approval.

५०१/१११८/०१

प्रमाणित

20 RS.



General S...

7 MAY 2007

Sari D. S. ... 59

Proper...



To, The Chief Officer,

Mumbai Building Repairs Board
3rd Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai 400 005



Subject: Redevelopment of Property bearing C. S. No.3073 of Bhuleshwar Division, Bearing Cess No. ... Ward No.C-6566 Situated at 11, 1st Carpenter Street "C" Ward, Mumbai 400 004

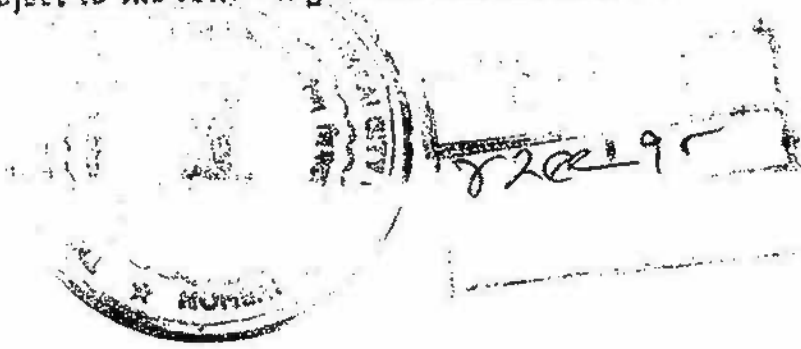
Date: **बबई - २**

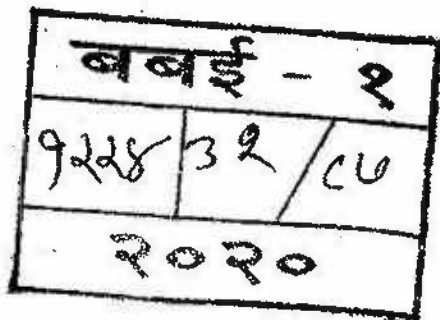
१२४	३७	८०
२०२०		

बबई - २

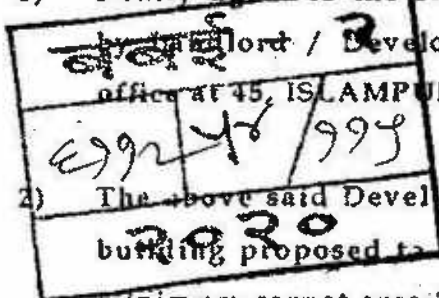
१२४	३७	८०
२०२०		

I, Babuchya S. Chavhan occupant/tenant of the cessed building No.C-6567 (1-2) of the above mentioned property and occupying Room/Shop No. 3 on 1st floor hereby irrevocably give my consent for the redevelopment of the captioned property, in accordance with modified D.C.Regulations 33(7) as per the Government Gazette dated 23.01.99, subject to the following terms and conditions.





- 1) I fully agree to the construction of the above said redevelopment scheme by Landlord / Developers M/s. BUILDWELL DEVELOPERS having their office at 45, ISLAMPURA STREET, Mumbai - 400 004.

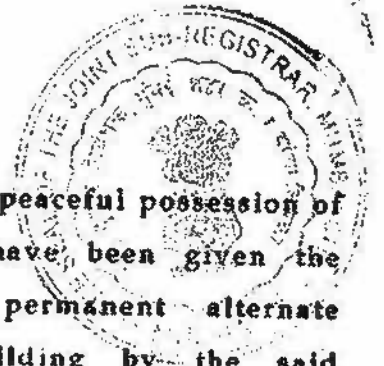


- 2) The above said Developers shall construct self-contained tenements in the building proposed to be reconstructed and shall allot to me a tenement of minimum carpet area 20.90 Sq.Mt. (225 Sq.ft.) or a carpet area of _____ equivalent to what was occupied in old building. Further the above said Developer shall provide carpet area equivalent to that occupied in the old building in case of Non-Residential Tenements.

- 3) I hereby undertake to shift to the temporary transit accommodation made available on the same site or elsewhere by the said Developers/Landlords, during the period of construction on the captioned property.

.....3





4) I hereby guarantee that I will vacate and handover peaceful possession of the temporary transit accommodation after I have been given the possession of tenements in the form of permanent alternate accommodation in the newly constructed building by the said Landlord/Developer.

5) I hereby declare on oath that I am voluntarily participating in the above scheme of redevelopment and shall not claim any right of whatsoever nature against MHADA / MBRR Board.

6) I hereby declare that this irrevocable written consent shall be binding upon my legal heirs, executors and successors or whosoever derives the tenancy / occupancy of the above mentioned room / tenement.

बवई - २		
२२/२	५५/७५	
२०२०		

Signature: प्रमोद लाल जैराम

Name : _____

Date : _____

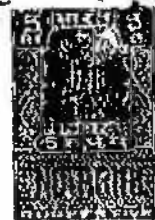
ATTESTED

V. P. Vyas
31/7/20

V. P. VYAS
NOTARY GREATER MUMBAI

Identified by me

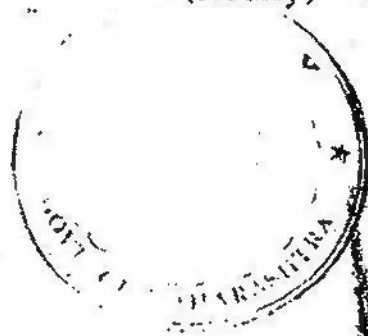
Nalwaugh



(Advocate)

(Notary)

बवई - २		
१५२४	३३	८७
२०२०		



२२९	२०
-----	----

K-352

5A4

SB No. 0485237

अप्रतिपत्त, को. 0308223

गोपनीय भारतीय

प्रेसिडेन्सी प्रशासनिक विभाग, नई दिल्ली

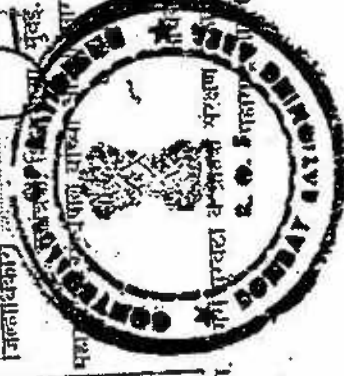


पुनर्विचार / पुनर्विचार / पुनर्विचार

पुनर्विचार / पुनर्विचार / पुनर्विचार

पुनर्विचार / पुनर्विचार / पुनर्विचार

वर्ग	मूल्य	निर्देशक / शिवालय
ग्रंथ	मुद्र	अधिकार्याची मती
2	200	200



वर्क - 2



अनु क्रमिक	वार	वर्ग	अधिकार्याची मती
1) प्रशासन	प्रशासन	प्रशासन	प्रशासन
2) आरक्षण	आरक्षण	आरक्षण	आरक्षण
3) मर्यादा	मर्यादा	मर्यादा	मर्यादा
4) सुमेली देवी	सुमेली देवी	सुमेली देवी	सुमेली देवी
5) सिमरान देवी	सिमरान देवी	सिमरान देवी	सिमरान देवी
6) मंगल देवी	मंगल देवी	मंगल देवी	मंगल देवी
7) दिनांक	दिनांक	दिनांक	दिनांक
8) गिरिजा देवी	गिरिजा देवी	गिरिजा देवी	गिरिजा देवी
9) संतोष देवी	संतोष देवी	संतोष देवी	संतोष देवी
10) मंगल देवी	मंगल देवी	मंगल देवी	मंगल देवी
11) मंगल देवी	मंगल देवी	मंगल देवी	मंगल देवी

वर्क - 2

May 02-18 March 03

PRADIP BHUVAN

Bill No. 509

11 - 1st, Carpenter Street,
Mumbai - 400 004.

Office :
Santosh Sadan,
7-1st, Carpenter Street,
Ground Floor, Mumbai - 400 004.

To,

Shri / Smt. / Messrs

Pradipbhuvan S. Chandra

DATED :

To Rent of Room / Shop / Godown No.

on the 1st floor occupied by you : in
PRADIP BHUVAN situated at 11 - 1st, Carpenter Street,
Mumbai - 400 004. For the month of March 2003
per Detail by side and in accordance with Terms &
conditions printed on leaf & as agreed to by you.

52X11=572

Receiver's Signature

[Signature]

WITHOUT PREJUDICE
SUBJECT TO MUMBAI JURISDICTION
Subject to Terms & Conditions of leaf

7200 23



Rent	52
Utility, Repair Charge	
Addl. Municipal Tax	
Municipal Tax	
TOTAL Rs.	

व.व.सं. - २
८९९२ ७५/९९५
२०२०

व.व.सं. - २
२२५ ३२/८०
२०२०



अ. क्र.	मजला व खोली नं.	मनमगचे नाव (खंडात आई जिथी पठाणे नावाने)	पु. वग. रती
१५९	ति-२३	साकुळे विराम पांडुरंग	पु. २१
१६०	ति-२३	जवळ राधाबाब तुकाराम	पु. ३३
१६१	ति-२३	धनावडे सदाशिव महादेव	पु. २०

मु. घ. नं. १३ आशिय विच्छेद

१६२	त-२	भाग एकलव्य ननपत	पु. ३३
१६३	त-२	राष्ट्र ईश्वर पुतळाजी	पु. ६०
१६४	त-३	रंगमाई गुणवाई बाळू	रती २०
१६५	त-३	डिगे तोंगला चोरा	रती २०
१६६	प. म-७	बेलंगे वज्रंग पर्वत	पु. ३३
१६७	प. म-७	बेलंगे वसुकाई वज्रंग	पु. ३३
१६८	प. म-७	बेलंगे जयश्री वज्रंग	पु. ३३
१६९	प. म-७	बेलंगे आनंद वज्रंग	रती २०
१७०	प. म-७	बेलंगे प्रकाश वज्रंग	पु. ३३
१७१	प-८	साकुळे बाबुराव रामचंद्र	पु. ३३
१७२	प-८	साकुळे भानुदाई बाबुराव	रती २०
१७३	प-८	साकुळे अनिल बाबुराव	पु. ३३
१७४	प-८	साकुळे सुनील बाबुराव	पु. ३३
१७५	प-९	धनावडे गजजी भागजी	पु. ३३
१७६	प-९	धनावडे सांताबाई रावजी	रती २०
१७७	प-११	महानुळकर भिकू रघुनाथ	पु. ३३
१७८	प-११	महानुळकर कलावती भिकू	रती २०
१७९	प-११	फाल्गु कंताशम महाडाम	पु. ३३
१८०	प-१२	चोरसिया महेश रामभासे	पु. ३३
१८१	प-१२	चोरसिया दिनेश रामभासे	पु. ३३
१८२	प-१२	चोरसिया प्रमोद चौवेलाल	पु. ३३
१८३	प-१२	चोरसिया चौवेलाल सुरजपाल	पु. ३३
१८४	प-१२	चोरसिया रामराज कचईलाल	पु. ३३
१८५	उ-१	चोरसिया लक्ष्मीनारायण बारलाल	पु. ३३
१८६	उ-१	चोरसिया रामकेशोर बारलाल	पु. ३३
१८७	उ-१	चोरसिया शारदेवी रामकेशोर	रती २०
१८८	उ-१	चोरसिया ओमप्रकाश लक्ष्मीनारायण	पु. ३३
१८९	उ-१	चोरसिया लालतोंदेवी ओमप्रकाश	रती २०
१९०	उ-१	चोरसिया शिवप्रकाश लक्ष्मीनारायण	पु. ३३
१९१	उ-१	चोरसिया सुनितादेवी शिवप्रकाश	रती २०
१९२	उ-२	चोरसिया रामगोपाल दुधीलाल	पु. ३३
१९३	उ-२	चोरसिया लिलालदेवी रामगोपाल	रती २०
१९४	उ-२	चोरसिया सिताराम रामगोपाल	पु. ३३
१९५	उ-२	चोरसिया श्यामलाल रामगोपाल	पु. ३३
१९६	उ-२	चोरसिया हरिलाल रामगोपाल	पु. ३३
१९७	उ-२	चोरसिया भद्रलाल रामगोपाल	पु. ३३
१९८	उ-१३	भद्रीके शांताराम बाबुराव	पु. ३३
१९९	उ-१३	भद्रीके नलिनी शांताराम	रती २०
२००	उ-१३	भद्रीके गणेश बाबुराव	पु. ३३
२०१	उ-१४	साकुळे प्रकाश भास्ती	पु. ३३
२०२	उ-१४	साकुळे गुणाकाई फळती	रती २०

अ. क्र.	मजला व खोली नं.	मनमगचे नाव (खंडात आई जिथी पठाणे नावाने)	पु. वग. रती
२०३	त-३	शिंदे सुभाष	पु. ३३
२०४	त-३	शिंदे अनिल भास्ती	पु. ३३
२०५	त-३	शिंदे लक्ष्मी	पु. ३३
२०६	त-३	शिंदे दिपक धंडाबा	पु. ३३
२०७	त-३	मोरे नयु रामचंद्र	पु. ३३
२०८	त-३	मोरे शांतबाई नयुराम	रती २०
२०९	त-३	मोरे लक्ष्मी नयुराम	पु. ३३
२१०	त-३	शोलाप शंता धंडाबा	पु. ३३
२११	त-३	जंमर भूपनाकाई श्रीपत	रती २०
२१२	त-३	जंमर विजया सुरेश	रती २०
२१३	त-३	जंमर विजय सुरेश	रती २०
२१४	त-३	जंमर विजय सुरेश	रती २०
२१५	त-३	जंमर विजय सुरेश	रती २०
२१६	त-३	जंमर विजय सुरेश	रती २०
२१७	त-३	जंमर विजय सुरेश	रती २०
२१८	त-३	जंमर विजय सुरेश	रती २०
२१९	त-३	जंमर विजय सुरेश	रती २०
२२०	त-३	जंमर विजय सुरेश	रती २०
२२१	त-३	जंमर विजय सुरेश	रती २०
२२२	त-३	जंमर विजय सुरेश	रती २०
२२३	त-३	जंमर विजय सुरेश	रती २०
२२४	त-३	जंमर विजय सुरेश	रती २०
२२५	त-३	जंमर विजय सुरेश	रती २०
२२६	त-३	जंमर विजय सुरेश	रती २०
२२७	त-३	जंमर विजय सुरेश	रती २०
२२८	त-३	जंमर विजय सुरेश	रती २०
२२९	त-३	जंमर विजय सुरेश	रती २०
२३०	त-३	जंमर विजय सुरेश	रती २०
२३१	त-३	जंमर विजय सुरेश	रती २०
२३२	त-३	जंमर विजय सुरेश	रती २०
२३३	त-३	जंमर विजय सुरेश	रती २०
२३४	त-३	जंमर विजय सुरेश	रती २०
२३५	त-३	जंमर विजय सुरेश	रती २०
२३६	त-३	जंमर विजय सुरेश	रती २०
२३७	त-३	जंमर विजय सुरेश	रती २०
२३८	त-३	जंमर विजय सुरेश	रती २०
२३९	त-३	जंमर विजय सुरेश	रती २०
२४०	त-३	जंमर विजय सुरेश	रती २०
२४१	त-३	जंमर विजय सुरेश	रती २०
२४२	त-३	जंमर विजय सुरेश	रती २०
२४३	त-३	जंमर विजय सुरेश	रती २०
२४४	त-३	जंमर विजय सुरेश	रती २०
२४५	त-३	जंमर विजय सुरेश	रती २०
२४६	त-३	जंमर विजय सुरेश	रती २०
२४७	त-३	जंमर विजय सुरेश	रती २०
२४८	त-३	जंमर विजय सुरेश	रती २०
२४९	त-३	जंमर विजय सुरेश	रती २०
२५०	त-३	जंमर विजय सुरेश	रती २०



9228 30/10

मोप विजया 2020

मोप विजया 2020

मोप विजया 2020



मु. घ. नं. १७ पुनकी पुनकी

मोप विजया 2020

टीप—सतदार यादीत नोंदविलेल्या नावाचा उल्लेख हा निवडणुकी संबंधातील नाही पुढील मर्यादित

