

378/582

पावती

Original/Duplicate

Tuesday, January 10, 2023
12:44 PMनोदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 612 दिनांक: 10/01/2023

गावाचे नाव: बांद्रा

दस्तावेजाचा अनुक्रमांक: वदर9-582-2023

दस्तावेजाचा प्रकार: 65-चुक दुरुमती पत्र

सादर करण्याच्याचे नाव: पार्थ कौशिक मेहता तर्फे मुख्यतः पद्माकर गावडे -

नोदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 820.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:03 PM ह्या वेळेस मिळेल.सह दुय्यम निबंधक, अंधेरी ऋ ३,
मुंबई उपनगर जिल्हाबाजार मूल्य: रु. 1/-
मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 720/-

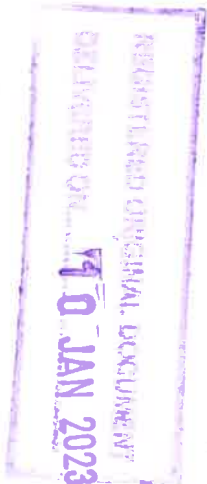
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1001202304619 दिनांक: 10/01/2023

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013504306202223E दिनांक: 10/01/2023

वैकेचे नाव व पत्ता:

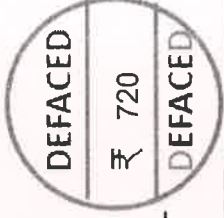




Receipt of Document Handling Charges

PRN	1001202304619	Receipt Date	10/01/2023
-----	---------------	--------------	------------

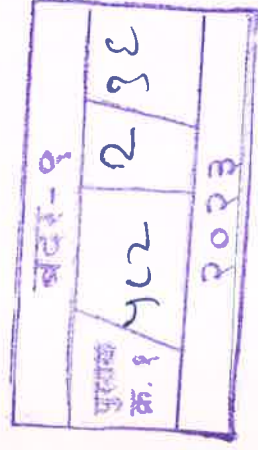
Received from DHC, Mobile number 00000000000, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered on Document No. 582 dated 10/01/2023 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	IBKL	Payment Date	10/01/2023
Bank CIN	10004152023011004293	REF No.	2809909196
Deface No	1001202304619D	Deface Date	10/01/2023

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





CHALLAN

MTR Form Number-6

कृष्ण - ५	३	३८
पुस्तक क्र. १	५०२	
		२०२३



बदल-९		
पुस्तक क्र. १	५८-४	३६
२०२३		

DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION made at Mumbai on this 10th day of January, 2023.

BETWEEN

M/s. Jai Mata Di Developers, a partnership firm registered under the provisions of the Indian Partnership Act, 1932 and having its office at 702, Sai Darshan CHSL, 7th Floor, Plot No. 96, S.V. Road, Khar, (West), Mumbai- 400 052 hereinafter referred to as **"the Developer"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time being and from time to time constituting the said firm the survivors of them and the heirs, executors, administrators and assigns of the last survivor and permitted assigns) of the **ONE PART**;

५ R.V. Doshi

AND

Mr. Parth Kaushik Mehta, Indian Inhabitant, having their residential address at Flat No 1001, Anand Villa, Linking Road, Santacruz (West). Mumbai: 400 052 hereinafter referred to as "**the Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include **(a)** in case of individual/s his/her/their heirs, executors, administrators and permitted assigns; **(b)** in case of partnership firm/s, partner/s for the time being of the said firm, the survivor/s of them and the heirs, executors, administrators and permitted assigns of the surviving partner; and **(c)** in case of a limited company or a limited liability partnership, its successors and permitted assigns) of the **OTHER PART**.

(The Developer and the Purchaser/s are hereinafter individually referred to as "a Party" and collectively as "the Parties").

WHEREAS

A. By an Agreement for Sale dated 29.12.2022, the Purchaser/s herein had purchased Flat No. 1104, admeasuring approximately 114.80 square meters along with 12.05 square meters of allied area on the 11th Floor in Wing B of the New Building known as "**Nivan**", situated at property bearing CTS No. E/751, Village Khar, Taluka Andheri and admeasuring about 1,592 square meters in the Registration District of Mumbai Suburban from the Developer for a total consideration of Rs.5,46,00,000/- (Rupees Five Crore Forty Six Lakh Only) ("**said Purchase Price**") and on such other the terms and conditions more particularly stipulated therein.

B. The aforementioned Agreement for Sale dated 29.12.2022 has been duly registered with the Joint Sub-Registrar of Assurance at Andheri 3 on 29.12.2022, under Registration No. **BDR-9-19002-2022** ("**said Agreement for Sale**")

C. After execution of the above referred Agreement for Sale, it was found that in the clause GG of the said Agreement for Sale, while providing the description of the said Flat, the Wing in which the said Flat is situated was inadvertently missed to be recorded as "**Wing B**" and also in the Second Schedule of the said Agreement for Sale wherein the description of the said Flat has been provided, the Wing in which the said Flat is situated was inadvertently missed to be recorded as "**Wing B**."

D. Further, after execution of the above referred Agreement for Sale, it was found that in the Index II of the said Agreement for Sale wherein the details of the said Flat is mentioned, the Wing in which the said Flat is situated was inadvertently missed to be recorded as "**Wing B**."

Per R.v. Kaushik

E. The Parties are desirous of recording the rectification in respect of the said Agreement for Sale in writing and have, therefore, agreed to execute this Deed of Rectification.

NOW THIS DEED WITNESSETH AS FOLLOWS: -

1. Agreed, recorded and confirmed that in clause GG, in Second Schedule and in Index II of the said Agreement for Sale, the description of the said Flat shall include "Wing B" and henceforth shall be read and understood that the said Flat is situated in Wing B.
2. Parties hereto agree and confirm that the said Agreement for Sale shall be read and construed in conjunction with this Deed of Rectification.
3. It is further agreed, recorded, declared and confirmed that save and except to the extent rectified by this Deed of Rectification, the said Agreement for Sale, more particularly described in the schedule hereunder written is valid, subsisting and binding by and between the parties hereto.
4. In case of any conflict between the provisions of the Agreement for Sale and the Deed of rectification, the Deed of Rectification shall prevail.
5. This is agreed between both the parties that there will be no change in any of the terms and conditions, as mentioned in the said Agreement for Sale dated 29.12.2022.

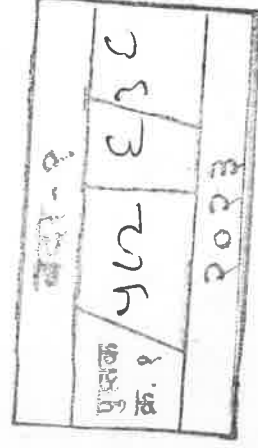
SCHEDULE ABOVE REFERRED TO:

Flat No. 1104, admeasuring approximately 114.80 square meters along with 12.05 square meters of allied area on the 11th Floor in Wing B of the New Building known as "Nivan", situated at property bearing CTS No. E/751, Village Khar, Taluka Andheri and admeasuring about 1,592 square meters in the Registration District of Mumbai Suburban along with 2 car parking space/s in the basement.

[Signature Page Follows]

y R.V. Nandani

[Handwritten Signature]



IN WITNESS WHEREOF the parties hereto have set their respective hands and seals on the day and year hereinabove written.

SIGNED AND DELIVERED

by the within named Developer

M/S Jai Mata Di Developers

Mr. Rohit Nandu

in the presence of

1. []

2. []

SIGNED AND DELIVERED

by the withinnamed Purchaser/s

Mr. Parth Kaushik Mehta

in the presence of

1. []

2. []



✓ Rohit N. Nandu







बदल-४	
पुस्तक क्र. १	१०/३६
२०२३	

19002378

10-01-2023

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3

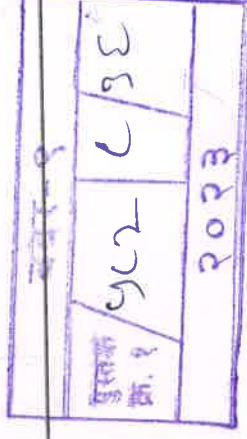
दस्त क्रमांक : 19002/2022

नोदणी :

Regn:63m

गावाचे नाव : बांद्रा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	54600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे;	50940618.44
(4) भू-मापन,पॉटहिस्स व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन ; इतर माहिती: सदनिका नं.1104,माळा क्र.11 वा मजला,इमारतीचे नाव : निवान,ब्लॉक नं.: एस.व्ही.रोड,पोद्दार इंटरनॅशनल स्कूल समोर,सिटीएस नं ई /751,तालुका अंधेरी,विलेज खार,रोड नं:खार पश्चिम,एस.व्ही रोड,मुंबई - 400052. सदनिकेचे एकूण क्षेत्रफळ 126.85 चौरस मीटर कार्पेट एरिया,सोबत 2 कार पार्किंग व इतर वर्णन दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : ई /751 ;))
(5) क्षेत्रफळ	139.53 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स जय माता दि डेव्हलपर्स चे ऑथोराईड सिग्नेटरी रोहित नंदू - वय:-46 पत्ता:-प्लॉट नं: 702, माळा नं: 7 वा मजला , इमारतीचे नाव: साई दर्शन सीएचएसएल , ब्लॉक नं: प्लॉट नं:96,एस.व्ही रोड , रोड नं: खार पश्चिम,मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAEFJ8153B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पार्थ कौशिक मेहता तर्फे मुखत्यार पद्माकर गावडे - वय:-42; पत्ता:-प्लॉट नं: फ्लॅट नं.1001, माळा नं: -, इमारतीचे नाव: आनंद व्हिला , ब्लॉक नं: लिंगिंग रोड, रोड नं: सांताक्रूझ पश्चिम,मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AJOPM9248H
(9) दस्तऐवज करून दिल्याचा दिनांक	29/12/2022
(10)दस्त नोंदणी केल्याचा दिनांक	29/12/2022
(11)अनुक्रमांक,खंड व पृष्ठ	19002/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3276000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





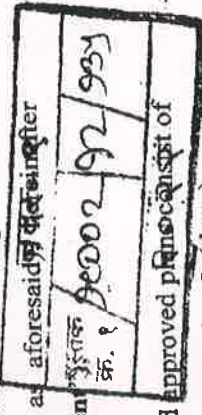
AA. Pursuant thereto, on the basis of aforesaid Third LOI, the Developer and Paradigm submitted revised plans for construction of new composite building and accordingly SRA has approved the plans for construction of the new composite building and issued Intimation of Approval dated 10th April, 2017 bearing number SRA/ENG/1827/HW/STGL/AP in respect of the construction of the new composite building on the said Property. A copy of the said letter dated 10th April, 2017 is annexed hereto and marked as **Annexure "G"**;

BB. The Commencement Certificate dated 24th September, 2009 that was issued by the SRA has since been revalidated by endorsement dated 11th April, 2017 in terms of the amended plans approved on 10th April, 2017. Annexed hereto and marked as **Annexure "H"** is a copy of the said Commencement Certificate dated 24th September, 2009 duly endorsed upto 11th April, 2017;



CC. The said revised Letter of Intent dated 10th June, 2016 and letter dated 10th April, 2017 approving the amended plans and the said Commencement Certificate dated 24th September, 2009 duly endorsed upto 11th April, 2017 are hereinafter collectively referred to as **"the Revised Building Approvals"**;

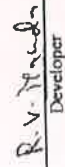
DD. As per the Third LOI and the amended plans as aforesaid, Developer jointly with Paradigm has continued construction of the new composite building on the said Property. As per the said Third LOI the total rehabilitation component to be constructed on the said Property admeasures 868.72 square meters of built up area and the total free sale component to be constructed on the said Property admeasures 3,907.28 square meters of built up area. Out of the said total free sale component to be constructed on the said Property a built up area of 1013.43 square metres is available to the Developer and Paradigm out of exchanged free sale component (by clubbing the two schemes of redevelopment as aforesaid) hereinafter referred to as **"Exchanged Free Sale Component"**.

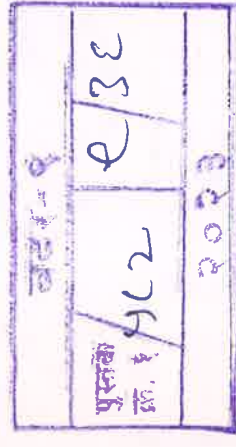


EE. The new composite building as per the amended approved plans consist of 2 (two) wings viz. Wing "A" consisting of ground plus 3 (three) upper floors and Wing "B" consisting of ground plus 15 (fifteen) upper floors with two basement levels for parking having access from Wing "B" (which new


Purchaser/s

7


Developer



building includes both total free sale component as well as rehabilitation component) (hereinafter referred to as "**the New Building**"). The constructed area to be provided to the Existing Occupants in the New Building are hereinafter referred to as the "**Rehab Component**" and the constructed area to be provided to the acquirers of premises comprised in the free sale component in the New Building are hereinafter referred to as "**the Sale Component**" (hereinafter collectively referred to as "**the Project**"). It is clarified that the term "**the Project**"; wherever the same appears hereinafter, shall include without limitation, the entire project of construction on and development of the said Property, comprising of construction of the Rehab Component and the Sale Component, as envisaged by the Developer;

FF. As per the present sanctioned scheme of redevelopment, the Developer and Paradigm have provided a Maternity Home admeasuring 233.46 square metres on the Ground Floor of Rehab Wing 'A' of the New Building, which is required to be handed over to the MCGM;

GG. Under the terms of the Paradigm Agreement, it is agreed upon between the Developer and Paradigm, that 79% of the Exchanged Free Sale Component that is allowed to be transferred from the Kanheri Property to the said Property (by clubbing the two schemes of redevelopment as aforesaid) would come to the share of Paradigm, hereinafter referred to as the "**Paradigm's Entitlement**" and the balance 21% of such Exchanged Free Sale Component would come to the share of Developer, hereinafter referred to as "**Developer's Entitlement**". Over and above the Exchanged Free Sale