Shunekar

अ. क्र.	मजला व खोली नं.	मालकाचे नाव (वडील आई विला घातणे नावाने)	पु. क्र.
१५९	वि-२३	सादुखे विठ्ठल पांडुरंग	पु. २१
१६०	वि-२३	जवळ शामराव तुकाराम	पु. ३३
१६१	वि-२३	धनवडे सदाशिव महादेव	पु. २०

सु.घ.नं. १३ आशिया बिल्डिंग

१६२	ह-२	माण एकनाथ गजपत	पु. ३२
१६३	ह-२	गटे ईश्वर पुतलाजी	पु. ६०
१६४	ह-३	देसाई गंगुबाई बाळू	हो. २०
१६५	ह-३	डिंगे गोमता रमेश	हो. २०
१६६	प.म.७	बेलोले वज्रंग पर्वत	पु. ३०
१६७	प.म.७	बेलोले बसुबाई वज्रंग	पु. ३०
१६८	प.म.७	बेलोले जयश्री वज्रंग	पु. ३०
१६९	प.म.७	बेलोले अर्जुन वज्रंग	पु. ३०
१७०	प.म.७	बेलोले प्रकाश वज्रंग	पु. ३०
१७१	प-८	सादुखे बाबुराव रामचंद्र	पु. ३०
१७२	प-८	सादुखे भागुबाई बाबुराव	हो. ६०
१७३	प-८	सादुखे अर्जुन बाबुराव	पु. ३०
१७४	प-९	धनवडे गवळी भालजी	हो. २०
१७५	प-९	धनवडे शांताबाई रावजी	हो. ३२
१७६	प-११	महापुष्कर भिकू रघुनाथ	पु. ३०
१७७	प-११	महापुष्कर कल्याणजी भिकू	हो. ३०
१७८	प-११	पालवे कान्ता राम मखाराम	पु. ३०
१७९	प-११	चौगुलकर महेश रामआसरे	हो. २०
१८०	प-१२	चौगुलकर दिनेश रामआसरे	हो. २०
१८१	प-१२	चौगुलकर प्रमोद चौबेलाल	पु. ३०
१८२	प-१२	चौगुलकर चौबेलाल सुरजपाल	पु. ६०
१८३	प-१२	चौगुलकर रमणजी मचईलाल	पु. ३०
१८४	प-१२	चौगुलकर लक्ष्मीनारायण बरुलाल	पु. ३०
१८५	प-१२	चौगुलकर रामकिशोर बाळूलाल	पु. ३०
१८६	प-१२	चौगुलकर शाहदेवी रामकिशोर	हो. ३०
१८७	प-१२	चौगुलकर ओमप्रकाश लक्ष्मीनारायण	पु. ३०
१८८	प-१२	चौगुलकर कलशदेवी ओमप्रकाश	हो. ३०
१८९	प-१२	चौगुलकर शिवप्रकाश लक्ष्मीनारायण	पु. ३०
१९०	प-१२	चौगुलकर सुनितादेवी शिवप्रकाश	हो. ३०
१९१	प-१२	चौगुलकर रामगोपाल बुध्दिराल	पु. ३२
१९२	प-१२	चौगुलकर लिलावती रामगोपाल	हो. ३०
१९३	प-१२	चौगुलकर सिताराम रामगोपाल	पु. ४८
१९४	प-१२	चौगुलकर श्यामलाल रामगोपाल	पु. ४५
१९५	प-१२	चौगुलकर हरिलाल रामगोपाल	पु. ४२
१९६	प-१२	चौगुलकर यदुलाल रामगोपाल	पु. ३८
१९७	प-१३	भदिके शांताराम बाबुराव	पु. ४१
१९८	प-१३	भदिके नीरनी शांताराम	हो. ३५
१९९	प-१३	भदिके प्रमेश बाबुराव	पु. २०
२००	प-१४	सादुखे प्रकाश भास्ती	पु. २६
२०१	प-१४	सादुखे गुणाबाई भास्ती	हो. ६०

अ. क्र.	मजला व खोली नं.	मालकाचे नाव (वडील आई विला घातणे नावाने)	पु. क्र.
२०२	प-१५	शिंदे सुधाकर	पु. ३०
२०३	प-१५	शिंदे अर्जुन सुधाकर	पु. ३०
२०४	प-१५	शिंदे लक्ष्मण सुधाकर	पु. ३०
२०५	प-१५	शिंदे लक्ष्मण सुधाकर	पु. ३०
२०६	प-१५	शिंदे लक्ष्मण सुधाकर	पु. ३०
२०७	प-१५	शिंदे लक्ष्मण सुधाकर	पु. ३०
२०८	प-१५	शिंदे लक्ष्मण सुधाकर	पु. ३०
२०९	प-१५	शिंदे लक्ष्मण सुधाकर	पु. ३०

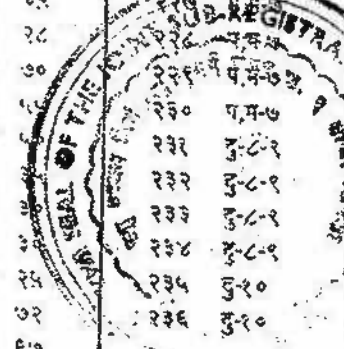


9228 39/60

3020

3020

3020



3020

3020

२३७	ह-१	चौगुलकर बाबाजी मधुसूदन	पु. २०
२३८	ह-१	चौगुलकर शिवमधुसूदन पुतली	पु. २०
२३९	ह-२	चौगुलकर दिनेशकुमार छेदीलाल	पु. २०
२४०	ह-२	चौगुलकर सारस्वतीदेवी छेदीलाल	हो. ३५
२४१	ह-२	चौगुलकर नरसिंहदेवी गंगाराम	हो. ४५
२४२	ह-२	चौगुलकर पुतलीलाल रघुवीर	पु. ३५
२४३	ह-२	चौगुलकर रानीलाल चंद्रपाल	पु. ३५

टीप—महाराष्ट्र राज्य विधानसभा क्षेत्र ११ - विधानसभा विधानसभा क्षेत्र

Shunekar

महाराष्ट्र राज्य विधानसभा क्षेत्र ११ - विधानसभा विधानसभा क्षेत्र

महाराष्ट्र राज्य विधानसभा क्षेत्र ११ - विधानसभा विधानसभा क्षेत्र

महाराष्ट्र राज्य विधानसभा क्षेत्र ११ - विधानसभा विधानसभा क्षेत्र

Election Commission of India
भारतीय निर्वाचन आयोग
IDENTITY CARD

आधार संख्या
 ECI/04/022/126896

Electors Name: Chauria Prabhakar
 चौरिया प्रभुदत्त

Father's Name: Chauria Prabhakar
 चौरिया प्रभुदत्त

Age as on 1.1.95 43

बचई - २

१९९२-९२/९९

२०२०

बचई - २

१९९४-९०/८०

२०२०



Address / पता
 Narayan Bhawan, 1/9
 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Place / स्थान Mumbai

Date / दिनांक 21/11/95

Electoral Officer

Consentancy

Place / स्थान Mumbai

Date / दिनांक 21/11/95

Electoral Officer

Consentancy



१९९२-२५

२००५

9
2
4

6
7
8

1
2

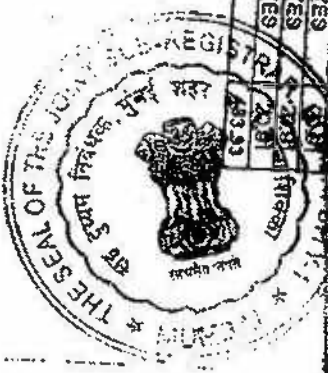
—

LIST OF THE TENANTS / OCCUPANTS OF THE BUILDING BEARING WARD NO. C-1896,
STREET NO. 11, 14 CANAL STREET CHURCH ROAD, MUMBAI - 400004. KNOWN AS - PRADYUMN BHAVAN.

Sl. No.	NAME OF TENANT	NAME OF OCCUPANT	RESIDENTIAL AREA	COMMON AREA	TOTAL AREA	TENANT STAYING IN	CONSENT GIVEN	TENANCY PRIOR TO 1896	REMARKS
GROUND FLOOR									
1	Mahadeo S. Chourasia	Mahadeo S. Chourasia	NR	NR	NR	NR	NO	YES	12.67
2	Satyajayanti Chourasia	Satyajayanti Chourasia	NR	NR	NR	NR	NO	YES	12.62
3	Vallabh V. Chikre	Vallabh V. Chikre	NR	NR	NR	NR	YES	YES	20.91
4	Ramkeshore M. Chourasia	Ramkeshore M. Chourasia	NR	NR	NR	NR	YES	YES	1.30
5	Ambed E. Shidhar	Ambed E. Shidhar	NR	NR	NR	NR	YES	YES	9.85
6	Dharmraj Chikre	Dharmraj Chikre	NR	NR	NR	NR	YES	YES	20.91
25	Laxman Shidhar	Laxman Shidhar	NR	NR	NR	NR	YES	YES	20.91
FIRST FLOOR									
7	Dattatraya Dhanade	Dattatraya Dhanade	NR	NR	NR	NR	YES	YES	20.91
8	Balaram Chikre	Balaram Chikre	NR	NR	NR	NR	YES	YES	20.91
9	Prabhu Dayal Chourasia	Prabhu Dayal Chourasia	NR	NR	NR	NR	YES	YES	20.91
10	Ashok Surudkar	Ashok Surudkar	NR	NR	NR	NR	YES	YES	20.91
11	Mahendra Chourasia	Mahendra Chourasia	NR	NR	NR	NR	YES	YES	20.91
12	Rohini Pawe	Rohini Pawe	NR	NR	NR	NR	YES	YES	20.91
SECOND FLOOR									
13	Dattatraya Dhanade	Dattatraya Dhanade	NR	NR	NR	NR	YES	YES	20.91
14	Satyajayanti Chourasia	Satyajayanti Chourasia	NR	NR	NR	NR	YES	YES	20.91
15	Vijayprasad Chourasia	Vijayprasad Chourasia	NR	NR	NR	NR	YES	YES	20.91
16	Chaya Chourasia	Chaya Chourasia	NR	NR	NR	NR	YES	YES	20.91
17	Hanumanth Pawar	Hanumanth Pawar	NR	NR	NR	NR	YES	YES	20.91
18	Chandrabhai Chourasia	Chandrabhai Chourasia	NR	NR	NR	NR	YES	YES	20.91
THIRD FLOOR									
19	Industrial Javel	Industrial Javel	NR	NR	NR	NR	YES	YES	20.91
20	Satyajayanti Chourasia	Satyajayanti Chourasia	NR	NR	NR	NR	YES	YES	20.91
21	Satyajayanti Chourasia	Satyajayanti Chourasia	NR	NR	NR	NR	YES	YES	20.91
22	Prabhu Dayal Chourasia	Prabhu Dayal Chourasia	NR	NR	NR	NR	YES	YES	20.91
23	Prabhu Dayal Chourasia	Prabhu Dayal Chourasia	NR	NR	NR	NR	YES	YES	20.91
24	Mahendra Chourasia	Mahendra Chourasia	NR	NR	NR	NR	YES	YES	20.91
TOTAL					288.40	61.16	162.81	487.38	

NOTE 1. Total built up area is only verified & certified.
2. The carpet area of the Tenements & tenants / occupants are verified & certified on the basis of the documents submitted by the applicant & physical verification of site.
3. This statement should be read with this office letter no. G.C.S. 2/3637, dated 28/11/2021.
4. An irrevocable consent are also verified.

Deputy Engineer
DW C 1/2 MGR & R
Mumbai City Municipal Corporation



4

5

6

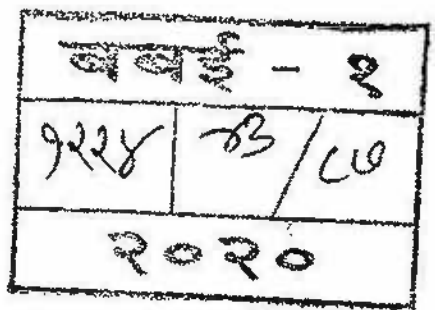
7

8

9

10

11



R. NO	NAME OF TENANT	NAME OF OCCUPANT	USER	CARPET AREA SQ. MTR	EST. AREA OF CARPET AREA	REGION	TOTAL SQ. AREA	TENANT STAYING IN	CONSENT GIVEN	TERMINATION PRIOR TO 18M	REMARKS
GROUND FLOOR											
1	Saree D. Chourasia	Saree D. Chourasia	MR	14.98	2.64	2.08	19.02	Exs Bkg	YES	YES	
2	Pushkaram & Krishnamohan Nag	Pushkaram & Krishnamohan Nag	MR	19.90	3.40	12.80	26.10	Exs Bkg	YES	YES	
3	Ant & Ramakrishna Chourasia	Ant & Ramakrishna Chourasia	MR	9.35	1.50	1.30	17.25	Exs Bkg	YES	YES	
4	Sunildevi R. Chourasia	Sunildevi R. Chourasia	MR	19.39	3.17	3.07	25.41	Exs Bkg	YES	YES	
5	Nandkumar Nag	Nandkumar Nag	MR	7.73	1.32	1.08	14.13	Exs Bkg	YES	YES	
6	Pradeep D. Chourasia	Pradeep D. Chourasia	R	4.28	0.72	0.60	5.60	Exs Bkg	YES	YES	
7	Nandini Nag	Nandini Nag	MR	9.64	1.64	1.35	16.23	Exs Bkg	YES	YES	
8	Vasant Gole	Vasant Gole	MR	15.50	2.64	2.17	20.31	Exs Bkg	YES	YES	
9	Chunab Parth & Co	Chunab Parth & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
10	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
11	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
12	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
13	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
14	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
15	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
16	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
17	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
18	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
19	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
20	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
21	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
22	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
23	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
24	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
25	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
26	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
27	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
28	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
29	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
30	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
31	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
32	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
33	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
SECOND FLOOR											
1	Balraj Nag	Balraj Nag	R	7.80	2.86	1.10	11.86	Exs Bkg	YES	YES	
2	Marudoo Chourasia	Marudoo Chourasia	R	7.80	2.86	1.10	11.86	Exs Bkg	YES	YES	
3	Raj R. Radhakrishnan Chourasia	Raj R. Radhakrishnan Chourasia	R	7.80	2.86	1.10	11.86	Exs Bkg	YES	YES	
4	Sunildevi R. Chourasia	Sunildevi R. Chourasia	MR	9.35	1.50	1.30	17.25	Exs Bkg	YES	YES	
5	Nandkumar Nag	Nandkumar Nag	MR	7.73	1.32	1.08	14.13	Exs Bkg	YES	YES	
6	Pradeep D. Chourasia	Pradeep D. Chourasia	R	4.28	0.72	0.60	5.60	Exs Bkg	YES	YES	
7	Nandini Nag	Nandini Nag	MR	9.64	1.64	1.35	16.23	Exs Bkg	YES	YES	
8	Vasant Gole	Vasant Gole	MR	15.50	2.64	2.17	20.31	Exs Bkg	YES	YES	
9	Chunab Parth & Co	Chunab Parth & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
10	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
11	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
12	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
13	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
14	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
15	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
16	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
17	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
18	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
19	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
20	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
21	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
22	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
23	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
24	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
25	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
26	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
27	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
28	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
29	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
30	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
31	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
32	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	
33	Gangabai Dhanai & Co	Gangabai Dhanai & Co	MR	17.85	3.01	2.47	22.43	Exs Bkg	YES	YES	

9/28	8/10	2020
------	------	------

3992	39/99	2020
------	-------	------

NOTE :
 1: Total built-up area is only verified and certified
 2: The carpet area of the tenements & tenements / occupants are verified and certified on the basis of the documents submitted by the applicant and physical verification of
 3: This statement should be read with the office letter No. E&T/1/3637, dated 28/11/03
 4: An irrevocable guarantee is also verified

Deputy Engineer
 Div C 1/2, M.B.R.A.R.
 Mumbai 400 002

Executive Engineer
 Div C 1/2, M.B.R.A.R.
 Mumbai 400 002



34	Suresh Kothari	IG	7.36	2.8	1.00	11.20	Exc Bldg	YES	YES	20.91
35	Hetai Negi	IG	7.36	2.8	1.02	11.20	IG	YES	YES	20.91
36	Kiran Matkaria	IG	10.01	3.8	1.40	15.20	IG	YES	YES	20.91
37	Sudhakar Mandai	R	9.42	3.8	1.32	14.37	Exc Bldg	YES	YES	20.91
38	Shobharam Negi	R	7.32	2.8	1.03	11.20	Exc Bldg	YES	YES	20.91
40288A	Ramnarayan Chourasia	R	30.00	11.4	4.20	45.60	Exc Bldg	NO	YES	30.00
45	Suresh Matkaria	R	9.45	3.8	1.32	14.37	IG	YES	YES	20.91
TOTAL			601.68	149.53	67.57	724.44				48183

39

The Free Press Journal

Dt. 03/09/2003

9228 89 / 20
2020

PUBLIC NOTICE

Property known as 3-9, Santosh Sadan, 11, Pradeep Bhavan and 13, Ashish Bhavan situated at 1st Carpenter Street, Mumbai-400 004.