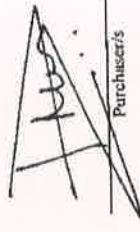
Component coming to the share of Paradigm and Developer in the agreed to, all the remaining flats/commercial units which include Flat No. 1104 on the 11th floor in the New Building are retained by Developer, hereinafter referred to as "**retained Developer's Entitlement**". By and under a Deed Declaration dated 27th March, 2017 made and executed between the Developer and Paradigm and registered with the Sub-Registrar of Assurances at Andheri no. 4 under no. BDR 1/2994/2017, the Developer

and Paradigm have in accordance with the terms of the Paradigm Agreement, mutually earmarked the constructed areas of the respective Exchanged Free Sale Component (which exclude the said Flat No. 1104 absolutely vesting with the Developer) in the New Building to be shared between the Developer and Paradigm (hereinafter referred to as "**Deed of Declaration**");



बदर-९	पुस्तक क्र. १	२०२३
२०२३	२०२३	२०२३




Purchaser/s

बदर-९	पुस्तक क्र. १	२०२३
२०२३	२०२३	२०२३

AA. Pursuant thereto, on the basis of aforesaid Third LOI, the Developer and Paradigm submitted revised plans for construction of new composite building and accordingly SRA has approved the plans for construction of the new composite building and issued Intimation of Approval dated 10th April, 2017 bearing number SRA/ENG/1827/HW/STGL/AP in respect of the construction of the new composite building on the said Property. A copy of the said letter dated 10th April, 2017 is annexed hereto and marked as **Annexure "G"**;

BB. The Commencement Certificate dated 24th September, 2009 that was issued by the SRA has since been revalidated by endorsement dated 11th April, 2017 in terms of the amended plans approved on 10th April, 2017. Annexed hereto and marked as **Annexure "H"** is a copy of the said Commencement Certificate dated 24th September, 2009 duly endorsed upto 11th April, 2017;

CC. The said revised Letter of Intent dated 10th June, 2016 and letter dated 10th April, 2017 approving the amended plans and the said Commencement Certificate dated 24th September, 2009 duly endorsed upto 11th April, 2017 are hereinafter collectively referred to as **"the Revised Building Approvals"**;



DD. As per the Third LOI and the amended plans as aforesaid, Developer jointly with Paradigm has continued construction of the new composite building on the said Property. As per the said Third LOI the total rehabilitation component to be constructed on the said Property admeasures 868.72 square meters of built up area and the total free sale component to be constructed on the said Property admeasures 3,907.28 square meters of built up area. Out of the said total free sale component to be constructed on the said Property a built up area of 1013.43 square metres is available to the Developer and Paradigm out of exchanged free sale component (by clubbing the two schemes of redevelopment as aforesaid), hereinafter referred to as **"Exchanged Free Sale Component"**;



EE. The new composite building as per the amended approved plans consist of 2 (two) wings viz. Wing "A" consisting of ground plus 3 (three) upper floors and Wing "B" consisting of ground plus 15 (fifteen) upper floors with two basement levels for parking having access from Wing "B" (which new

R.V. Nandya
Developer

[Signature]
Purchaser/s

building includes both total free sale component as well as rehabilitation component) (hereinafter referred to as "**the New Building**"). The constructed area to be provided to the Existing Occupants in the New Building are hereinafter referred to as the "**Rehab Component**" and the constructed area to be provided to the acquirers of premises comprised in the free sale component in the New Building are hereinafter referred to as "**Sale Component**" (hereinafter collectively referred to as "**the Project**"). It is clarified that the term "**the Project**", wherever the same appears hereinafter, shall include without limitation, the entire project of construction on and development of the said Property, comprising of construction of the Rehab Component and the Sale Component, as envisaged by the Developer;

FF. As per the present sanctioned scheme of redevelopment, the Developer and Paradigm have provided a Maternity Home admeasuring 233.46 square metres on the Ground Floor of Rehab Wing 'A' of the New Building, which is required to be handed over to the MCGM;

GG. Under the terms of the Paradigm Agreement, it is agreed upon between the Developer and Paradigm, that 79% of the Exchanged Free Sale Component that is allowed to be transferred from the Kanheri Property to the said Property (by clubbing the two schemes of redevelopment as aforesaid) would come to the share of Paradigm, hereinafter referred to as the "**Paradigm's Entitlement**" and the balance 21% of such Exchanged Free Sale Component would come to the share of Developer, hereinafter referred to as "**Developer's Entitlement**". Over and above the Exchanged Free Sale Component coming to the share of Paradigm and Developer in the agreed ratio, all the remaining flats/commercial units which include Flat No. 1104 on the 11th floor in the New Building are retained by Developer, hereinafter referred to as "**retained Developer's Entitlement**". By and under a Deed of Declaration dated 27th March, 2017 made and executed between the Developer and Paradigm and registered with the Sub-Registrar of Assurances at Andheri no. 4 under no. BDR 1/2994/2017, the Developer and Paradigm have in accordance with the terms of the Paradigm Agreement, mutually earmarked the constructed areas of the respective Exchanged Free Sale Component (which exclude the said Flat No. 1104 absolutely vesting with the Developer) in 11th Floor in Wing B of the New Building to be shared between the Developer and Paradigm (hereinafter referred to as "**Deed of Declaration**");



पुस्तक क्र. १	412	72/3E
2023		

R.V. Handa
Developer

[Signature]
Purchaser/s

On or towards West by : [Adjoining S.V. Road]
On or towards East by : [Adjoining C.T.S No. 741 and C.T.S No. 738]

THE SECOND SCHEDULE ABOVE REFERRED TO

Residential Flat No. 1104, admeasuring approximately 114.80 square meters of approved carpet area. Carpet area as per the definition of the term "carpet area" under Section 2 (k) of RERA) situated on the 11th Floor in B wing of the New Building known as "Nivan" constructed on the Sale Portion of the said Property more particularly described in the First Schedule hereinabove written along with 2 car parking space/s in the basement.

It is clarified that the carpet area as defined hereinabove is computed in accordance with the provisions of Section 2 (k) of RERA and as per the RERA Rules (viz. the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but including the area covered by the internal partition walls of the apartment).

In addition to the above 12.05 square meters of allied area (which is attached to the said Flat and accessible only from the said Flat) and approved in the said presently approved plans as service area and semi enclosed weather protection area which is accessible and is to be used for maintenance purpose only.



THE THIRD SCHEDULE ABOVE REFERRED TO

Common Areas and Facilities

(Nature, extent and description of limited common areas and facilities and common areas and facilities)

PART A -LIMITED COMMON AREAS

- Parking spaces in the basement in accordance with the terms of this Agreement
- Terrace/s attached with the premises.
- All the holders of units/premises on each floor will have a proportionate undivided interest with their fellow neighbors on the same floor in respect of the flat entrance lobby and lift lobby at every floor adjacent to the respective units.



R. V. N. N. N.
Developer



SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/1827/HW/STGL/AP

Date :

6 FEB 2020

To,

Developer:

M/s. Paradigm Real Estates LLP Jointly with
M/s. Shree Sai Taj Developers.
G-52, 2nd floor, Roop Mangal,
16th Road & Main Avenue,
Santacruz (W), Mumbai -400 054.

Subject:

Full OCC to Sale wing 'B' of composite bldg in the S.R. Scheme
on plot bearing C.T.S.No. E/751, Khar Village, H/West ward, at
S.V.Road, Bandra (W), Mumbai, known as 'Shree Sai Darshan
SRA CHS Ltd'.

Ref: Your letter dtd. 20/01/2020.

Sir,

The Development work of Sale wing 'B' of composite bldg comprising of
Ground +1st to 2nd upper floors for rehab commercial + 3rd service floor + 4th to
15th residential upper floors on plot bearing C.T.S No. E/751, Khar Village,
H/West ward, at S.V. Road, Bandra (W), Mumbai, known as 'Shree Sai
Darshan SRA CHS Ltd' has been completed under the Supervision of
Architect Shri. Manoj Vishwakarma of M/s.DOT Architects, Lic.no.CA/2004/
33829. Structural Engineer Smt. Vibha V. Samant, Lic.No. BMC/ STR/D/78
& Site Supervisor Shri. Kamlesh V. Gurav, G/203/SS-1 may be occupied
under the following conditions:-

1. That this full occupation permission is granted for the balance floor i.e.
entire 6th floor, flat no. 601, 602, 603, 604 of sale wing 'B' of composite
building in continuation with earlier approved part OCC dt.25/06
/2019. Therefore total 45 numbers of residential T/s are granted
permission for occupation.
2. That the certificate under Section 270A of BMC Act shall be submitted.
3. That you shall pay all dues of MCGM and other authorities.

Administrative Building, Anant Kanekar Marg, Bandra (E), Mumbai- 400051 Tel.: 022-26565800
26590405/1879 Fax: 91-22-26590457 Website: www.sra.gov.in E-mail: info@sra.gov.in



4. That you shall comply the balance LOI/IOA conditions before requesting BCC of sale building in the S.R. Scheme under reference & requesting OCC to sale wing 'C' of composite bldg of "Shree Sai Aishwarya SRA CHS Ltd (SRA/ENG/1727/RC/PL/LOI)"
5. That you shall execute lease Agreement with MCGM for leasing the plot and lease documents shall be submitted before BCC.
6. That you shall handover fitness center to registered Sale Society.

A set of completion plans is returned herewith.

Note: This permission is issued without prejudice to action, if any, under M.R. & T.P. Act.

Yours faithfully

— Sd —

Executive Engineer
Slum Rehabilitation Authority

Copy to:

1. Architect: Shri Manoj Vishwakarma of M/s. DOT Architects
2. Society: Shree Sai Darshan SRA CHS Ltd.
3. Assistant Municipal Commissioner: 'H/W' Ward, M.C.G.M.
4. Executive Engineer R/C ward / SRA
5. A.E. W.W. (H/W) Ward of M.C.G.M.
6. A.A. & C. (H/W) Ward of M.C.G.M.
7. I.T. Section (SRA).
8. F.C.(SRA)
9. ARS (SRA)

For information please.




Executive Engineer
Slum Rehabilitation Authority

पुस्तक क्र. १	५१२	१५/३६
२०२३		

बदर-९

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/1827/HW/STGL/AP. 2 4 SEP 2009
COMMENCEMENT CERTIFICATE

To,

M/s. Jai Matadi Developer,

Makwala Apartment, Flat No.201,
Nanda Patkar Road, Vile-Pare (E),
Mumbai-400 057.

Sir,

With reference to your application No. 4803

dated 04/01/2008

Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No.

C.T.S. No. E/751

of village Khar

T.P.S. No.

ward H/W situated at at S.V. Road, Khar (W), Mumbai

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI/UR No. SRA/ENG/754/HW/STGL/LOI dt. 25/05/2009
IOA UR No. SRA/ENG/1827/HW/STGL/AP dt. 25/06/2009
and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act. 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI S.B. AHIRAO

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to top of basement of Composite Building.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Shambh 24/09/09

Executive Engineer (SRA) III
FOR



CHIEF EXECUTIVE OFFICER (SLUM REHABILITATION AUTHORITY)	
पुस्तक क्र. १	412 98/32
2023	

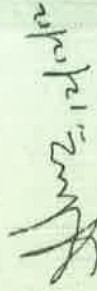
SRA/ENG/1827/HW/STGL/AP **17 FEB 2011**

This C.C. is now valid and further extended for the entire work of rehab wing 'A' i.e. Basement + Ground + 1st to Seventh upper floors + L.M.R. + O.H.T. as per approved plans dated 26.06.2009.


Dy. Ch. Engineer
Slum Rehabilitation Authority
SRA/ENG/1827/HW/STGL/AP.

12 DEC 2012

This C.C. is further granted for entire Ground & 1st to 3rd upper floors of Sale wing 'B' as per approved plan dt-26/6/2009.


Executive Engineer
Slum Rehabilitation Authority

SRA/Eng/1827/HW/STGL/AP

13 APR 2014

This C.C. is reendorsed as per the amended plans dttd. 31/01/2014 for the composite bldg. and further extended upto part 6th upper floor i.e. only for refuge area and Fitness center on 6th floor of Sale wing 'B'.

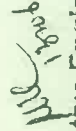

Executive Engineer
Slum Rehabilitation And
SRA/ENG/1827/HW/STGL/AP

13 JUN 2016

This CC is reendorsed as per the amended plan dt 10/06/2016 for the composite bld and

Further extended upto top of 3rd level (ie. 3rd floor) for the rear side of wing 'B'.




Executive Engineer
Slum Rehabilitation Authority

पुस्तक क्र. १	40	40/32
2023		

SPA/ENR/1827/HW/STAL/AP - 1 OCT 2016

This C.C. is further extended for front portion of 3 BHK flat as marked in plan at page C-1011 for 8th to 10th and 11th part upper floor of sale wing 'B' of Composite building as per the approved amended plan dated 10/06/2016.


Executive Engineer
Slum Rehabilitation Authority

SPA/ENR/1827/HW/STAL/AP - 11 APR 2017

This C.C. is endorsed as per last amended plan dated 10/04/2017 for Sale wing 'B' of Composite building And this C.C. is further extended for rear portion of 2 BHK flats as marked in plan at page 1501 for 4th to 10th floor + balance 11th part floor + 12th and 13th full floor AND RCC framework for 14th and 15th floor + LMR + OHT as per amended plan dated 10/04/2017.


Executive Engineer
Slum Rehabilitation Authority



प्लान-१		
प्लान क्र. १	५८२	१८३६
२०२३		

घोषणापत्र

मी कृष्णा चौहान/ पद्माकर गावडे याद्वारे घोषित करतो की, दुय्यम अंधेरी-३ यांच्या कार्यालयात चूकदुरुस्ती पत्र या शिर्षकाचा दास्तासाठी सादर करण्यात आला आहे. पार्थ मेहता व इ.०५/०५/२०१७ रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी, सदर दस्त सादर केला आहे/निष्पादित करून कबुलीजवाब दिला आहे. सदर कुलमुखत्यार लिहून देणार यांनी कुलमुखत्यार रद्द केलेले नाही किंवा कुलमुखत्यार लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा कोणत्याही कारणांमुळे कुलमुखत्यार रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यार पूर्णपणे वैध असून कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

[Signature]

कुलमुखत्यार पत्रधारकाचे नाव व सही



खदर-१	
पुस्तक क्र. १	५१२-१९७३८
२०२३	





Friday May 05, 2017
4.33 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4424 दिनांक: 05/05/2017

गावाचे नाव: सान्ताक्रुझ
दस्तऐवजाचा अनुक्रमांक: वदर 4-3618-2017
दस्तऐवजाचा प्रकार: कुलमुखत्यापत्र
सादर करणाऱ्याचे नाव: पार्श्व कौशिक मेहता

रु. 100.00

रु. 220.00

नोंदणी फी
दस्त हाताळणी फी
गुण्याची मंख्या: 11

रु. 320.00

एकूण:

आपणास मूळ दस्त, यंत्रनेल सिट सूची-2 अदावे
4:47 PM ह्या वेळीस मिळेल.