NOTICE is hereby given that the Building No. 3-9, Santosh Sadan, C.S. No. 1/3072, Ward No. C-8587 (1-4) and 11, Pradeep Bhavan C.S. No. 3073 Ward No. C-8589 and 13, Ashish Bhavan C.S. No. 3074/3075/3076 Ward No. C-8565 (1-2) Situated at 1st Carpenter Street, Division 'C' Ward Mumbai-400 004 is Proposed for Redevelopment under the benefit of D.C. Regulation, Section 33(7) as per the direction of Govt. of Maharashtra in Housing Department. The list of the Tenants/Occupants is Published herebelow of the abovesaid Property:

3-9, Santosh Sadan

Sl. No.	Name of Tenant/Occupant	Sl. No.	Name of Tenant/Occupant
1	Saroj D. Chaurasia	25	Shahu Bha. Patil
2	Pradeep R. Nag	26	Shahu Bha. Patil
3	Krishnanandan R. Nag	27	Harman Lalhan Chaurasia
4	Anil Kumar G. Chaurasia	28	Chandra Babu R. Chaurasia
5	Ramesh Prasad S. Chaurasia	29	Harman Lalhan Chaurasia
6	Sumitradevi R. Chaurasia	30	Shubha Sunil Chaurasia
7	Navindandra N. Nag	31	Devdutt M. Chaurasia
8	Pradeep Kumar D. Chaurasia	32	Ramkrishna R. Chaurasia
9	Nandlal J. Nag	33	Shankar R. Chaurasia
10	Vasanti Ramchandra Gole	34	Ramkrishna R. Chaurasia
11	Chandil Parth & Co.	35	Suman Dnyanesh Kumar
12	Gangabai Chandel & Co.	36	Haral P. Nag
13	Krishnadayal D. Nag	37	Kiran J. Mahwani
14	Mahadeo Mahu Chaurasia	38	Sudharma Mandal
15	Raju & Radhasyam Chaurasia	39	Shobharaj R. Nag
16	Shakti J. Chaurasia	40	Gangadhar R. Chaurasia
17	Gyanvati P. Chaurasia	41	Rakesh Kumar S. Chaurasia
18	Premshankar M. Chaurasia	42	Amarn M. Chaurasia
19	Fulchand R. Chaurasia	43	Ramkrishna R. Chaurasia
20	Anuradha Nandlal Nag	44	Baburao Akhaji Rawar
21	Sunil R. Gupta	45	Santosh Kumar D. Chaurasia
22	Sundar Shyamgopal Singh	46	Suresh J. Mahwani
23	Pradeep Kumar D. Chaurasia	47	Dayaram M. Chaurasia
24	Kantil C. Joshi		Ramkrishna R. Chaurasia

11, Pradeep Bhavan

Sl. No.	Name of Tenant/Occupant	Sl. No.	Name of Tenant/Occupant
1	Mahadeo S. Chaurasia	14	Shakti S. Chaurasia
2	Satyamantya B. Chaurasia	15	Vinay Prasad M. Chaurasia
3	Vasanta Vishnu Chikane	16	Chhaya Ashok Chaurasia
4	Ramkrishna M. Chaurasia	17	Harman Lalhan Chaurasia
5	Anant Eknath Shelar	18	Chandrabai J. Chaurasia
6	Dwarikabai J. Chikane	19	Mrs. Indubai Y. Jawli
7	Dattatray P. Chaurasia	20	Shakti S. Chaurasia
8	Balram S. Chikane	21	Satya Mahan & R. Chaurasia
9	Prabhu Dayal R. Chaurasia	22	Prabhavati J. Chaurasia
10	Ashok K. Rao Surawkar	23	Fussal P. Salunkhe
11	Mahendra L. Chaurasia	24	Mahadeo R. Chaurasia
12	Rohini S. Pawar	25	Laxminagar Shelar
13	Dayaram & Vishram S. Chaurasia		

13, Ashish Bhavan

Sl. No.	Name of Tenant/Occupant	Sl. No.	Name of Tenant/Occupant
1	Laxminagar R. Chaurasia	10	Kantabai Jhandra Mahi
2	Mandil R. Chaurasia	11	Gahesh B. Chaurasia
3	Gangaram Panalal Sahi	12	Mahesh & Chhesh Chaurasia
4	Kashinath D. Dhanawade	13	Shankar B. Bhaskar
5	Rangopal V. Chaurasia	14	Vasishth P. Salunkhe
6	Sunay Yashwanth Borge	15	Suryakant G. Shinde
7	Balashah Bahang Parvat	16	Hemant G. More
8	Baburao R. Chikane	17	Shripati D. Shelar
9	Shantabai R. Dhanawade	18	Vijaya S. Chaurasia

ANY PERSONS other than the above listed Tenants/Occupants having any objection regarding their tenancy right, title, interest or claim against the above premises are requested to submit the same within 7 days from the date of publication of this Notice to the following:

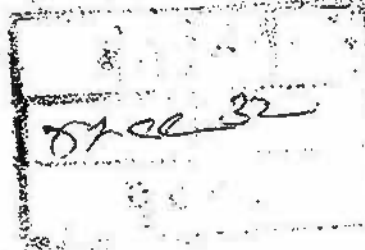
- Executive Engineer, C-1/2, Ward No. 11, Board Road, Lane Chandanwadi, Mumbai-400 002.
- M/s. BUILDWELL DEVELOPERS 45, Islampore Street, Near Alankar Cinema Mumbai-400 004.

Any objection received after the laps of the abovesaid period will be considered as waived and shall not be considered under any circumstances.

Dated this 1st day of September, 2003.

For BUILDWELL DEVELOPERS
(PAVAN KUMAR B. CHANDAN)

CM 2600





जव शक्ति (मराठी)

दिनांक: 02/09/2003



सार्वजनिक सूचना

संदर्भ:- १ ला कावेन्डर स्ट्रीट, मुंबई-४०० ००४ येथील ३-४
संतोष सदन, ११, प्रदीप भवन आणि १३, आशिव भवन
मग्न झाले असलेली मिळकत.

याद्वारे सूचना देण्यात येते की, १ ला कावेन्डर स्ट्रीट, भुलेश्वर विभाग "सी" वर्ग, मुंबई-४०० ००४ येथील इमारत क्र. ३-१, संतोष सदन, सी. एम्. क्र. १/३०७२, वॉर्ड क्र. सी-६५६७ (१-२) आणि ११, प्रदीप भवन सी. एम्. क्र. ३०७३ वॉर्ड क्र. सी-६५६६ आणि १३, आशिव भवन सी. एम्. क्र. ३०७४/३०७५/३०७६, वॉर्ड क्र. सी-६५६५ (१-२) या इमारती मूहनिर्माण विभागातील महाराष्ट्र शासनाच्या निर्देशानुसार सी. सी. विनियम, कॅपम ३३(७) च्या सामान्यतः पुनर्विकासासाठी प्रस्तावित करण्यात आलेल्या आहेत. उपरोक्त मिळकतीवरील भाडेकरू/भोगवटादारांची सूची यात याबद्दल प्रसिध्द करण्यात आलेली आहे.

३-१ संतोष सदन

जागा क्र.	भाडेकरू/भोगवटादाराचे नांव	जागा क्र.	भाडेकरू/भोगवटादाराचे नांव
१.	संतोष डी. चौरसिया	२५.	भिरु गैकु पानेवाला
२ आणि ७.	मुरुषोत्तम आर्. नाग आणि कृष्णमोहन आर्. बापू	२६.	लक्ष्मीनारायण ए. चौरसिया आणि
३.	अमितकुमार जी. चौरसिया आणि	२७.	नारायण लखन चौरसिया
४ आणि ५.	रमेश प्रसाद चौरसिया सुमित्रादेवी आर्. चौरसिया	२८.	चंद्रा किशोर आर्. चौरसिया
६.	नविनचंद्र एन. नाग	२९.	नारायण लखन चौरसिया
७.	प्रदीप कुमार डी. चौरसिया	३०.	शुभास सुखवती चौरसिया
८.	नन्दलाल जे. नाग	३१.	देविदिन एम्. चौरसिया
९.	वसंत रामचंद्र गोळे	३२.	रामचरण एम्. चौरसिया
१०.	सुमिताले पारीख अँड कं.	३३.	रांतीदेवी आर्. चौरसिया
११.	भगवन्त धनलाल अँड. कं.	३४.	रामजीत इंदरजीत नाग
१२.	मृण्मदायास डी. नाग	३५.	सुरेश दामल कोठारी
१३.	महादेव माहणू चौरसिया	३६.	हरिलाल पी. नाग
१४.	राजू अँड रामेश्वर चौरसिया	३७.	किरण जे. मकवाना
१५.	शाकभु जे. चौरसिया	३८.	सुपार्शु मंडळ
१६.	ग्यानवती पी. चौरसिया	३९.	शोभावती आर्. नाग
१७.	प्रेमरांकर एम्. चौरसिया	४०.	संगदेवी आर्. चौरसिया
१८.	पुलकंद आर्. चौरसिया	४१.	राकेश कुमार सी. चौरसिया
१९.	अरुणादेवी नन्दलाल नाग	४२.	अमरजीत एम्. चौरसिया
२०.	सुरजबाली आर्. गुप्ता	४३.	रामनारायण अर्जुन चौरसिया
२१.	सुंदर शिवमंगल सिंह	४४.	बाबुराव आभाजी पवार
२२.	प्रदीप कुमार डी. चौरसिया	४५.	संतोष कुमार डी. चौरसिया
२३.	कांतीलाल एल. जोशी	४६.	सुरेश जे. मकवाना
२४.		४७.	दयाराम एम्. चौरसिया
		४८.	रामकिशोर एम्. चौरसिया

जागा क्र.	भाडेकरू/भोगवटादाराचे नांव	जागा क्र.	भाडेकरू/भोगवटादाराचे नांव
१.	महादेव एम्. चौरसिया	१५.	सिखाराम एल. वैगाडे
२.	सत्यनारायण बी. चौरसिया	१६.	विरन प्रसाद एम्. चौरसिया
३.	वैजयंता विष्णू चिकने	१७.	छाया अशोक चौरसिया
४.	रामकिशोर एम्. चौरसिया	१८.	हनुमंत महादेव पवार
५.	अमित एकनाथ शेळार	१९.	धनबाई एम्. चौरसिया
६.	हारीकाबाई जे. चिकने	२०.	सी. इन्दुबाई वायू. जाबळ
७.	दत्तात्रेय पी. आय धनावडे	२१.	सिवाराम आर्. चौरसिया
८.	बळीराम एम्. चिकने	२२.	सत्य नारायण आणि आर्. चौरसिया
९.	प्रभुदयाल आर्. चौरसिया	२३.	प्रभावती जे. चौरसिया
१०.	अशोक के. राव सुखेकर	२४.	कुलबाई पी. साळुंखे
११.	महेन्द्र एम्. चौरसिया	२५.	माळनलाल आर्. चौरसिया
१२.	रोहिणी एम्. पावले	२६.	लक्ष्मीनारायण आर्. चौरसिया
१३.	दयालू कृष्णकिशोर एम्. चौरसिया		

जागा क्र.	भाडेकरू/भोगवटादाराचे नांव	जागा क्र.	भाडेकरू/भोगवटादाराचे नांव
१.	लक्ष्मीनारायण आर्. चौरसिया	१०.	मताबाई जितेंद्र मिरसी
२.	मंगिलाल आर्. चौरसिया	११.	गणेश जी. चौरसिया
३.	धनमान मंगलनाथ साळुंखे	१२.	महेन्द्र आणि दिनेश चौरसिया
४.	काशिनाथ डी. धनावडे	१३.	शांताराम बी. भादिके
५.	रामजीपार ना. चौरसिया	१४.	वैजली पी. साळुंखे
६.	संजय यशवंत बोरसे	१५.	सूर्यकांत जी. शिंदे
७.	मेलोरी बजरंग पावले	१६.	नयुराम सी. मोरे
८.	बाबुराव आर्. साळुंखे	१७.	श्रीपद डी. शेळार
९.	सांताबाई आर्. धनावडे	१८.	विजया एम्. जाळकर

वरील कोणत्याही व्यक्तीने/व्यक्तींनी त्यांचे भाडेदारी अधिकार, हक्क, हितसंबंध किंवा दावा यांच्याशी संबंधित कोणतेही आक्षेप खातीत ठिकाणी या सूचनेच्या जाहिरातीच्या ताब्यासम ७ दिवसांमध्ये सादर करणे, अशी त्यांना विनंती करण्यात येत आहे.

१. कार्यकारी अभियंता, सी १/२ वॉर्ड/एम्. सी. आर्. आणि आर्. बोर्ड/रोपा लेन चंदनवाडी, मुंबई-४०० ००२.
२. मेसर्स मिलिंदल देव्हलपर्स, ४५, इस्लामपुरा स्ट्रीट, अक्षय सिनेमाजवळ, मुंबई-४०० ००४
उपरोक्त आताच्याधीच्या समामीनेतर यात झालेल्या कोणत्याही आक्षेपाचा अभिप्राय करण्यात आलेला आहे असे समजण्यात येईल आणि कोणत्याही परिस्थितीत असे आक्षेप विचारात घेतले जाणार नाहीत.
आज दिनांक १ सप्टेंबर, २००३.
विलेपार मंडळपर्यवेक्षक (नगरपालिका वी. चंदन)



बबई - २४/८/२०२०

७७८८३३

346
Form -----
88



बवई - २	
६९२	६६/९९९
२०२०	

in replying please quote No.
and date of this letter.

Intimation of Disapproval under Section 3 '6 of the Mumbai
Municipal Corporation Act, as amended up to date.

No. EB/552/C/A
No. E.B./CE/ BS/A of 200

बवई - २	
९२४	४६/८८
२०२०	

MEMORANDUM

Mr. Pawankumar Chandan,
Hazrat sadan, 45, Islampura street,
Mumbai- 400 004.

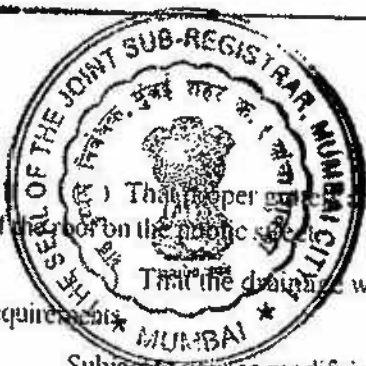
Municipal Office,
Mumbai 18/10/2006

With reference to your Notice, letter No. 001991 dated 31.5.2005 and delivered on 31.5.2005 and the plans, Sections Specifications and Description and further particulars and details of your buildings at C.S. No. 3072, 1/3072, 3073, 3074, 3075 & 3076 of Div. at 3-9, 11 & 13, 1st Carpenter Street, Mumbai to me under your letter, dated 200. I have to inform you that I cannot approve the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you under the Bombay Municipal Corporation Act as amended upto-date, my disapproval by the following reasons:

A) THAT THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL.

1. That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of roadside drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per Regulation No.38(27).
3. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.
4. That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3) (ix)] will not be submitted by him.
5. That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load will not be submitted before C.C.

Contd..- 2(a) -



That the proper pipes and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public space.

That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of 200 , but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

बबई - २	
१२२४	१/८०
२०२०	

ABW/ACM
10/1/56
Executive Engineer, Building Proposals,
Zone 2
Mumbai

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY	
बबई - २	
१२२४	१/८०
२०२०	

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.



(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 351-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (a) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

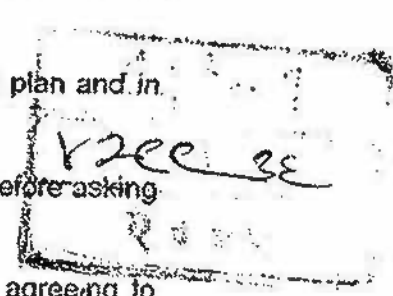
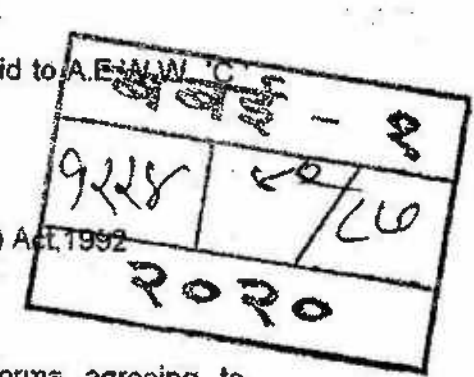
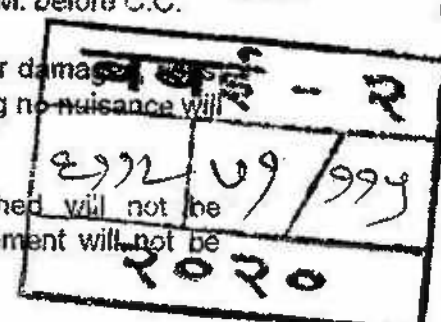
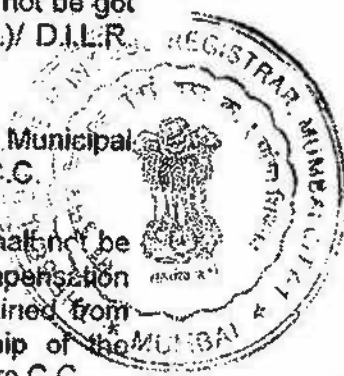
(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Disapproval

-2(a)-
No.EB/552/CIA. / 18/10/2022

Contd... (A).

6. That the regular/sanctioned/proposed lines and reservation will not be got demarcated at site through A.E.(Survey)/ E.E.(T&C)/ E.E.(D.P.)/ D.I.L.R. before applying for C.C.
7. That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
8. That the Registered Undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward officer before demanding C.C. and that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.
9. That the Indemnity Bond indemnifying the Corporation for damages in accidents, to the occupiers and an Undertaking regarding no nuisance will not be submitted before C.C./starting the work.
10. That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
11. That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
12. That extra water and sewerage charges will not be paid to A.E.W.W. Ward before C.C.
13. That the premium/deposits as follows will not be paid -
 - a. Condonation of deficient open spaces.
 - b. Development charges as per M.R.& T.P.(Amendment) Act,1992
 - c. Balcony enclosure fees.
 - d. Insecticide charges.
14. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
15. That the work will not be carried out strictly as per approved plan and in conformity with the D.C.Regulations in force.
16. That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
17. That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised land rates.
18. That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act,1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work.
19. That the N.O.C. from Asstt. Commissioner (Estates) shall not be submitted.





20. That the N.O.C. from B.E.S.T. for sub station shall not be submitted.

21. That the fresh Tax Clearance Certificate from A.A. C. C. Ward shall not be submitted.

22. That the Regd. U/T against misuse of pocket terrace / part terrace / stilt shall not be submitted.

23. That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.

24. That the Indemnity bond against no nuisance due to contravening toilets shall not be submitted.

25. That the Indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.

26. That the remarks from H.E. Department shall not be submitted.

27. That the debris shall not be dumped on the Municipal ground only.

28. That the board displaying the details of development of the work shall not be displayed at site.

29. That the necessary remarks for training of nalla / construction of SWD will not be obtained from Dy.Ch.Eng.(S.W.D) City and Central Cell before asking for plinth C.C..

30. That the N.O.C. from Dy.Ch.E.(S.P.) P&D for proposed sewer line shall not be submitted before C.C.

31. That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.

32. That the copy of PAN card of the applicant shall not be submitted before C.C.

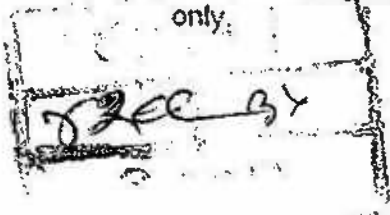
33. That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.

34. That the fresh P.R.Card in the name of owner shall not be submitted before C.C.

35. That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micropiling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.

36. That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.

37. That the work shall not be carried out between 7.00 A.M. to 7.00 P.M. only.



- 2(a) -
No.EB/ 552 /C/A.

18/10/06

Contd... (A).

बळई - २	
६१२	७२/११५
२०२०	

38. That the G.I. Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.
39. That the precautionary measures to avoid nuisance due to dust, such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken.
40. No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.
41. All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
42. In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm. autoclaved cellular concrete block excluding plaster thickness as circulated under No. Ch. Reg. (D.P.)/5597 of 15.4.1974.
43. That Regd. U/T for handing over setback area for the balance portion of the plot not covered under this proposal as & when required by M.C.G.M. shall not be submitted.
44. That the final order that may be passed by Hon'ble Supreme Court in pending SLP's shall not be obeyed.
45. That the order of Supreme Court to not to claim any equity in respect of construction if any, made as per permission granted shall not be agreed upon.
46. That the order of Supreme Court to not to grant third party, right without leave of court shall not be agreed upon.

बळई - २	
१२४४	३१/८०
२०२०	

(B) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE :

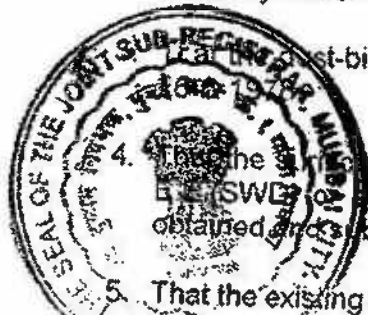
1. That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
2. That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.

(C) THE FOLLOWING GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE GRANTING C.C. TO ANY PART OF THE PROPOSED BUILDING :

1. That the conditions of Govt. order under No. _____ dated _____ shall not be complied with and that the certificate regarding compliance of conditions mentioned above will not be submitted before submission of B.C.C.



2. That the conditions mentioned in the clearance under No. _____ dated _____ obtained from Competent authority under U.L.C. & R. Act, 1976 will not be complied with.



3. That the wet-bin will not be provided as per C.E.'s circular No.CE/9297/II of _____.

4. That the drainage arrangement will not be made in consultation with E.H.S.W.E. as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.

5. That the existing well will not be covered with R.C.C. slab.

6. That 10'-0" wide paved pathway upto staircase will not be provided.

7. That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.

8. That carriage entrance shall not be provided.

9. That the parking spaces shall not be provided as per D.C. Regulation No.36.

10. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.

11. That the N.C.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.

12. That the Drainage completion certificate from (S.P.)(P&D) City for provision of Septic Tank/Soak pit will not be submitted.

13. That the Drainage completion Certificate from A.E.(B.P.) City for House drain will not be submitted & got accepted.

14. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.

15. That the compliance of N.C.C. from H.E will not be made and certificate to that effect will not be submitted.

16. That the Fresh property card in the name of the owner shall not be submitted.

17. That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.

(D) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.:

1. That certificate under Section 270-A Of M.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

File 39
NO. 52



sd/-
Executive Engineer
Building Proposals (City)-III

No.EB/ 552 / C / A of

18/10/06

- Copy to :-
1. Shaikh & Associates,
Architect,
382-B, Gr. floor,
Pavwalla Building,
Grant Road,
Mumbai
 2. Asstt. Commissioner 'C' Ward,
 3. A.E.W.W. 'C' Ward,
 4. Dy.A. & C. City
 5. O.S.(B.P.) City.

Handwritten signature
Executive Engineer
Building Proposals (City)-III

बवई - २	
६७७	०५/११५
२०२०	



बवई - १	
१२५	१३/८०
२०२०	



४२६९-४०	
२००९	

No. EB/CE/

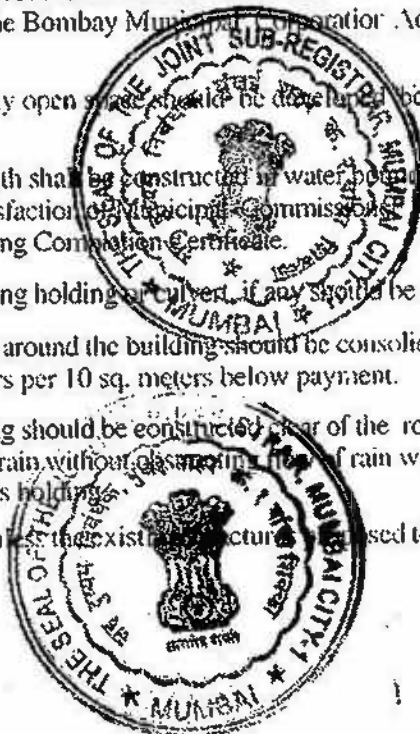
/BS

NOTES

बबई - ३	
१२२४	५४/८०
२०२०	

- (1) The work should not be started unless objections are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office. Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. _____ of _____ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted in water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from adjoining holding before starting the work to prove the owner's holdings.
- (19) No work should be started until the existing structures used to be demolished are demolished.

बबई - ३	
१२२४	५४/८०
२०२०	



१२२४
५४/८०
२०२०

बबई - २	
१२३४	११/८०
२०२०	

4



(20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be demolished, the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.

If you propose to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-

(i) Specific plan in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.

(ii) Satisfactorily signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.

(iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

बबई - ३	
२११२	११/८०
२०२०	

(22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.

(23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.

(24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.

(25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.

(26) It is to be understood that the foundations must be excavated down to hard soil.

(27) The position of the drains and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

(28) The water arrangements must be carried out in strict accordance with the Municipal requirements.

(29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.

(30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof painted cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. the cistern shall be made easily safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 10 cms. above the top where they are to be fixed and its lower ends in cement concrete blocks.

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

(32) ~~No drainage shall be proceeded as required by the Corporation.~~

~~No drains shall be provided as required by the Corporation.~~

~~No drains shall be provided as required by the Corporation.~~

~~The inspection chamber should be placed inside and outside.~~

(33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

Handwritten signature

Handwritten signature
Executive Engineer, Building Proposals
Mumbai City - III - Mumbai



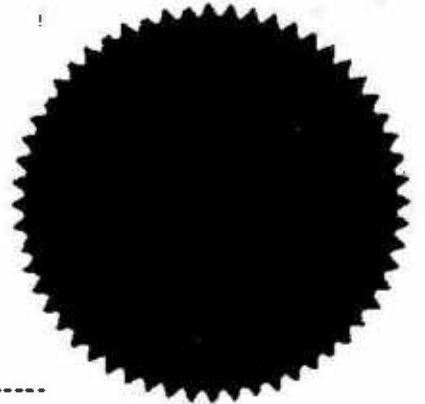
बचई - २	
१२४४/४६	८७
२०२०	



बचई - २	
६९९८	७८/९९४
२०२०	

४२८८४३

विवरण - २	
२११८	५८/१११
प्रतिज्ञापत्र २०	



मी. श्री. शानेश्वर रावजी मोरे

११, दुसरा मजला, रामदेवजी भवन, २०-धानजी बस्ती, मुंबई-०३
एवढ प्रतिज्ञावर आज दिनांक १४/१०/२००६ रोजी लिहून देतो की,

श्री/श्रीमती पवनकुमार बी. चंदन

४५, हनुमानपुरा बस्ती, मुंबई-०४

यांनी मला खालील मिळकतीचा दस्तावेज दुय्यम निबंधक

यांच्या कार्यालयात नोंदणी करमी दिनांक १०/१०/२००६

कुलमुखत्यारपत्र लिहून दिलेले आहे.

विवरण - २	
१४२४	५८/८०
२०२०	

दस्तावेजाचा प्रकार

मिळकत लिहून देणार

मिळकत लिहून वेणार

मलाचे नांव

मिळकतीचे वर्णन

कुलमुखत्यारपत्र अकोमोडेवना

श्री पवनकुमार बी. चंदन

श्री प्रभुदयाल एल. नारायण

मुंबई शहर

प्रसिध्द भवन, ३५, ६६, सुतारगल्ली, मुंबई-०४

राम. न. ए. एल. न. २००३, मुंबई

वरील मिळकत ही लिहून देणार यांचे मालकीची आहे. याची मी खात्री

केलेली आहे. तसेच कुलमुखत्यारपत्र लिहून देणार अद्याप हयात असून

मुखत्यारपत्र अस्तित्वात आहे व ते लेखी अथवा तोंडी किंवा अन्य प्रकारे रद्द केले

नाही. सदरचे मुखत्यार पत्रातील मिळकतीसंबंधी वादाचा विषय कुठल्या

न्यायालयात न्यायप्रविष्ट नाही. हे सत्यप्रतिज्ञेवर लिहून देत आहे. सदर

मुखत्यारपत्राची झेरॉक्स प्रत दस्तावेजा सोबत जोडली आहे.

वरील माहिती खरी असून ती खोटी नसल्यास होणा-या परिणामाची मला

पूर्ण जाणीव आहे व त्यामुळे कारवाईसही पराजित

हे प्रतिज्ञापत्र लिहून दिले आहे.



EXPLAINED & IDENTIFIED BY

M. S. Phadnis
B.A. (SPL) LL.M.
Advocate, High Court



१४२४	
५८/८०	
२००७	



BEFORE ME
G. J. RAJANI
NOTARY GREATER MUMBAI
Bldg No 34 Flat No 102
4th Floor, Shiv Bhagiani Bldg,
Near Miranadani Complex,
Mumbai - 400 072

बवई - २	
२११८	०/१११
२०२०	

बवई - २	
१२४	१८
२०२०	



POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME I MR. PAVANKUMAR B. CHANDAN, of Mumbai Indian Inhabitant, carrying on business as sole proprietor in the name and style of M/S BUILDWELL DEVELOPERS, having address at 45, Islampura Street, Mumbai-400 004 DO SEND GREETINGS



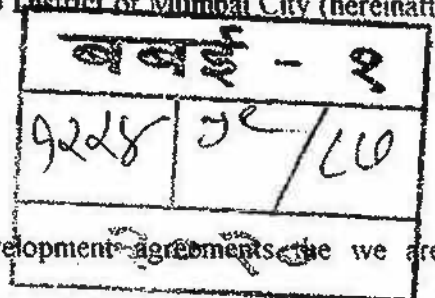
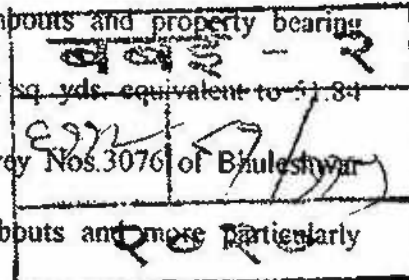
[Handwritten signature]

WHEREAS We have by a Development Agreement dated 27th February, 2004 registered with Sub - Registrar of Assurances Mumbai under Serial No. BBE 1/1437/04 acquired the development rights from its owners MR. DAYARAM MANNULAL CHAURASIA & SAROJ D. CHAURASIA in respect of the properties situate, lying and being at First Carpenter Street, Mumbai-400004 bearing C. S. No.3072 of Bhuleshwar Division admeasuring about 66.52 sq. mts. or thereabouts and property bearing C. S. No.1/3072 of Bhuleshwar Division admeasuring about 289.03 sq. mtrs. or thereabouts and more particularly described in the Firstly and Secondly respectively in the "FIRST SCHEDULE" hereunder written and also property bearing C. S. No.3073 of Bhuleshwar Division admeasuring about 172 sq. yds. i.e. 143.81 sq. mts. or thereabouts and more particularly described in the "SECOND SCHEDULE" hereunder written.