बाजार मूल्य: रु. 0/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

- 1) देयकाचा प्रकार: By Cash रक्कम: रु. 100/-
2) देयकाचा प्रकार: By Cash रक्कम: रु. 220/-

RECEIVED

अति. दुय्यम निबंधक, अंधेरी क्र. २

मुंबई उपनगर जिल्हा

DELIVERED ORIGINAL DOCUMENT

ON- 21/5/2017



वदर-९		
पुस्तिका क्र. १	402	20/32
२०२३		

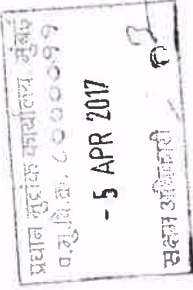




महाराष्ट्र MAHARASHTRA

© 2016 ©

AC 802296



श्री. रा. कृ. पोका

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, PARTH KAUSHIK

MEHTA, an adult, Indian inhabitant, having my address at 202, G- 52, Roop Mangal,

Corner of Main Avenue & 16th Road, Santacruz (West), Mumbai - 400 054, STND

GREETINGS:

WHEREAS:-

A. I carry on business in my individual capacity and in my capacities as a proprietor of various proprietary concerns, as a partner of various firms, as a member of association of persons, as a Designated Partner or Partner of various limited liability partnership firms and as a director of various Private Limited Companies. All these firms, Limited Liability Partnerships Companies and Association of persons are interalia engaged in carrying out business of development and construction activities and other activities incidental thereto.

बदर-४	२६९८९९९	२०१९
2019		

Handwritten signature and initials.



बदर-९	२९३६	२०२३
पुस्तक क्र. १	५८२	

जा.प्र.३-२/अध.३-३-३

01167

11 APR 2017

मुद्रांक विज्ञानी नोंदवही अनु. क्रमांक./दिनांक
(Serial No./Date)

दस्तावेज प्रकार

(Nature of document)

दस्ता नोंदवही करणार अधीत का? **Power of Attorney**

(Whether it is to be registered?)

मिळकतीचे शीडव्यात वर्णन-

(Property Description in brief)

मुद्रांक विकत घेणाऱ्याचे नांव व सही

(Stamp Purchaser's Name & Signature)

हस्त अधीतवासा त्याचे नांव, पत्ता व सही

(If through other person then Name, Address

Signature)

दुसऱ्या पक्षासाठीचे नांव

(Name of the other Party)

मुद्रांक शुल्क रक्कम

(Stamp Duty Amount)

परवानाधारक मुद्रांक विक्रीतल्याची सही व परवाना

तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

परवाना क्रमांक ८००००११

मुद्रांक विक्रीचे ठिकाण/पत्ता: सी. कांचन हार्द बोमले

मुद्रांक विक्रीचे ठिकाण/पत्ता: सी. कांचन हार्द बोमले

मुद्रांक विक्रीचे ठिकाण/पत्ता: सी. कांचन हार्द बोमले

मुद्रांक विक्रीचे ठिकाण/पत्ता: सी. कांचन हार्द बोमले

मुद्रांक विक्रीचे ठिकाण/पत्ता: सी. कांचन हार्द बोमले

मुद्रांक विक्रीचे ठिकाण/पत्ता: सी. कांचन हार्द बोमले

मुद्रांक विक्रीचे ठिकाण/पत्ता: सी. कांचन हार्द बोमले

मुद्रांक विक्रीचे ठिकाण/पत्ता: सी. कांचन हार्द बोमले

मुद्रांक विक्रीचे ठिकाण/पत्ता: सी. कांचन हार्द बोमले

मुद्रांक विक्रीचे ठिकाण/पत्ता: सी. कांचन हार्द बोमले



पुस्तक क्र. १	२६९८	२२	२९
पुस्तक क्र. १	२६९८	२२	२९
पुस्तक क्र. १	२६९८	२२	२९

B. In order to run my business smoothly, it is necessary for me to sign and deliver various documents including but not limited to Agreements, Memorandum of Understanding, various Deeds, Conveyances, Applications, Undertakings, Affidavits, Declarations, Powers of Attorney, etc. (hereinafter referred to as "the Documents") and have the same registered according to law.

C. Due to my preoccupations and frequent travel out of Mumbai, I may be unable to personally attend the office of the concerned Sub-Registrar of Assurances for admitting execution of the Documents, so executed by me in my capacity as stated in Recital A above and as such I am desirous of appointing some fit and proper persons jointly and/or severally for attending the office of the concerned Sub-Registrar of Assurances in order to admit execution of the Documents executed by me and have such documents registered as per law.

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT
Parth Kaushik Mehta do hereby jointly or severally/individually/nominally/constitutively and appoint (1) **Mr. Krishna Chouhan**, an adult Indian inhabitant, residing at D-409, Pruthvi Enclave, Off. Western Express Highway. Near Anand Mall, Borivali (East) Mumbai - 400 066 and (2) **Mr. Padmakar Gawde**, an adult Indian inhabitant, residing at Room No. 110, Ramchandra Jadhav Chawl, Near Jay Ambe Colony, Vijay Nagar, Nalasopara (East) District Thane, Pincode 401209 jointly or severally/individually to be

my true and lawful Attorneys for me, in my name and following acts, deeds, matters and things as specifically stated hereinafter:

बदर-९	२९	२९
on my behalf and on my behalf the		
in my aforesaid capacities for		
Assurances or any other officer		

1. To present and lodge the Documents executed by me in my aforesaid capacities for registration before the concerned Sub-Registrar of Assurances or any other officer empowered to register documents in accordance with the provisions of the Registration Act, 1908; and to admit execution thereof on my behalf before the concerned Sub-Registrar of Assurances or any other officer empowered to register documents in accordance with the provisions of the Registration Act, 1908; and to do all other acts, deeds, matters and things as specifically stated hereinafter, in order to do all other acts, deeds, matters and things as specifically stated hereinafter, pertaining thereto.

2. To do all acts, deeds, matters and things as may be required to effectively obtain registration of the Documents as aforesaid and for the said purpose to sign and deliver all registrations, challans, forms, receipts and other incidental writings.



बदर-९	१३/३८	२०२३
पुस्तक क्र. १	५७२	

१२-१-२०२३

१२-१-२०२३

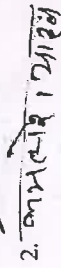
3. To receive back the documents lodged for registration from the office of the concerned Sub-Registrar of Assurances and to sign and deliver all necessary discharges and receipts for the said purpose.
4. **GENERALLY TO DO AND PERFORM** all acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and incidental thereto and for giving full effect to the authority herein before contained.
5. And I hereby agree to ratify and confirm all and whatsoever the said Attorneys shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF I have hereunto put my hand at Mumbai this 2nd day of ^{May}~~April~~, 2017.

SIGNED, SEALED AND DELIVERED
by the withinnamed

Mr. Parth Kaushik Mehta

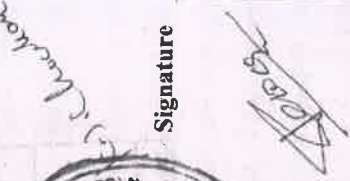
in the presence of the following witnesses

1. 
2. 

ACCEPTED BY US:



in the presence of the following witnesses:

		
Signature	Photograph	L.H. Thumb Impression
		
Signature	Photograph	L.H. Thumb Impression

बंदर-४	२६१८४९९
युक्तक क्र. १	५०२ २४७५८
२०२३	



बदल-४	३६९८५११	२०१७
-------	---------	------

बदल-९	५८२५३६	२०२३
-------	--------	------

आयकर विभाग
INCOME TAX DEPARTMENT

GAWDE PADMAKAR GANGARAM

GANGARAM SOMA GAWDE

01/08/1980

Permanent Account Number

AMYPG2346R

भारत सरकार
GOVT. OF INDIA



बदर-४	२६९८६९९	२०२३
-------	---------	------

पुस्तक क्र. १	MUL	28735	2023
---------------	-----	-------	------

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENSE

DOI 21-08-2013

DL NO. MH48 20130018027

Class 1B 31-08-2039 (NT)

APPLICANT'S NAME FOLLOWING CLASS

GAWDE SOMA GAWDE

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI

DOI



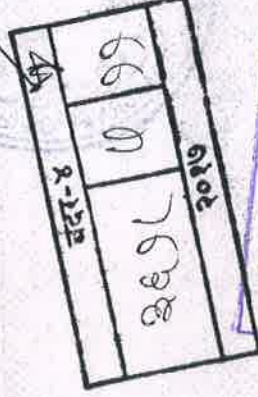
आयकर विभाग
INCOME TAX DEPARTMENT
HARSHAL CHANDRAKANT MASAYE
CHANDRAKANT SONU MASAYE

30/03/1996
Permanent Account Number
CXFPM6118K


Signature



आधार-सामान्य माणसाचा अधिकार





महानगर टेलीफोन निगम लिमिटेड, मुंबई
MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI

टेलीफोन बिल पत्रक / Telephone Bill Foli
चालीस सार्वजनिक : १५ बी.सी.एन. वास्तविक दुरुपयोग, मुंबई ४०००५४
Regd. office: 5F Floor, Mahanagar International Scheme 9, C-20 Complex, Lodi Road, New Delhi - 110003

CA No	Telephone No	Bill Date	Due Date	Bill No	Amount Payable
2060360114	26000444	05/04/2017	26/04/2017	1060721717	3690

P.D.CONSTRUCTION

202 2ND FLOOR

G-52,ROOPMANGAL BLDG CORNER OF MAIN AVNE
& 16TH ROAD SANTACRUZ WEST
MUMBAI 400054

Category : TEL.CONN. ON LEAVE AND LICENCE
Plan -500

Tariff Plan:

Previous Meter Rdg	Current Meter Rdg	Metered Units	Debit Units	Credit Units	Free Units	Net Chargeable Units
61998	64856	2858	93	0	400	2551
01/08/2017	31/03/2017					



Charge Description
REBATES IN SERVICE CHARGE
WORKING
Outstanding Bill (Max 5 Bill)
Bill No 1060696885
Bill Date 31/03/17

Period From 01/03/17 - 31/03/17
Amount 122.5

Total STD/ISD Call

बदर-४	४६९८८९९
२०१७	

Monthly Service Chrg 01/03/17 - 31/03/17	525.0
Call Charges 01/03/17 - 31/03/17	2806.1
Broadband Service Charge 08/03/17 - 31/03/17	0.0
Broadband Usage Charge 08/03/17 - 31/03/17	0.0
Monthly CPE Charge	0.0
Debit	0.0
Credit	122.5
Service Tax	449.2
Swachh Tax plus Krishi Tax	32.08
Amount Payable (rounded off)	3690
Surcharge	100.0
Amount Payable after Due Date	3790.0
E&OE	



CAO, CSMS
MTNL Mumbai

MTNL MUMBAI SERVICE TAX REGD NO:- AAACN0828RST001
Consolidated Stamp Duty Paid by Order No. PMS 2011/PKPM1 DATED
15.01.2011. Pay online on <http://selfcare.mtnl.net.in>

Cheque may be drawn in favour of "MTNL MUMBAI CA NO. 2060360114". Please pay by Due date to avoid inconvenience of disconnection

Mahanagar Telephone Nigam Limited Mumbai

Telephone No: 26000444
CA No: 20603601

COUNTER FOIL

Bill No: 1060721717
Bill Date: 05/04/2017

Net Amount Payable: 3690
Pay by : 26/04/2017 to avoid inconvenience of disconnection
Amount Payable after 26/04/2017 - 3790.0

पुस्तक क्र. १	५५८	२८३८
२०२३		



206036011410607217170504201700003690

वृद्ध 4 दस्त क्रमांक: 3618/2017

दस्त गोधवारा भाग-1

शुक्रवा, 05 मे 2017 4:34 म.नं.

दस्तावेज क्रमांक: वदर4/3618/2017

मौबदला: रु. 00/-

बाजार मूल्य: रु. 00/-

भरलेने मुद्रांक शुल्क: रु.500/-

द. नि. मह. द. नि. वदर४ यांचे कार्यालयात

पावती: 4424

प्रावती दिनांक: 05/05/2017

अ. क्रं. 3618 वर दि. 05-05-2017

सादरकरणाचे नाव: पार्थ कौशिक मेहता

रोजी 4:31 म.नं. वा. हजर केला.

₹. 100.00

दस्त हाताळणी की

₹. 220.00

पृष्ठांची संख्या: 11

दस्त इजर करणाऱ्याची मदी:

~~17700~~: 320.00

॥ श्रीगणेशाय नमः ॥ श्रीगणेशाय नमः ॥ श्रीगणेशाय नमः ॥

दुष्कर्म विनाश उपाय-२,
निवेदन, अक्षर-१-२,
गिरि, न. १२, जिल्हा.

दस्ताचा प्रकारः कलमुखत्यारपत्र

मुद्रांक शुल्क: ६ जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे आपणांना त्यावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिका. क्रं. 105/05/2017 04:25:45 PM ची वेळ: (सादरीकरण)

शिका.क्रं. 205/05/2017 04:27:38 PM ची वेळ: (फी)

बदर-४	२६१८११	२०१७
-------	--------	------

प्रतिज्ञापत्र

[illegible]

सिद्धि

विषय सूची

बदल-१	२०२३
पुस्तक क्र. १	५१२ २८ ३६



बदर-४	१०	११
-------	----	----



पुस्तक क्र. १	५५	३०/३६
बदर-९		
२०२३		

70.7

Jai Mata Di Developers

Reg. Add. 201, Makwana Apartment, Nanda Patkar Road, Vile Parle (E), Mumbai - 400 057
Site Address: 96, S.V. Road, Near Shamrao Vihari Bank, Khar (W), Mumbai- 400 052 Email:- jmddevelop@gmail.com

CERTIFIED TRUE COPY OF THE EXTRACTS OF THE MINUTES OF THE MEETING OF THE PARTNERS OF JAI MATA DI DEVELOPERS ("FIRM") HELD AT 11 A.M., ON THE 20TH DAY OF DECEMBER, 2022 AT ITS REGISTERED OFFICE SITUATED AT FLAT NO. 201, MAKWANA APARTMENT, NANDA PATKAR ROAD, VILE PARLE - EAST, MUMBAI - 400 057.