FOR UNION BANK OF INDIA
M. C. LALING CHAURASIA

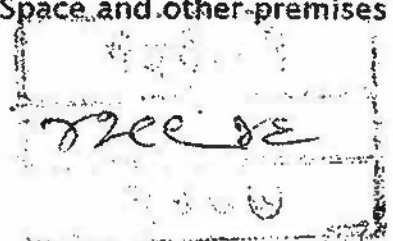
Joint Sub-Registrar

AND WHEREAS We have also by another Development Agreement dated 27th February, 2004 registered with the Sub-Registrar of Assurances Mumbai under serial No. BBE 1/1438/04 acquired the development rights from its owner MR BHOLANATH DAKHINI PRASAD CHAURASIA in respect of the property situate, lying and being at the First Carpenter Street, Mumbai-400004 bearing Cadastral Survey Nos.3074 of Bhuleshwar Division admeasuring 56 sq. yds. equivalent to 46.82 sq. mts. or thereabouts and property bearing Cadastral Survey No.3075 of Bhuleshwar Division admeasuring 62 sq. yds. equivalent to 51.84 sq. mts. or thereabouts and also property bearing Cadastral Survey Nos.3076 of Bhuleshwar Division admeasuring 76 sq. yds. i.e. 63.54 sq. mts. or thereabouts and more particularly described in the Firstly, Secondly and Thirdly respectively in the "THIRD SCHEDULE" hereunder written all in the Registration District and Sub District of Mumbai City (hereinafter all the properties jointly referred to as "the said properties")



AND WHEREAS in pursuant to the aforesaid development agreements we are re-developing the aforesaid properties after demolishing the existing buildings known as Santosh Nandan, Pradeep Bhavan and Ashish Bhavan and/or other structures standing on the aforesaid properties bearing C.S.Nos.3072, 1/3072, 3073, 3074, 3075 and 3076 of Bhuleshwar Division and constructing a new building in accordance with the building proposals and plans to be sanctioned by the Municipal Corporation of Greater Mumbai and other concerned Public Body and Local Authorities on the said properties.

AND WHEREAS I am required to enter into several Agreements/Agreement for permanent alternate accommodation with the old tenant/s/Purchaser/s and Agreement for sale for Flats, Shop, Car Parking Space and other premises in the said building constructed on the said properties.



AND WHEREAS due to business commitments, I am unable to attend the office of the Sub-Registrar of Assurances, Mumbai for Registration of the said Agreement/s and therefore necessity has been arise to appoint some fit and



proper person to do various acts, deeds and thing with regard to the said property.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESS

THAT I, MR. PAVANKUMAR B. CHANDAN, sole proprietor of **PAVANKUMAR B. CHANDAN & CO. BULLWELL** DEVELOPERS do hereby appoint, nominate DNYANESHWAR MORE as my true and lawful attorneys (hereinafter referred to as "the attorneys") whose specimen signatures are endorsed at the end of these presents, to do by any one of them all or any of the following acts, deeds and things viz:

1. To lodge for registration and admit execution of Agreements/Agreement

for permanent alternate accommodation executed by me with old tenants/s and/or the Purchaser/s on the said property.

2. To attend all affairs relating to the registration of the said Agreements with Purchaser/s/ ,old tenant/s on the said property.

3. To appear before all statutory authorities in respect of all matters relating to the registration of the said Agreement/s and to admit execution thereof.

IN WITNESS WHEREOF, I have hereunto set my respective hand at Mumbai on this 30th Oct, 2006.

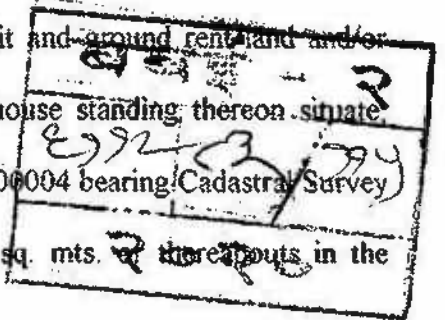
:-THE SCHEDULE OF THE PROPERTY :-

:- THE FIRST SCHEDULE HEREINABOVE REFERRED TO :-

FIRST :- ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling houses standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai-400002 bearing Cadastral Survey No.3072

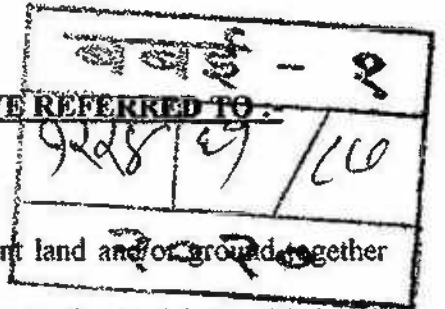
of Bhuleshwar Division admeasuring about 66.52 sq. mts. or thereabouts in the Registration District and Sub District of Mumbai City.

SECONDLY :- ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai-400004 bearing Cadastral Survey No.1/3072 of Bhuleshwar Division admeasuring about 289.03 sq. mts. or thereabouts in the Registration District and Sub District of Mumbai City.



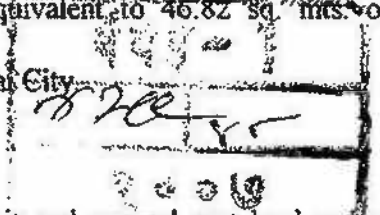
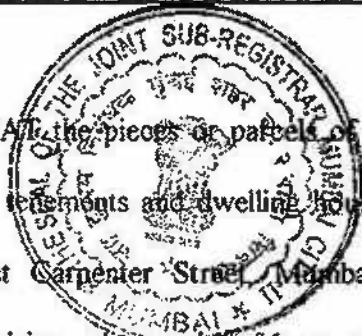
:- THE SECOND SCHEDULE HEREINABOVE REFERRED TO :-

ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai-400004 bearing Cadastral Survey No.3073 of Bhuleshwar Division admeasuring about 172 sq. yds. i.e. 143.81 sq. mts. or thereabouts and registered by the Collector of Land Revenue under Collector's Old Nos.1702 and 1705, Collector's New No.8826, Old Survey Nos.479 & 480, New Survey No.5225 and assessed by the assessor and Collector of Municipal Rates and Taxes under "C" Ward No.6566 and Street No.11 in the Registration District and Sub District of Mumbai City.



:- THE THIRD SCHEDULE ABOVE REFERRED TO :-

FIRSTLY :- ALL THAT the pieces or parcels of quit and ground rent land or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai-400004 bearing Cadastral Survey Nos.3074 of Bhuleshwar Division admeasuring 56 sq. yds. equivalent to 46.82 sq. mts. or thereabouts in the Registration District and Sub District of Mumbai City.



SECONDLY :- ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai-400004 bearing Cadastral Survey



No.3075 of Bhuleshwar Division admeasuring 62 sq. yds. equivalent to 51.84 sq. mts. or thereabouts in the Registration District and Sub District of Mumbai City.

THIRDLY :- ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai-400004 bearing Cadastral Survey No.3076 of Bhuleshwar Division admeasuring 76 sq. yds. i.e. 63.54 sq. mts. or thereabouts and registered in the Books of the Collector of Land Revenue under Old Survey Nos.A/8827-2A/8827, New Survey Nos.2/5224, 2A/5224 and 1/5224 and assessed by the Assessor and Collector of Municipal Rates and Taxes under "C" Ward No.6566 (1), (2) & Street No. 12 in the Registration District and Sub District of Mumbai City.

SIGNED AND DELIVERED by the with named

R. PAVANKUMAR B. CHANDAN

Proprietor of M/S BUILDWELL DEVELOPERS }

In the presence of.....

ववई - २	
१००४	२२/८८
२०२०	

ववई - २	
१००४	२२/९९४
२०२०	

DNYANESHWAR MORE

1) Mukesh Jain
20-Dhauji Street
Darti Bhawan
Mum-3

2) Mahesh Pandey
20-Dhauji Street
Darti Bhawan
Mum-3

Mahesh Pandey

बंबई - ४२८	
१२२४	६३ / ८७



बंबई नगर का. १ मुंबई शहर क. २

३०/१०/०६

सह दुय्यम निबंधक मुंबई शहर क. २

पवन कुमार की चंपन वन महु इकामपूरा दहीट, मुंबई-४

महेश पंडे का वसिष्ठ प्रमाण

बंबई - २	
२११२	११३
२०२०	



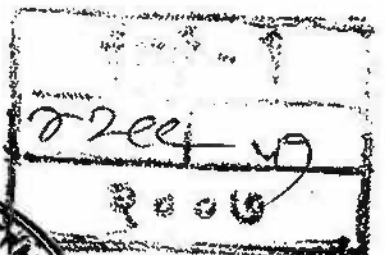
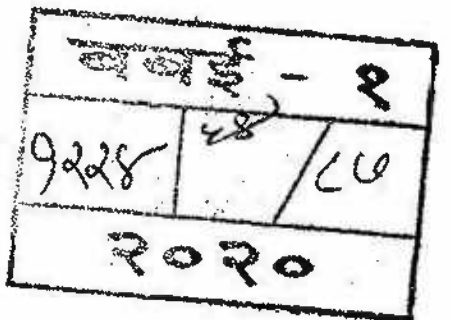
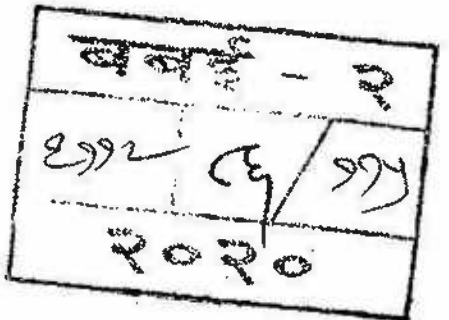
mahesh Pandey

३०/१०/२००६

सह दुय्यम निबंधक मुंबई शहर क. २

बंबई - १	
४२००	१०





मार्गदर्शिका जारी की जा रही है
VALID FOR SIX MONTHS FROM THE DATE OF ISSUE
नोट: **DO NOT FOLD**
Date
THE JOINT SUB-REGISTRAR, MUMBAI CITY I

28-02-20

One Thousand only

रुपये *Supra*

46132

1000.00

अदा करें

राजके आदेश पर *as Order*
रु० *****1,000.00
RS. बैंक ऑफ इंडिया

बैंक ऑफ इंडिया

NOT OVER RS.

भारतीय बैंक ऑफ इंडिया

सी.पी. टैंक शाखा, मुंबई - 400 004

C.P. TANK BRANCH, MUMBAI - 400 004

CPT IFSC: BKID0000012

अधिकृत: Authorized Signatory

आ. सं. NO.

आ. सं. NO.

046132 4000130131

12



25/04/2007

दुय्यम निबंधक:

5:29:07 pm

मुंबई शहर 1 (फोर्ट)

दस्त गोषवारा भाग-1

ववई

दस्त क्र 4299/2007

५२

दस्त क्रमांक : 4299/2007

दस्ताचा प्रकार : कशरनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दस्त

1

नाव: प्रभुदयाल एस चौरसिया
पत्ता: घर/फ्लॅट नं: 9
गल्ली/रस्ता: 11, 1 ली सुतार गल्ली
ईमारतीचे नाव: प्रदीप भवन
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: मुं
तालुका: -
पिन: 4
पॅन नंबर: -

लिहून देणार

वय

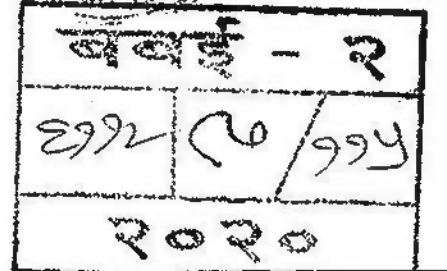
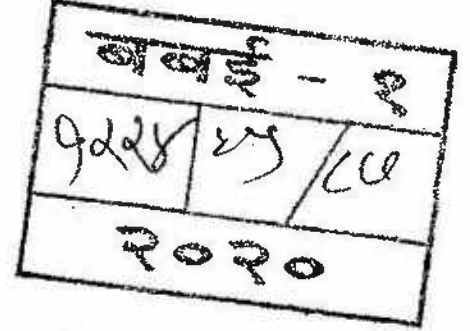
सही *प्रदीप भवन*

2

नाव: बिल्डवेल डेव्हलपर्स चे प्रोप्रा. पवनकुमार बी चंदन
तर्फे मुखत्यार ज्ञानेश्वर आर मोरे -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: 45 इस्लामपुरा स्ट्रीट
ईमारतीचे नाव: -
ईमारत नं: --
पेट/वसाहत: -
शहर/

लिहून देणार

वय 48

सही *पवनकुमार*

दस्तऐवज करून देणार तत्वाकथीत [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

1 of 1



दस्त गोपवारा भाग - 2

बबई

दस्त क्रमांक (4299/2007)

93

दस्त क्र. [बबई-4299-2007] चा गोपवारा
वाजार मुल्य : 6240 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

पावती क्र.: 4371 दिनांक: 25/04/2007
पावतीचे वर्णन
नांव: प्रभुदयाल एस चौरसिया . .

दस्त हजर केल्याचा दिनांक : 25/04/2007 05:25 PM
निष्पादनाचा दिनांक : 25/04/2007
दस्त हजर करणा-याची सही :

प्रभुदयाल चौरसिया

1000 : नोंदणी फी
1060 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

2060: एकूण

दस्ताचा प्रकार : 25) करारनामा
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 25/04/2007 05:25 PM
शिक्षा क्र. 2 ची वेळ : (फी) 25/04/2007 05:27 PM
शिक्षा क्र. 3 ची वेळ : (कबुली) 25/04/2007 05:28 PM
शिक्षा क्र. 4 ची वेळ : (ओळख) 25/04/2007 05:28 PM

दु. निबंधकाची सही, मुंबई शहर 1 (फोर्ट)

दस्त नोंद केल्याचा दिनांक : 25/04/2007 05:29 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) गियाराम बिष्णोई . . घर/प्लॉट नं. -

गल्ली/रस्ता: 45 इस्लामपुरा स्ट्रीट

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: मुं

तालुका: -

पिन: 4

2) भोलानाथ एस चौरसिया . . घर/प्लॉट नं:

गल्ली/रस्ता: 1 ली सुतार गल्ली

ईमारतीचे नाव: नारायण भुवन

ईमारत नं: -

पेट/वसाहत: -

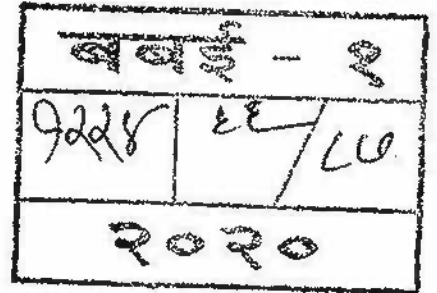
शहर/गाव: मुं

तालुका: -

पिन: 4



B.S. Chavasia



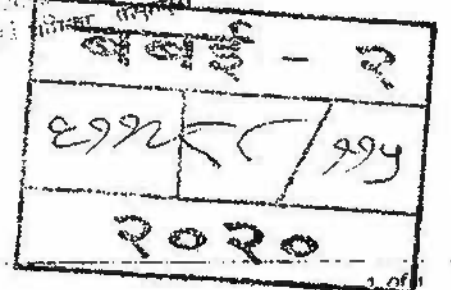
3/11/11

दु. निबंधकाची सही
मुंबई शहर 1 (फोर्ट)



प्रमाणित करण्यात येते की या
स्तामने एकूण. ५३ पाने आहेत.
इसमाला खर्चला १०० रु. ४२८९/-
दिनांक: 25 APR 2007
देवांक: *3/11/11*

दस्त हजर करणा-याची सही
पावतीचा क्रमांक: 4371
पावतीचे वर्णन: प्रभुदयाल एस चौरसिया





PRADIP BHUVAN

11 - 1st, Carpenter Street,
Mumbai - 400 004.