The Partners of the Firm resolved and agreed as follows:

1. **Resolved That Mr. Rohit Nandu**, one of the Partners of the Firm is hereby authorized by the Firm to enter into, execute and sign Agreement for Sale with respect to flat no. 1104 situated on the 11th floor of Wing B of building known as Nivan constructed on Plot bearing CTS no. E/751, S.V. Road, Opposite Podar International School, Khar (West), Mumbai - 400 052.
2. **Further Resolved Mr. Rohit Nandu**, one of the Partners of the Firm is hereby authorized by the Firm to appear before the relevant Sub-Registrar of Assurances for and on behalf of the Firm to admit execution of such Agreement for Sale and/or all other incidental documents for sale of said Flat no. 1104 before the Office of the concerned Sub- Registrar of Assurances under the provisions of the Registration Act, 1908 on his behalf and to do all such acts as may be necessary for admitting the execution of said Agreement

True Copy

For JAI MATA DI DEVELOPERS



Bhavesh Fabiani
(Partner)

Date: 20th December, 2022

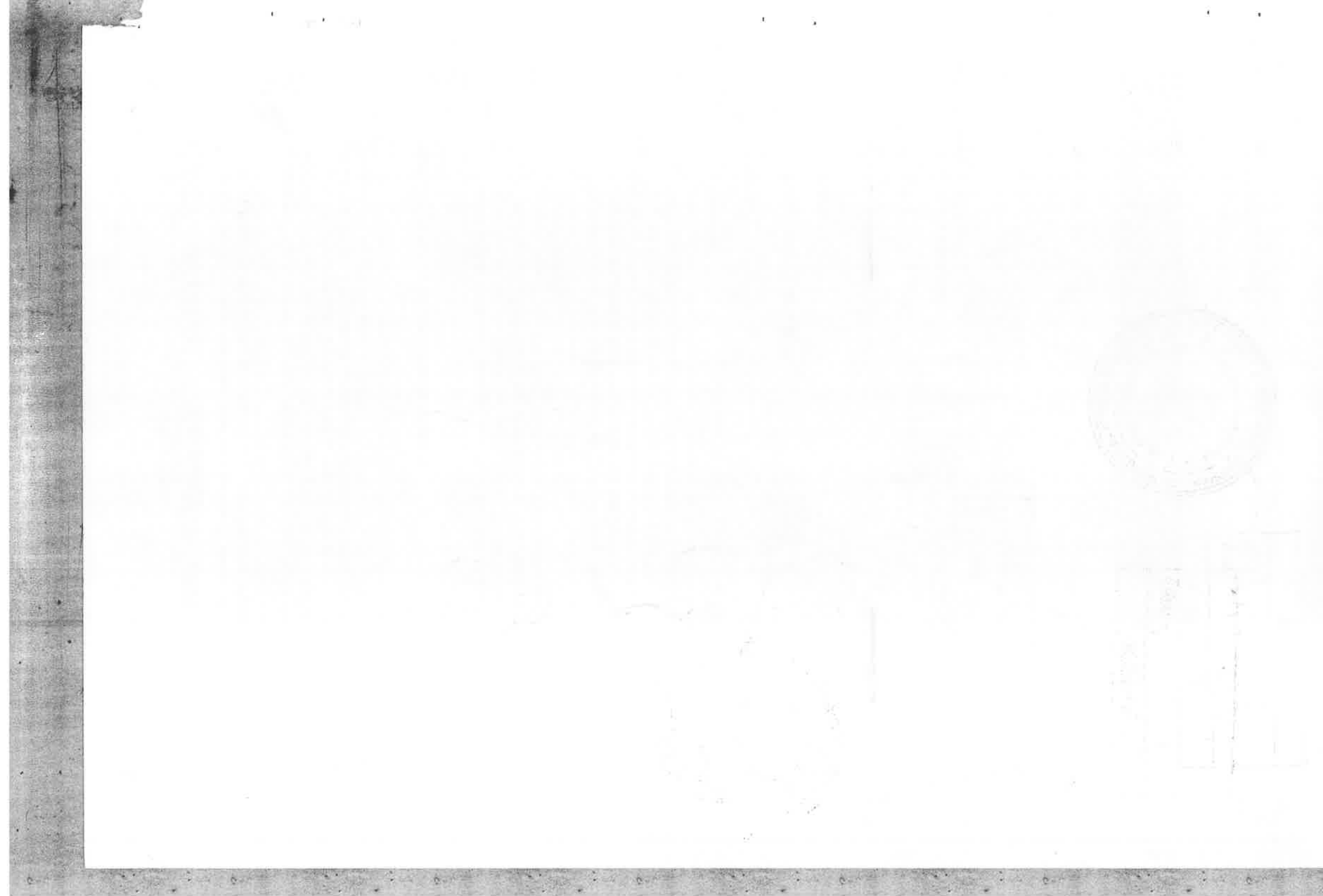
Place : Mumbai



बदर-९	
पुस्तक क्र. १	१००२/१५१५३
२०२२	



बदर-९	
पुस्तक क्र. १	१०२/३२/३६
२०२३	





बतार-१	
पुस्तक क्र. १	३४/९८
२०२३	

378/582

मंगळवार, 10 जानेवारी 2023 12:44 म.नं.

दस्त गोडवारा भाग-1

वदर-9

दस्त क्रमांक: 582/2023

दस्त क्रमांक: वदर9 /582/2023

मोवदला: रु. 00/-

वाजार मुल्य: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. वदर9 यांचे कार्यालयान

अ. क्र. 582 वर दि.10-01-2023

रोजी 12:42 म.नं. वा. हजर केला.

पावती:612

पावती दिनांक: 10/01/2023

मादरकरणाराचे नाव: पार्थ कौशिक मेहता तर्फे मुखत्यार पद्माकर गावडे -

नोंदणी फी रु. 100.00

दस्त द्राताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण: 820.00

दस्त हजर करणाऱ्याची मही:



मह. दु. नि. अंधेरी-3

सह दुय्यम निबंधक अंधेरी क्र. ३.



मह. दु. नि. अंधेरी-3

सह दुय्यम निबंधक अंधेरी क्र. ३.