Bill No. 770

Office :
Santosh Seden,
7-1st, Carpenter Street,
Ground Floor, Mumbai - 400 004.

DATED: 01/09/1994

To, Shri / Smt. / Messrs. Prabhuji S. Chaurasia

To Rent of Room / Shop / Godown No. 9
on the 9 floor occupied by you : in
PRADIP BHUVAN situated at 11 - 1st, Carpenter Street,
Mumbai - 400 004. For the month of August 94 20
as per Detail by side and in accordance with Terms &
Conditions printed overleaf & as agreed to by you.

Receiver's Signature

[Signature]

WITHOUT PREJUDICE
SUBJECT TO MUMBAI JURISDICTION
Subject to Terms & Conditions overleaf

Rent	81 = 32
Bldg. Repair Cost	
Addl. Municipal Tax	
Municipal Tax	
TOTAL Rs.	81 = 32

FOR D. M. CHAURASIA
SMT. S. D. CHAURASIA

बिल - ७७०
१२२४ ६०/६०
२०२०

बिल - ७७०
१२२४ ६०/६०
२०२०

APRIL TO JUNE 2020

PRADIP BHUVAN

Bill No. 45

11 - 1st, Carpenter Street,
Mumbai - 400 004.

Office :
Santosh Sadan,
7-1st, Carpenter Street,
Ground Floor, Mumbai - 400 004.

To,
Shri/Smt/Messrs Prabhudayal S Chaurasia

DATED : _____

To Rent of Room/Shop/Godown No. 9
on the 1st floor occupied by you : in
PRADIP BHUVAN situated at 11 - 1st, Carpenter Street,
Mumbai - 400 004. For the month of APRIL to June 2020 as
per Detail by side and in accordance with Terms &
Conditions printed overleaf & as agreed to by you.

22 x 32 = 704 sq ft

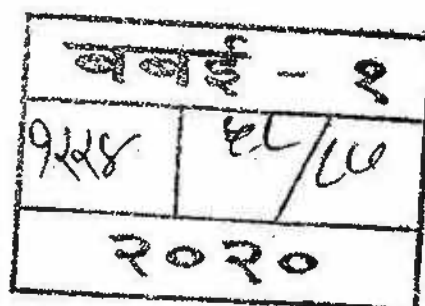
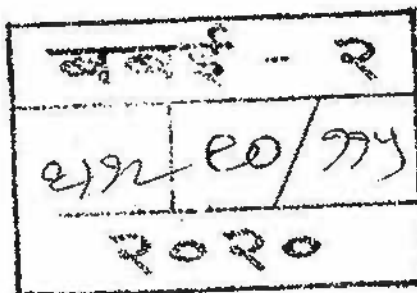
Rent	52	-
Bldg. Repair Cess		
Addl. Municipal Tax		
Municipal Tax		
TOTAL Rs.		

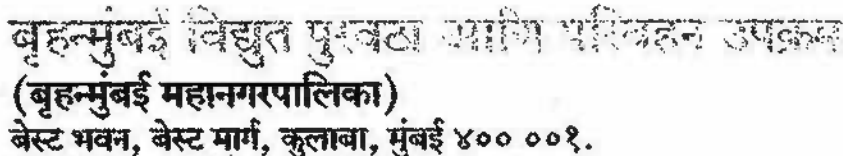
Receiver's Signature



WITHOUT PREJUDICE
SUBJECT TO BOMBAY JURISDICTION
Subject to Terms & Conditions overleaf

FOR D.M. CHAURASIA &
SMT. S.D. CHAURASIA





प्रभाग कार्यालयाचा पत्ता:
वील ग्राहक विभाग, (दीक्ष) हिसरा मजला,
ता.छत्रपति संकुल, आर. एस्. निमकर मार्ग,
ता.छत्रपति, मुंबई - ४०० ०३४

नाम : PRABHUDAYAL S CHORASIYYA
 देयक : 1 FL RM 9 NARAYAN
 पाठविण्याचा 11 SUTAR GALLI RD 400004
 पत्ता

पुस्तक पृष्ठ क्र.	: 822
सायकल	: 06
प्रभाग	: DS
विभाग	: SOUTH
ग्राहक प्रवर्ग	: LT II
संघारणा क्र.	: 0063735
संघारणा क्र.	: 0152145
मंजूर भार	: 0.28 KW
अनागत रकम जमा	: Rs. 880.00

ग्राहक क्र. :
 822-283-088*
 देयक महिना : Nov-2007
 देय दिनांक : 20/12/2007
 देयक रकम :
 Rs. 2505*

* देव दिवांगत भवतः काले मेमकाया रक्तमेव प्राप्तम् आढे.
* भक्त्यापि समर्पितम् आढे आत्मनो वापि.

वेद्यकाथा कालावधी : 10/10/2007 To 12/11/2007
वेद्यक दिनांक : 30/11/2007
पृथ्वील दिनांकापर्यंतची जगा रक्कम : 20/11/2007

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

157452

विन्दुसूचक चिह्नित मानकतः : मेरुस्थल विन्दुसूचक चिह्नित मानकतः (१२ अक्षरेण चिह्नित) : शास्त्रेण चिह्नित, दुष्प्रतीकानां १२०१४२२.
सर्वविन्दुसूचक चिह्नित मानकतः (१२ अक्षरेण चिह्नित) : शास्त्रेण चिह्नित, दुष्प्रतीकानां १२०१४२२.

[illegible]

[Faint, illegible text from bleed-through]

सर्वेक सभसँ पैसँ आइएँ। www.bachchanclaw.com सर्वेक सभसँ ठाउँ।

अधिका. प्रमाण. दिनांक २०११/०६/२/सी.आर. १८२/एम-१ तारीख. २२-०३-२००६.

ॐ. वि. का. वि.
अशोक काले
सायबिक महासमन्वयक (विद्या भवन)

आपली विद्युत देयके
रोखीने किंवा धनादेशाने
कोणत्याही 'इझी बील'
केंद्रावर रु. ५/- सेवा
आकार देऊन भरता येतील.
टोल फ्री फोन क्र.
१८००-११-७५-७५

एकदा मराठ्यांनी मंगळगावचे जमिनी जपण्याची विहिती लागू पातळीत पाठवली होती/ह्याची जाणीव आग्रज्या राजें शिंदे टोपक भाऊसाहेबने सरोज हीराबाई कार्यालयात उपलब्ध आहेत.

आयुष्या विभागातील रीक भरणा क्रमः
अलंकृत सिनेमागृह, एस.बी.पी. रोड, मुंबई.
सुभा सिनेमागृह, एस.एस. रोड, मुंबई.
सेन्ट्रल बँक ऑफ पंजाब लि., विभा. भवन, ५३५, बी.पी.रोड, सेंट्रल स्ट्रिट, मुंबई.
बँक ऑफ इंडिया, १८५, नवगुण निकेतन, वाळकेश्वर रोड, मुंबई.
इन्डियन बँक लि. ४२५ लॉरेल रोड, मुंबई.
ओरियंटल बँक ऑफ इन्डिया लि. २, मधेनवीं भवन, ३४ एल.जे.रोड, नेफिसली रोड, मुंबई-६.

[illegible]

ववई - २	
१११५	६६ / ८६
२०२०	



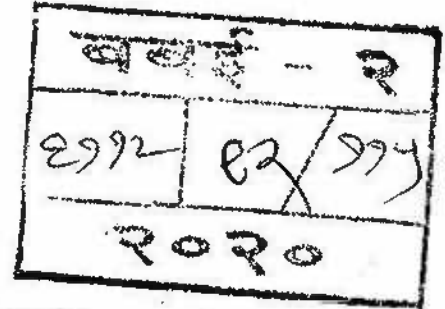
The Brihan Mumbai Electric Supply & Transport Undertaking
(OF THE BRIHAN MUMBAI MAHANAGAR PALIKA)

Corresponding Address & Telephone No.

Customer Care ward : D (South)

New Administrative Bldg, 3rd Flr, Tardeo Complex, Nr Navjeevan Society, RS. Nimkar Marg, Tardeo, Mum-400008

022-23026717



Receipt for Miscellaneous Charges

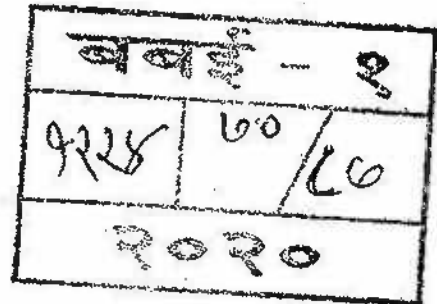
Name Of Consumer : PRABHUDAYAL S. CHOURSIA
Receipt No : MISC36258
Service No :

Requisition No : MISC36258
Date : 1/24/2020 11:56:46 AM
Account No : 822283088

DETAILS	CHARGES PER UNIT	QUANTITY	CGST	SGST	TOTAL
Load Certificate	25.00	1	0.00	0.00	25.00

For BEST Undertaking
(Authorized Signatory)

Name: V. S. SINGH



<http://olccs.bestundertaking.net/BESTmisccharges.aspx>

1/24/2020



Transmission and Distribution Information Management System

OLCCS

24-01-2020 Friday

Consumer Information System

CHHAYA J VORA

Network Manager
Trenching Process
Bill Distribution

ACCNO : 822283088 METERNO : DUMMY NAME : PRABHUDAYAL S CHOR

Mobile: Go Adv. Search View Legacy Data

Billing
File Management
Availability Based Tariff
Meter Management
Asset Management
Connection Management
Consumer Info. System
Complaints / Requests
Meter Reading
Revenue Management
Reports
Masters
User Menu
User Management
Admin Actions
WorkFlows
OnLine Payments

Customer, Meter, Service Details Invoice, Payments & SD Claim Details & Dispute Amount

Customer Master Data...

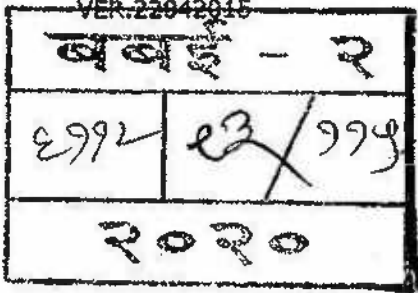
Details of the Current Customer...

ID	1086285
DIVISION	1
CYCLE	6
WARD	4
ACCNO	822283088
CLASS	1
Service Number	63735-X-X
SUBSER	
InstallationNo	0152145
Installation Date	11/15/1949 12:00:00 AM
Name of the Customer	PRABHUDAYAL S CHORASIYYA
Address Line 1	1 FL RM 9 NARAYAN
Address Line 2	11 SUTAR GALLI RD 400004
PSADDR	
CUSTADDR1	1 FL RM 9 NARAYAN
CUSTADDR2	11 SUTAR GALLI RD 400004
WING	
ROOM	9

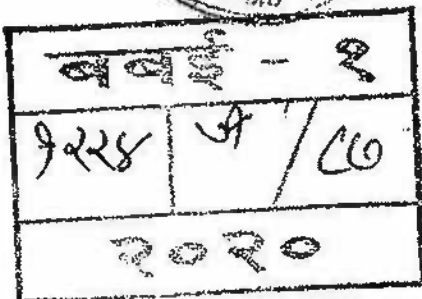
Owned by B. E. S. and T. Undertaking (IT Dept.)

Active
Sessions

Page Loading Time : 0.922
second(s)(50)



Antar
5203
24/01/2020



Development Control Regulations for
Greater Mumbai, 1991.

- Modification under section 37(2) of the Maharashtra Regional & Town Planning Act, 1966.
- Modification to Regulation No. 33(7) of the ...

GOVERNMENT OF MAHARASHTRA

Urban Development Department
Mantralaya, Mumbai 400 032.

Dated 2nd March, 2009.

NOTIFICATION

No. TPB 4308/3224/CR-268/08/UD-11.

Whereas Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said Regulations") have been sanctioned by Government under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act"), vide Urban Development Department's Notification No. DCR/1090/UD-11 (RDP) dated 20/2/1991, to come into force with effect from 25/3/1991.

And whereas, Regulation No. 33(7) of the said regulations is applicable for reconstruction or redevelopment of cessed buildings in the Island City by cooperative housing societies or of old buildings belonging to the Municipal Corporation of Greater Mumbai (hereinafter referred to as the "said Corporation").

And whereas, the Government, vide Urban Development Department's Notification No. TPB/4391/1681/CR-188/91/UD-11 dated 25/1/1999, has further modified the said Regulations (hereinafter referred to as "the said modified regulations"). Clause (2) of Appendix-III of the said modified regulations provides that each occupant shall be rehabilitated with minimum carpet area of 20.90 sq.mt. (225 sq.ft.) in the rehabilitated building.

And whereas, Government has decided to modify the Regulation No. 33(9), regarding reconstruction or redevelopment of cessed (buildings) Urban Renewal Schemes.

And whereas, Govt. had decided to modify certain provisions of DCR 33(7), regarding size of rehabilitation tenements, marginal distances, and development cess, on the basis of proposed modification of DCR 33(7) (hereinafter referred to as "the said proposed modification").



बबई - २	
१२२४	०२/०९
२०२०	

And whereas, in view of the facts and circumstances mentioned above and in exercise of the powers contained in sub-section (1AA) of section 37 of the said Act, Government had issued the notice of even no. dated 28/11/2008 (hereinafter referred to as "the said Notice") regarding the said proposed modification, for inviting suggestions/objections from any person with respect to the said modification.

And whereas, the said notice was published in the Government Gazette (Ordinary) dated 11/12/2008 and in the news paper namely The Asian Age (English) dated 12/12/2008.

And whereas, as per the said notice Government had appointed Deputy Director of Town Planning, Gr. Mumbai as an officer under section 162 of the said act (hereinafter referred to as "the said officer") to scrutinize any suggestions/objections received and to grant hearing to the persons submitting suggestions/objections including say of the Municipal Corporation of Gr. Mumbai (hereinafter referred to as "the said Corporation") and to submit his report to the Government regarding the said modification.

And whereas, the said officer has submitted his report vide letter No. DDTP/ Br.Mumbai/DCR 33(7)/ 483 dated 9/2/2008 to the Government (hereinafter referred to as "the said Report") and recommended to sanction the said modification with some changes considering the suggestions/objections received from the general public.

And whereas, after consulting the Director of Town Planning, Maharashtra State, Government is of opinion that the said modification should be sanctioned with some changes.

Now therefore, in exercise of the powers vested under section 37(2) of the said Act, Government hereby sanction the said modification with certain changes as mentioned below:-

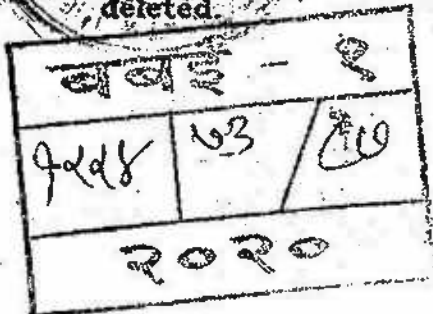
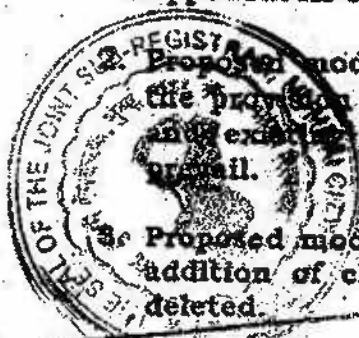
MODIFICATION

A) 1. Carpet Area of residential tenements:

"20.90 sq.mt. (225 sq.ft.)" area is modified and replaced as "27.88 sq.mt. (300 sq.ft.)(fixed)" appearing in clause 2 of Appendix III of Regulation No. 33(7).

Proposed modification in the said notice at Sr. No.2 regarding the provision to be added in clause 8 of Appendix-III is deleted and existing provision of the said modified regulation shall prevail.

Proposed modification in the said notice at Sr. No.3 regarding addition of clause (15) after the clause 14 of Appendix-III is deleted.