दस्ताचा प्रकार: 65-चुक दुरुस्ती पत्र

मुद्रांक शुल्क: *दुरुस्ती विधानपत्र

शिक्षा क्रं. 1 10 / 01 / 2023 12 : 42 : 07 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 10 / 01 / 2023 12 : 43 : 33 PM ची वेळ: (फी)

प्रतिज्ञापत्र

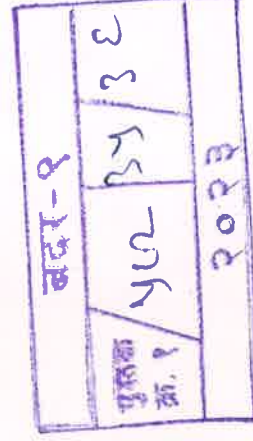
मह. दस्तऐवज हा नोंदणी क्र. १९०८ अंतर्गत रजिस्ट्रारच्या तरतुदीनुसारच नोंदणीस
 दाखल केलेला आहे. * दस्तऐवज संदर्भात कोणत्याही प्रकारचा निषेधक व्यक्ती, साक्षीदार व
 सोबत जोडलेल्या पत्रावरून कोणत्याही प्रकारचा निषेधक व्यक्ती, साक्षीदार व
 भावदेशीत बाबीसाठी दस्त नि. १० व दुरुस्तीपत्र हे संश्लेषणे जाबदार राहतील.

Rohit N. Nandhy



लिहून देणारे :

लिहून घेणारे :





10/01/2023 12 45:43 PM

दस्त गोपवारा भाग-2

वदर9

दस्त क्रमांक:582/2023

दस्त क्रमांक :वदर9/582/2023

दस्ताचा प्रकार :-65-चुक दुरुस्ती पत्र

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार

अंगठ्याचा उसा

छायाचित्र

1 नाव:मेसर्स जय माता दि डेव्हलपर्स चे ऑयोरार्डिड सिग्रेटरी रोहित लिहून देणार
नंदू - वय :-46

पत्ता:प्लॉट नं: ऑफिस 702, माळा नं: 7 वा मजला , इमारतीचे स्वाक्षरी:-

नाव: साई दर्शन सीएचएमएल, ब्लॉक नं: प्लॉट नं:96,एस.व्ही रोड

, रोड नं: खार पश्चिम,मुंबई, महाराष्ट्र, मुम्बई.

पॅन नंबर:AAEFJ8153B

Rohit V. Nandhu

2 नाव:पार्थ कौशिक मेहता तर्फे मुखत्यार पट्टा कर गावडे - लिहून घेणार

पत्ता:प्लॉट नं: फ्लॅट नं:1001, माळा नं: -, इमारतीचे नाव: आनंद वय :-42

व्हिला, ब्लॉक नं: लिक्विंग रोड, रोड नं: सांताक्रूझ पश्चिम,मुंबई, स्वाक्षरी:-

महाराष्ट्र, मुम्बई.

पॅन नंबर:AJOPM9248H

Rohit V. Nandhu

वरील दस्तावेज करून देणार तथाकथीत 65-चुक दुरुस्ती पत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:10 / 01 / 2023 12 : 44 : 49 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

अंगठ्याचा उसा

छायाचित्र

1 नाव:लक्ष्मण नाडे -

वय:30

पत्ता:एस.व्ही रोड,खार पश्चिम,मुंबई

पिन कोड:400052

स्वाक्षरी

2 नाव:सर्वेश चेंदवणकर -

वय:25

पत्ता:एस.व्ही रोड,खार पश्चिम,मुंबई

पिन कोड:400052

स्वाक्षरी

शिक्षा क्र.4 ची वेळ:10 / 01 / 2023 12 : 45 : 16 PM

शिक्षा क्र.5 ची वेळ:10 / 01 / 2023 12 : 45 : 21 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक अंधेरी क्र. ३.

मह. दु. नि. अंधेरी-३

प्रमाणित करणेत घेते की या दस्तामध्ये एकूण ३६ पाने आहेत

सह दुय्यम निबंधक अंधेरी क्र ३
मुंबई उपनगर जिल्हा

Payment Details.

sr.	Purchaser	Type	Verification noVendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Parth Kaushik Mehta	eChallan	69103332023011013788	MH013504306202223E	500.00	SD	0006695407202223	10/01/2023
2		DHC		1001202304619	720	RF	1001202304619D	10/01/2023
3	Parth Kaushik Mehta	eChallan			100	RF	0006695407202223	10/01/2023

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

पुस्तक क्र. १ / ५८२ / १६३६

पुस्तक क्रमांक १ क्रमांक ५८२ वा

10 JAN 2023

582 /2023

1. Verify Scanned Document for correctness through thumbnail images on a side) without after scanning.

2. Get print immediately after registration.

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

सह दुय्यम निबंधक अंधेरी क्र ३
मुंबई उपनगर जिल्हा

582

दस्तावेज नं.	3.45
वेळ	
दिनांक	10/1/22



सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. अंधेरी 3

10/01/2023

दस्त क्रमांक : 582/2023

नोदणी :

Regn:63m

गावाचे नाव : बांद्रा

(1) विनोदनाचा प्रकार	65-चुक दुरमती पत्र	
(2) मोबदला	0	
(3) बाजारभाव(भाडेपट्ट्याच्या वावजिनपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	1	
(4) भू-मपन,पोटहिम्मा व धरक्रमांक(अमल्यास)	1)	पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका नं.1104,बिग बी,माळा क्र.11 वा मजला,इमारतीचे नाव : विवान,ब्लॉक नं. : एम.व्ही.रोड,पोद्दार इटरनेशनल स्कूल समोर,मिटीएम नं ई /751,तातुका अंधेरी,विलेज खार,रोड नं:खार पश्चिम,एम.व्ही रोड,मुंबई - 400052. सदनिकेचे पक्कण क्षेत्रफळ 126.85 चौरस मीटर कार्पेट गरिया,मोबन 2 कार पार्किंग,दस्त क्र.बदर 9/19002/2022 चूकदुरमती पत्र व इतर वर्णन दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : ई /751 ;))
(5) क्षेत्रफळ	1) 139.53 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात अमेत नेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स जय माता दि डेव्हलपर्स चे ऑथोराईड सिशेटरी नोहिन नंदू - वय:-46; पत्ता:-प्लॉट नं: ऑफिस 702, माळा नं: 7 वा मजला , इमारतीचे नाव: साई दर्शन सीणचणमएल, ब्लॉक नं: प्लॉट नं:96,एम.व्ही रोड , रोड नं: खार पश्चिम,मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAEFJ8153B	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पार्थ कौशिक मेहता तर्फे मुखत्यार पद्माकर गावडे - वय:-42; पत्ता:-प्लॉट नं: फर्नॅट नं.1001, माळा नं: -, इमारतीचे नाव: आनंद व्हिला, ब्लॉक नं: लिकिंग रोड , रोड नं: मांताकृष्ण पश्चिम,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AUOPM9248H	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	10/01/2023	
(11) अनुक्रमांक,खंड व पृष्ठ	582/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेरा		



मुल्यांकनामाठी विचारान घेतलेला नपशील:-

मुद्रांक शुल्क आकाराना निवडलेला अनुच्छेद Correction Deed



सह. दुय्यम निबंधक, अंधेरी क्र.३,
मुम्बई उपनगर जिल्हा.

Payment Details

sr.	Purchaser Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Parth Kaushik Mehta	eChallan 69103332023011013788	MH013504306202223E	500.00	SD	0006695407202223	10/01/2023
2		DHC	1001202304619	720	RF	1001202304619D	10/01/2023
3	Parth Kaushik Mehta	eChallan	MH013504306202223E	100	RF	0006695407202223	10/01/2023

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