4. The following provisions are added after the clause No. 14 of Appendix-III:-

(i) Clause (15) - An amount of Rs.5000/- per sq. mt. shall be paid by the owner / developer/ society as additional development cess for the builtup area over and above the normally permissible FSI, for the rehabilitation and free sale components. This amount shall be paid to the Corporation in accordance with the time schedule for such payment as may be laid down by the Commissioner, MCGM provided the payment of installments shall not go beyond the completion of construction. This amount shall be used for Scheme to be prepared for the improvement of off-site infrastructure in the area around the development. The above development cess shall be enhanced @ 10.00% every three years.

(ii) Clause (16) - As per the provision of clause 2, each residential/non residential occupant shall be rehabilitated only for carpet area mentioned in the said clause No.2 and such areas shall be clearly shown on the building plan submitted to the Corporation/ MHADA.

5. Clause No.10(a) shall be replaced as follows:

10(a) - In case of redevelopment schemes already in progress and building is not completed upto plinth level then proposal may be converted in accordance with the above modified regulations. However, such conversion is optional and not binding.

- B) Fixes the date on which the said modification is published in the official gazette, as the date on which modification shall come into force.
- C) directs the said Corporation that, in the Schedule of Modification sanctioning the said Regulations, after the last entry, the schedule referred to as (A) above shall be added.

By order and in the name of Governor of Maharashtra,



(Abhiram) Girkar
Under Secretary to Government.

वर्क - २	
9248	08/10
2020	

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ

(म्हाडाचा घटक)

MUMBAI BUILDING REPAIRS AND
RECONSTRUCTION BOARD
(A MHADA UNIT)



No.R/NOC/F-1298/2039 /MBRRB-12
Dated:-

17 APR 2012

To,
Mr. Pavan Kumar B. Chandan,
C.A. to Owners,
Hazrat Sadan, 45 Islampura Street,
Mumbai 400 004.

बबई - २	
६१२६	११५

Sub :- Redevelopment of Property bearing C.S.Nos. 3072, 3073, 3074, 3075 & 3076 of Bhuleshwar Divn., Ward Nos. C. 6565(1-2), 6566 & 6567 (1-2), Bldg. Nos. 3 - 9, 11 & 13, 1st Carpenter Street, Mumbai.

Ref :- 1) NOC granted vide letter No.R /NOC/ F-1298/ 553/ MBRRB of 04 dated 04.02.2004 and revalidated upto 03.02.2011.
2) M/s Buildwell Developers letters dated 17.12.2009, 20.12.2009, 21.12.2009 and 12.02.2012.
3) Architect M/s Shaikh & Associates letter dated 31.12.2009.
4) Executive Engineer, Building Proposals (City-III) MCGM's letter EB/ 552/C/A dated 12.05.2010.

This office vide its letter under reference had granted you NOC for redevelopment of subject property. The introductory paragraph of the said NOC issued at reference no.1 stands modified and should now be read as follows:

With reference to the above subject matter and letter under reference and as per Condition No.5 of Executive Engineer, Building Proposals (City-III)/MCGM's letter dated 12.05.2010 "Formal Modified No Objection Certificate" is hereby granted for redevelopment of captioned property with FSI 2.5 or the FSI required for rehabilitation of existing occupiers plus 70% incentive FSI, whichever is higher, in accordance with the modified D.C. Regulation 33(7) and Appendix - III to this Regulation sanctioned by the Govt. in Urban Development Department, Mantralaya vide Notification published in Govt. Gazette dated 25th January 2009 and Notification No. TPB 4308/ 3224/ CR-268/08/UD-11 dated 02nd March 2009 the following terms and conditions :

Condition Nos.1 & 6 are now modified and should be read as follows:

- 1) All the occupants of the old building shall be reaccommodated in the reconstructed building. Each occupant shall be rehabilitated and given the equivalent carpet area as occupied by him for residential purpose in the old building subject to the minimum carpet area of 27.88 sq.mt. (300 sq.ft. fixed) and/or maximum carpet area 70 sq.mt. (753 sq.ft.) as provided in the MH&AD Act, 1976. In case of non-residential occupier, the area to be given in the reconstructed building will be equivalent to the area occupied in the old building in accordance to the plans approved by M.C.G.M. as per the clause 16 of Appendix-III of the Notification dated 02nd March 2009.

गृहनिर्माण भवन, बांद्रे (पूर्व), मुंबई-४०००५१.

दुरध्वनी क्रमांक : २६५१०४७२, ५६४०५३१८

फॅक्स : (०२२) २६५१ १३९७ / २०५८, पत्रपेदी क्रमांक : ८१३५

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

Phone : 26590472, 56405318, Fax : (022) 2659 1397 / 2058

Post Box : 8135



बबई - २	
१२४४	५३/८६
२०२०	

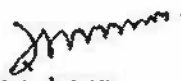
- 6) As far as possible provision of tenements of 300.00 sq.ft. to 350.00 sq.ft. carpet area shall be made in the proposed building plans for handing over to this office on account of surplus Built Up Area to be surrendered to the Board as per condition No.11 of this NOC.

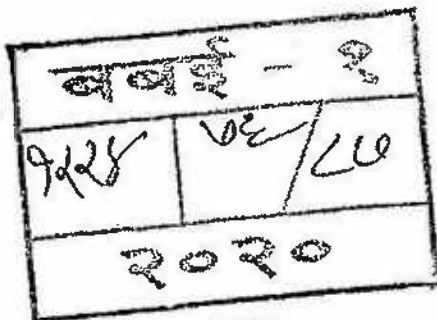
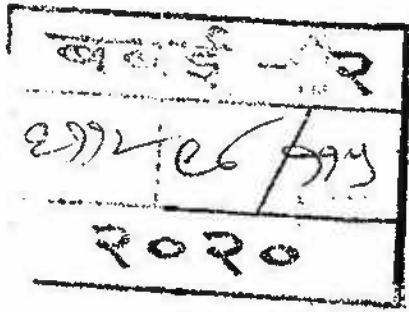
After issue of IOD and approval to plans by MCGM.

- i) Plans showing the tenements to be surrendered to MBRRB shall be shown prominently and copy of the same shall be submitted to MBRRB.
- ii) The tenements to be surrendered shall be mortgaged in the name of MBRRB by way of registered deed within 15 days from issue of IOD by MCGM.

This shall be clearly shown in the proposed / approved building plans, otherwise permission for obtaining occupation certificate will not be granted.

The other contents of the said letter dated 04.02.2004 remain unchanged.


Chief Officer,
M.B.R.& R.Board, Mumbai.



घोषणापत्र

मी. रोजेन्ड बी. हर्मा याद्वारे घोषित करतो कि
दुय्यम निबंधक मुंबई यांचे कार्यालयात मालीमिंदी ठेकीमेंट
या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. फौजुल्लाह
बी. चौकन व इ. यानी दि. 20/2/2000 रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे
/ निष्ठापित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार
यांनी कुलमुखत्यारपत्र रद्द केलेला नाही किंवा कुलमुखत्यारपत्र लिहून देणार
व्यक्तिपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे
कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध
असून अगोवत कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे
आढळून आल्यास, नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी
पात्र राहीन याची मला जाणीव आहे.

बबई - २	
९११८	००/८०
२०२०	



कुलमुखत्यारपत्रधारकांचे नाव व सही



बबई - २	
९२४४	००/८०
२०२०	



MAHARASHTRA

5 FEB 2007

59

Smt. P.B. Tirodkar

सौ. अरुणा अरुण वाशिडे

★ परवाना धारक मुद्रांक विक्रेता क्र. १९
१९बी, खोताची बाडी, मंडेराय, चिर्दोम,
तळमजना, ह्म नं. ७, गिरगांव, मुंबई-४

क्र. ७७७२२९

सर्वश्री/श्री/श्रीमती.....
प्रांत क..... सो मुद्रांक विक्रेता,

मुद्रांक विक्रेता

AL 298404

20 FEB 2007

BUILDWELL DEVELOPERS
45, Islampura Street,
Near Alankar Cinema,
Mumbai-400 004.

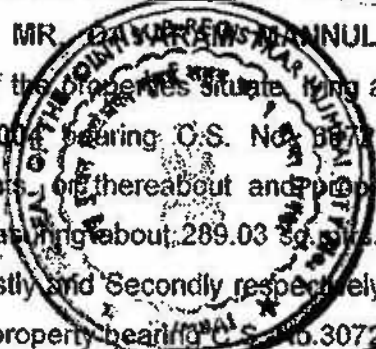
POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME I MR. PAVANKUMAR CHANDAN, of Mumbai Indian Inhabitant, carrying on business as sole proprietor in the name and style of M/S BUILDWELL DEVELOPERS, having address at 45, Islampura Street, Mumbai-400 004 DO SEND GREETINGS:

WHEREAS we have by a Development Agreement dated 27th February, 2004 registered with Sub-Registrar of Assurances Mumbai under Serial No. BBE 1437/04 acquired the development rights from its owners MR. PAVANRAO MANMUL CHAURASIA & SAROJ D. CHAURASIA in respect of the properties situate, lying and being at First Carpenter Street, Mumbai - 400 004 bearing C.S. No. 8872 of Bhuleshwar Division admeasuring about 66.52 sq.mts. and thereabout and property bearing C.S. No. 1/3072 of Bhuleshwar Division admeasuring about 289.03 sq. mts. or thereabouts and more particularly described in the Firstly and Secondly respectively in the "FIRST SCHEDULE" hereunder written and also property bearing C.S. No. 3072 of

बबई - २
२९९२ १००/९९५
२०२०

बबई - २
१२४ ५८/५५
२०२०



Bhuleshwar Division admeasuring about 172 sq.yds. i.e. 143.81 sq.mtrs. or thereabout and more particularly described in the "SECOND SCHEDULE" hereunder written.

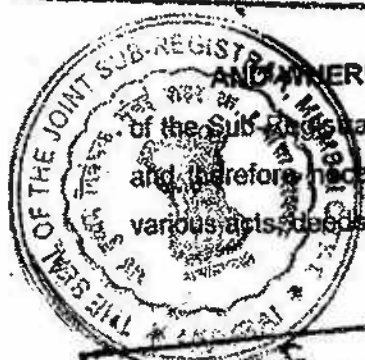
AND WHEREAS we have also by another Development Agreement dated 27th February, 2004 registered with the Sub-Registrar of Assurances Mumbai under Serial No. BBE 1/1438/04 acquired the development rights from its owner MR. BHOLANATH DAKHINI PRASAD CHAURASIA in respect of the property situate, lying and being at the First Carpenter, Street, Mumbai - 400 004, bearing Cadastral Survey Nos. 3074 of Bhuleshwar Division admeasuring 56 sq.yds. equivalent to 46.82 sq.mtrs. or thereabouts and property bearing Cadastral Survey No. 3075 of Bhuleshwar Division admeasuring 62 sq.yds. equivalent to 51.84 sq.mtrs. or thereabouts and also property bearing Cadastral Survey Nos. 3076 of Bhuleshwar Division admeasuring 76 sq.yds. i.e. 63.54 sq.mtrs. or thereabouts and more particularly described in the Firstly, Secondly and Thirdly respectively in the "THIRD SCHEDULE" hereunder written all in the Registration District and Sub District of Mumbai City (hereinafter all the properties jointly referred to as "the said properties".)

AND WHEREAS in pursuant to the aforesaid development agreements the we are re-developing the aforesaid properties after demolishing the existing buildings known as SANTOSH SADAN, PRADEEP BHAVAN AND ASHISH BHAVAN and/or structures standing on the aforesaid properties bearing C.S. Nos. 3072, 1/3072, 3074, 3075 and 3076 of Bhuleshwar Division and constructing a new building in accordance with the building proposals and plans to be sanctioned by the Municipal Corporation of Greater Mumbai and other concerned Public Body and Local Authorities

on the said properties.

AND WHEREAS I am required to enter into several Agreements/ Agreement for permanent alternate accommodation with the old Tenant/s Purchaser/s and Agreement for sale for Flats, Shop, Car Parking Space and other premises in the said building constructed on the said properties.

AND WHEREAS due to business commitments, I am unable to attend the office of the Sub-Registrar of Assurances at Mumbai for Registration of the said Agreement/s and therefore necessity has been arise to appoint some fit and proper person to do various acts, deeds and thing with regard to the said property.



NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESS

THAT I, MR. PAVANKUMAR B. CHANDAN, sole proprietor of M/S. BUILDWELL DEVELOPERS do hereby appoint, nominate RAJENDRA B. DAIYA as my true and lawful attorneys (hereinafter referred to as "the attorneys") whose specimen signatures are endorsed at the end of these presents, to do by any one of them all or any of the following acts, deeds and things viz:

1. To lodge for registration and admit execution of Agreements/Agreement for permanent alternate accommodation executed by me with old tenants/s and/or the Purchaser/s on the said property.
2. To attend all affairs relating to the registration of the said Agreements with Purchaser/s old tenant/s on the said property.
3. To appear before all statutory authorities in respect of all matters relating to the registration of the said Agreement/s and to admit execution thereof.

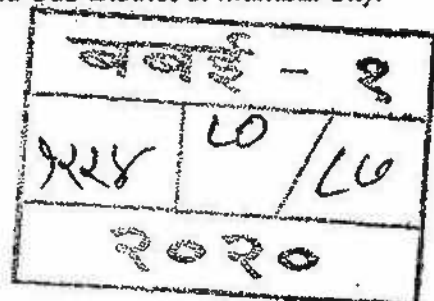
IN WITNESS WHEREOF, I have hereunto set our respective hand at Mumbai on this 22-02-, 2007.

THE SCHEDULE OF THE PROPERTY

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

FIRST - ALL THAT the piece or parcels of quit and ground rent land and/or together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai - 400 004, bearing Cadastral Survey No. 3072 of Bhuleshwar Division admeasuring about 289.03 sq.mtrs or thereabouts in the Registration District and Sub District of Mumbai City.

SECONDLY :- ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of First Carpenter Street, Mumbai - 400 004 bearing Cadastral Survey No.1/3072 of Bhuleshwar Division admeasuring about 289.03 sq.mtrs. or thereabouts in the Registration District and Sub District of Mumbai City.



THE SEOND SCHEDULE HEREINABOVE REFERRED TO

ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of **First Carpenter Street, Mumbai - 400 004** bearing Cadastral Survey No. 3073 of Bhuleshwar Division admeasuring about 172 sq.yds. i.e. 143.81 sq.mtrs. or thereabouts and registered by the Collector of Land Revenue under Collector's Old Nos. 1702 and 1705, Collector's New No. 8826, Old Survey Nos. 479 & 480, New Survey No. 5225 and assessed by the assessor and Collector of Municipal Rates and Taxes under "C" Ward No.6566 and Street No.11 in the Registration District and Sub District of Mumbai City.

THE THIRD SCEHDULE ABOVE REFERRED TO

FIRSTLY :- ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of **First Carpenter Street, Mumbai - 400 004** bearing Cadastral Survey No.3074 of Bhuleshwar Division admeasuring about 56. sq.yds. equivalent to 46.82 sq.mtrs.or thereabouts in the Registration District and Sub District of Mumbai City.

SECONDLY :- ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of **First Carpenter Street, Mumbai - 400 004** bearing Cadastral Survey No.1/3075 of Bhuleshwar Division admeasuring about 62 sq.yds. equivalent to 51.84 sq. mtrs. or thereabouts in the Registration District and Sub District of Mumbai City.

THIRDLY :- ALL THAT the pieces or parcels of quit and ground rent land and/or ground together with the messuages, tenements and dwelling house standing thereon situate, lying and being at south side of **First Carpenter Street, Mumbai - 400 004** bearing Cadastral Survey No.3076 of Bhuleshwar Division admeasuring about 76 sq.yds. i.e. 63.54 sq. mtrs. or thereabouts and registered in the Books of the Collector of Land Revenue under Old Survey Nos. A/8827-2A/8827, New Survey Nos. 2/5224, 2A/5224

and 1/5224 and assessed by the assessor and Collector of Municipal Rates and Taxes under "C" Ward No.6566 (1), (2) & Street No.13 in the Registration District and Sub District of Mumbai City.

SIGNED AND DELIVERED by the withinnamed

MR. PAVANKUMAR B. CHANDAN

Sole Proprietor of M/S BUILDWELL DEVELOPERS

In the presence of.....

1. Mukesh Jain
20-Dhangji Street
Mum-3
2. Nazir Ahmed Sheikh
20-Dhangji Street
Mum-3
Specimen Signature
RAJENDRA B. DAIYA



WITNESSES :

1.

2.



बवई - १	
१२४	८२/८०
२०२०	

बवई - २	
६११२	१०४/११५
२०२०	

७ पवनकुमार बी चंदन
रा 45 इस्लामपुरा व्हीर मुं०५

पवनकुमार बी



338/00

महानगरपालिका कार्यालय २०/२/०७
७. पवनकुमार बी चंदन

हाथी माझ्या समक्ष लावतात कपड्या दिवा व लावता
मोठ्यामोठ्या १। बी. मुकुंदा जैन
७. नसीर अहमद शेख
हाथी माझी भाजी वटविली.
वसिमतमान बी व. २५/२/०७
२०/२/०७



२० लागजी व्हीर
मुं०३

७ रा. 45 इस्लामपुरा मुं०५

[Signature]



22 FEB 2007

[Signature]
नसीर अहमद शेख
मुंबई नगर क. १

बबई - २		
१५२४	८३	८७
२०२०		

बबई - २		
२९७२	१०५	११५
२०२०		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHANDAN PAVANKUMAR BACHHRAJ
BACHHRAJ KALAJI CHANDAN

05/03/1963
Permanent Account Number
AAAPC7942B

५ वीं इलाक्यात
Signature

20062006

Election Commission of India
भारत विधानसभा आयोग
IDENTITY CARD

ओळखपत्र
MR/04/022/126896

Elector's Name: Choursia Prabhudaya
चौरसिया प्रभुदयाल

Father's/Mother's/Husband's Name: Shivbhushan
शिवभुषण

Sex: M **लिंग:** पु

Age as on 1.1.95: 43



Address / पत्ता:
Narayan Bhuvan, 1/9
11, 1st Sutar Lane
Bombay 4

नाटायन भुवन 1/9
11, 1st सुतार लेन
बुम्बई 4

Election Commission Officer
022 Khetwadi
022 पोखराडी

Place/ स्थळ: Bombay **जिल्हा:** मुंबई

Date/दिनांक: 21/11/1995

This card may be used as an identity card under different Government Schemes
हे पत्र सर्वसामान्य शासकीय योजनांसाठी ओळखपत्र म्हणून उपयोग करण्यात येईल



बबई - २

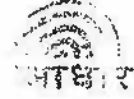
१२४८/८८

२०२०

बबई - २

२१२१०५/११५

२०२०



भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 2020/93008/16128

To
प्रभु दयाल
Prabhu Dyal
S/O: Shiv Bhushan
gram - aama kunwa koshari nam
post kaushambi
Pashchim Sherira
Pashchim Sarira
Manjhanpur Kaushambi
Uttar Pradesh 212214
04/09/2015
288664826
MP866648264FT

बचई - १	
१२४	१५ / ८०
२०२०	

आपका आधार क्रमांक / Your Aadhaar No.

9512 9507 6298

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India
प्रभु दयाल
Prabhu Dyal
जन्म तिथि / DOB : 01/07/1990
पुरुष / Male



9512 9507 6298

आधार - आम आदमी का अधिकार

प्रभु दयाल

बचई - २	
६१२	१०० / ११५
२०२०	

100

100

100

318/1224

गुरुवार, 20 फेब्रुवारी 2020 11:41
म.पू.

दस्त गोष्टधारा भाग-1

बबई 1

दस्त क्रमांक: 1224/2020

दस्त क्रमांक: बबई 1 /1224/2020

बाजार मूल्य: 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. बबई। यांचे कार्यालयात

अ. क्रं. 1224 वर दि.20-02-2020

रोजी 11:39 म.पू. वा. हजर केला.

पावती:1674

पावती दिनांक: 20/02/2020

सादरकरणाचे नाव: प्रभूदयाल एस चौरासीया (लिहून घेणार)

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1740.00

पृष्ठांची संख्या: 87

प्रभूदयाल एस चौरासीया

एकुण: 2740.00

दस्त हजर करणाऱ्याची सही:

दुय्यम निबंधक, मुंबई-1

दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: सप्लीमेंट्री अॅप्रीमेंट

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 20 / 02 / 2020 11 : 39 : 59 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 20 / 02 / 2020 11 : 41 : 01 AM ची वेळ: (फी)

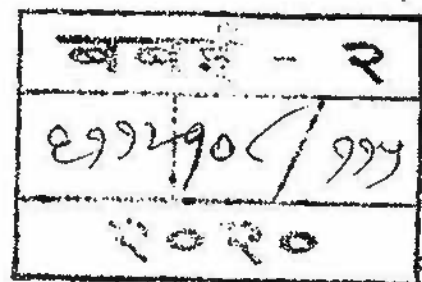
प्रतिज्ञापत्र

“सदर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या दस्तऐवजाच्या नोंदणीत दाखल केलेला आहे. दस्तऐवजाच्या नोंदणीत दाखल झाल्याची, साक्षीदार व सोबत जोडलेल्या कागदपत्रांच्या तपशीलांवरून दस्तऐवजाची सत्यता, वैधता कायदरीर बाबीसाठी दस्त निष्पादक व कबुलीदारक हे संपूर्ण जबाबदार आहेत.

लिहून देणारे:

प्रभूदयाल एस चौरासीया

लिहून घेणारे:



100

100

100



20/02/2020 11:45:11 AM





दस्त गोषवारा भाग-2

वडई

दस्त क्रमांक: 1224/2020

दस्त क्रमांक : वडई 1/1224/2020




दस्ताचा प्रकार :- सप्लीमेंट्री अॅप्रीमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: प्रेमसर्स विल्डवेल डेव्हलोपर्स चे मालक पवनकुमार वी चंदन तर्फे कु मुखत्यार म्हणून राजेन्द्र बी दईया (लिहून घेणार) पत्ता: ऑफिस नं 9, 4 था मजला, अलंकार सिनेमा बिल्डिंग, -, 245/247 एस व्ही पी रोड मुंबई, अंबेवाडी (मुंबई), MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर: AAAPC7942B	लिहून घेणार वय :- 52 स्वाक्षरी:-		
2	नाव: प्रभूदयाल एस चौरासीया (लिहून घेणार) पत्ता: फ्लॅट नंबर 510, 5 वा मजला, चंदन हार्ट्स, -, 1 सी सुतार गल्ली मुंबई, अंबेवाडी (मुंबई), MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर:	लिहून घेणार वय :- 80 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित सप्लीमेंट्री अॅप्रीमेंट चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ: 20 / 02 / 2020 11 : 44 : 34 AM

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	अंगठ्याचा ठसा
1	नाव: दिनायक - दावेकर वय: 39 पत्ता: ऑफिस नं 9 अलंकार सिनेमा बिल्डिंग मुंबई पिन कोड: 400004		
2	नाव: दिनानाथ चौरासीया वय: 28 पत्ता: लिहून घेणार प्रमाण पिन कोड: 400004		

शिक्का क्र.4 ची वेळ: 20 / 02 / 2020 11 : 45 : 01 AM

शिक्का क्र.5 ची वेळ: 20 / 02 / 2020 11 : 45 : 09 AM नोंदणी पुस्तक 1 मध्ये

दुय्यम निबंधक, मुंबई-1

EPayment Details.

प्रमाणित करणेत को को का
दस्तामध्ये एकूण... 1... चने अखेत
पुस्तक क्र. १ मध्ये बर्ष-२१/१२/२४/२०२०
अन्वये नोंदला. 20 FEB 2020
दिनांक

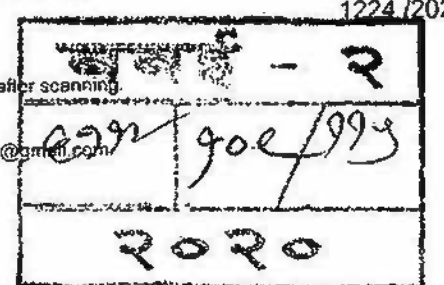
प्र. सह. दुय्यम निबंधक, मुंबई नगर-१

sr. Epayment Number
1 MH012053328201920E

Defacement Number
0006343978201920

1224 / 2020

1. Verify Scanned Document for correctness through the provided QR code (QR code is on the printout after scanning).
2. Get print immediately after registration.



10
11
12

13
14
15

16
17
18

Data of Bank Receipt for GRN MH005723121202021R

Bank - IDBI BANK

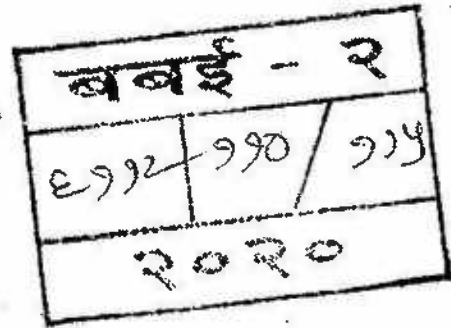
Bank/Branch :
 Pmt Txn id : 688510527 Simple Receipt
 Pmt DtTime : 17/10/2020 12:40:15 Print DtTime :
 ChallanIdNo : 0910033212010115053 GRAS GRN : MH005723121202021R
 District : 7101 MUMBAI GRN Date : 17/10/2020 12:42:28
 Office Name : IGR183 / BOM1_ MUMBAI CITY 1 SUB REGISTRAR
 StDuty Schrn : 0030045501-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 1,23,240.00/- (Rs One Lakh Twenty Three Thousand Two Hundred Forty Rupees Only)

RgnFee Schrn : 0030063201-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification - This receipt to be printed and used

Article : B25
 Prop Mvblty : Consideration : 41,00,000.00/-
 Prop Descr : ROOM NO 140 CN, 5TH FLR CHANDAN
 HEIGHTS BLDG
 : 400004
 Duty Payer : PAN-AJFBM195L VIKRAM S BOTHRA
 Other Party : UID-951285076203 PRABHUJYAL S CHAUHANIA

Bank Scroll No : 100
 Bank Scroll Date : 19/10/2020
 RSN Credit Date : 19/10/2020
 Mobile Number : 919801769989



Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-319-6112	0002509025202021	20/10/2020-12:45:34	IGR183	30000.00
2	(IS)-319-6112	0002509025202021	20/10/2020-12:45:34	IGR183	123240.00
Total Defacement Amount					1,53,240.00



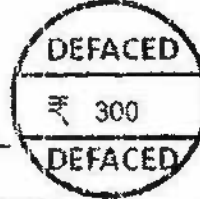


Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2010202002187	Receipt Date	20/10/2020
-----	---------------	--------------	------------

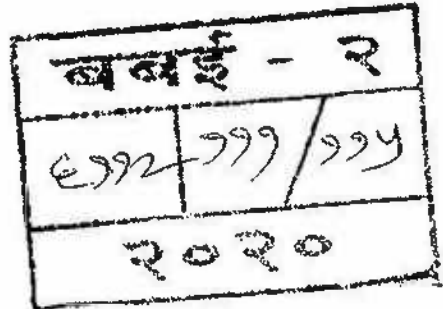
Received from VIKRAM SHANTILAL BOTHRA, Mobile number 0000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 6112 dated 20/10/2020 at the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.



Payment Details

Bank Name	sbicpay	Payment Date	20/10/2020
Bank CIN	1C004162020102002085	REF No.	202029464657870
Deface No	2010202002187D	Deface Date	20/10/2020

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



1

2

3

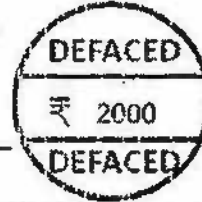


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2010202002: 99	Receipt Date	20/10/2020
-----	----------------	--------------	------------

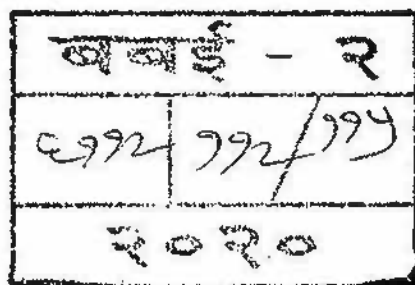
Received from VIKRAM SHANTILAL BOTHRA, Mobile number 0000000000, an amount of Rs.2000/- towards Document Handling Charges for the Document to be registered on Document No. 6112 dated 20/10/2020 at the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.



Payment Details

Bank Name	sbi:pay	Payment Date	20/10/2020
Bank CIN	10034162020102002014	REF No.	202029464737247
Deface No	2010202002: 99D	Deface Date	20/10/2020

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



खर्च - २
६११२/११३/११४
२०२०





20/10/2020 12:51:25 PM

दस्त गोपचारा भाग-2

बवई-2

दस्त क्रमांक:6112/2020

दस्त क्रमांक:बवई-2/6112/2020

दस्तावा: शहर -करारगजा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रभुदयाल एन वैसिंग पत्ता:फ्लॉट अ: स्प: 7.510, नॉटर्स नं: 5 वा मजला, वृंभारतीचे नाव: वय: -80 चंदन हाईट्स विन्सिंग, ब्लॉक नं: 11 कारपेटर स्ट्रीट, रोड नं: स्वाक्षरी:- मुंबई - महाराष्ट्र, मुंबई. पिन संवर:	लिटून देगार वय: -37 स्वाक्षरी:- MAHARASHTRA, MUMBAI, Indian Government. पिन संवर: AJP631161.		
2	नाव:विक्रम शांतोबा गोधरा पत्ता:फ्लॉट अ: सी-511, 5 वा मजला मी. विंग, श्रीपती कॅस्टल, 20th/21st, खेनवाडी मेन रोड, मिर्माट मुंदई, अंबेवाडी (मुंबई). MAHARASHTRA, MUMBAI, Indian Government. पिन संवर: AJP631161.	लिटून देगार वय: -37 स्वाक्षरी:- MAHARASHTRA, MUMBAI, Indian Government. पिन संवर: AJP631161.		

वरील दस्तावेज करून देणार तत्क्षण येत करारगजा या दस्त ऐवज करून दिवसाचे कमुल करतले.

शिक्का क्र.3 ची वेळ:20 / 10 / 2020 12 : 46 : 33 PM

ओळख -

खालील इतर असे निवेदी: करारगजा की हे दस्तगजा करून देणा-याना व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितले

अनु क्र	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शांताराम वेतुडे वय:51 पत्ता:प्रभादेवी, मुंबई पिन कोड:400005		
2	नाव:सुराज वेतुडे वय:44 पत्ता:प्रभादेवी मुंबई पिन कोड:400025		

शिक्का क्र.3 ची वेळ:20 / 10 / 2020 12 : 47 : 33 PM

शिक्का क्र.3 ची वेळ:20 / 10 / 2020 12 : 47 : 33 PM नोंदणी पुस्तक क्र. 1

सह दुय्यम निवेदक, मुंबई-2

सह दुय्यम निवेदक

Payment Details

मुंबई शहर क्र. 3

Sl.	Rechnaser	Type	Location	Amount	Used At	De face Number	De face Date
1	AKHAM	eSBT-RSimple	MUMBAI	123240.00	SD	0032599925202021	20/10/2020
2	AKTHRA	Rece-ol	MUMBAI	3000	RF	2010202002287D	20/10/2020
3		DHC	MUMBAI	2000	RF	2010202002199D	20/10/2020
4	AKHAM	eSBT-RSimple	MUMBAI	30000	RF	0032599925202021	20/10/2020
5	AKTHRA	Rece-ol	MUMBAI	30000	RF	0032599925202021	20/10/2020

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

6112 /2020

Know Your 1 page as Registrars

1. Verify Stamp Document for every info through the 1st and 4 pages on a side) print after scanning

2. Can print immediately after registration.

For feedback, please write to us at feedback.mrma@gmail.com

प्रमाणित करणेत येते की
दस्तामध्ये एकूण.....१११.....पाने आहेत.
पुस्तक क्र. १ मध्ये अ.क्र. बवई-२/६११२/२०२०
नोंदला. 20 OCT 2020
दिनांक :

