323/8536 **पावती** **Original/Duplicate**

Thursday,December 18 ,2014 4:33 PM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 10607 दिनांक: 18/12/2014

गावाचे नाव: **विलेपार्ले**

दस्तऐवजाचा अनुक्रमांक: **वदर4-8536-2014**

दस्तऐवजाचा प्रकार : **पर्यायी जागेचा करार**

सादर करणाऱ्याचे नाव: **नलिनी - पारेख**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1560.00
पृष्ठांची संख्या: 78	
एकूण:	रु. 31560.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 4:39 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, अंधेरी-2

बाजार मुल्य: रु.3502000 /- मोबदला: रु.2070000/-

भरलेले मुद्रांक शुल्क : रु. 175100/-

DELIVERED

सह. दुय्यम निबंधक, अंधेरी-२, मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004436377201415E दिनांक: 12/12/2014

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1560/-

Nalini Vinodhar Parekh

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON.....

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2014

१. दस्ताचा प्रकार ;- पर्यायी जागेचा करार अनुच्छेद क्रमांक _____

२. सादरकर्त्याचे नाव :- अनीनी पारेख.

३. तालुका :- अंधेरी

४. गावाचे नाव :- विलेपार्ले (पूर्व)

५.नगरभूमापन क्रमांक: १६२ आणि १६२/१

६.मूल्य दरविभाग (झोन) :- ---- उपविभाग ------

७. मिळकतीचा प्रकार :- बांधकामाचा दर प्रती चौ.मी.दर :- १७६००/-

८. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- 62.63 बिल्ट अप चौ.मीटर

९. कारपार्किंग :- एक क्षेत्र १३.९४ चौरस मीटर

१०. मजला क्रमांक :- पहिला. उद्वाहन सुविधा आहे / नाही

११. बांधकाम वर्ष :- -- घसारा :- ---

१२. बांधकामाचा प्रकार :- आर आर सी

१३. जुने क्षेत्र :- १७७.२५ चौफुट कारपेट.

१४.नवीन क्षेत्र :- ७४७ चौफुट कारपेट.

१५. एक कार पार्किंग :- २५० चौफुट

A. निवासी-बिल्ट अप चौ.मीटर : 63.5 x 3600/- = 2,25,000/-

B. प्रिमिअम रेट : 262 x 2600/- = 4,300/-

C. कारपार्किंग-चौ.मीटर : 13.94 x 3600/- x 25% = 62,500/-

D. खरेदी केलेले क्षेत्र : 6.03 x 32200/- = 2,76,000/-

A + B + C + मोबदला = बाजारमुल्य

बाजारमुल्य : 3,09,600/-

मोबदला : 20,60,000/-

देय मुद्रांक शुल्क : 1,04,900/-

देय नोंदणी फी : 30,000/-

बदर-४		
८५३६	१	५८
२०१४		

सह दुय्यम निबंधक

CHALLAN

MTR Form Number-6

DEFACED FOR RS:175100.00

Deface Number: 1000279852020141 5

AMOUNT 175100.00

18/12/2014

USER

IGR197(BDR4)

RN	MH004436	BARCODE	DATE (DD-MM-YYYY)	12/12/2014-13:39:28	Form ID 25.2
Department	Inspector General Of Registration				
Type of Payment	Non Judicial Customer Direct Payment				
	Sale of Non Judicial Stamps SoS Mumbai only				
Office Name	BDR4__JT SUB REGISTRAR ANDHERI 2				
Location	MUMBAI				
Year	2014-2015 One Time				

Sr No. 1

(Amt.in words:One Lakh Seventy Five Thousand One Hundred Rupees Only)

Account Head Details	Amount In Rs.
030045501 Sale of NonJudicial Stamp	175100.00
Total	175100.00

Payer Details

TAX ID (If Any)	
PAN No. (If Applicable)	AHEPP8677K
Full Name	SMT NALINI PAREKH
Flat/Block No.	FLAT NO 102 1ST FLOOR NARAYAN NIWA
Premises/Building	S CHS LTD
Road/Street	LOWER CAR PARKING SPACE NO 9 SUBH
Area/Locality	VILE PARLE E MUMBAI
Town/City/District	
PIN	4 0 0 0 5 7

Remarks (If Any)

PAN2=AAKFN3459L~PN=MS NSB PROPERTIE

S~CA=2070000

Amount In Words: One Lakh Seventy Five Thousand One Hundred Rupees Only

SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 2 SUBURBAN DIST. (BANDRA)

Payment Details	PUNJAB NATIONAL BANK
Cheque-DD Details	
Cheque/DD No	
Name of Bank	
Name of Branch	

Mobile No. : Not Available

Validity unknown

Digitally signed by VIRTUAL TREASURY

Date: 2014.12.18 16:33:45 IST

Reason: SelfAttested

Document: Challan

Location: India

FOR USE IN RECEIVING BANK

Bank CIN	REF No.	03006172014121200312	44086867
Date		12/12/2014-13:47:35	
Bank-Branch		PUNJAB NATIONAL BANK	
Scroll No. , Date		1 , 13/12/2014	

बदर-४

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१०१४

AGREEMENT FOR PERMANENT ALTERNATE ACCOMMODATION

THIS AGREEMENT made at Mumbai this 18th day of December 2014 between (1) **M/S. NSB PROPERTIES**, a Registered Partnership Firm having its Registered Office at B-7/8, Bageshri Co-operative Housing Society Ltd., Shankar Ghanekar Marg, Prabhadevi, Mumbai – 400 025, 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 the partners or partner for the time being of the said firm, the survivors or survivor of them and their heirs, executors and administrators of the last surviving partner, their or his assigns) of the **ONE PART,**

AND

(2) **NARAYAN NIWAS CO-OPERATIVE HOUSING SOCIETY LIMITED**, a society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No.BOM/W-KE/HSG/TC/10644/99-2000/2000 dated 20/01/2000 having its Registered Office at Subhash Cross Road, Vile Parle (East), Mumbai – 400 057 (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) hereinafter referred to as **"SOCIETY"** of the **SECOND PART,**

AND

(3) Smt. Nalini Parekh aged about 70 years, having PAN No. AHERP5677K Indian Inhabitant having address at Flat No.002. Ground Floor "Narayan Niwas Co-operative Housing Society Ltd." situate at Subhash Cross Road, Vile Parle (East), Mumbai – 400 057, hereinafter called the **"MEMBER/S"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns only) of the **THIRD PART.**

WHEREAS :

(A) The society is absolute owner of and otherwise well and sufficiently entitled to of all that piece and parcel of land or ground admeasuring about 502.50 sq.mtrs. (as per property card) bearing Plot No.27, Survey No.50(A), Hissa No.1 (Part), C.T.S. No. 162 & 162/1, of Village – Vile Parle (East), Taluka – Andheri, District – Mumbai Suburban along with the building known as "Narayan Niwas" consisting of ground plus 3 upper floors having 10 Flats totally admeasuring about 4813.51 sq.ft. Carpet Area (inclusive of balconies) situated at Subhash Cross Road, Vile Parle (East), Mumbai – 400 057 (hereinafter referred to as "the said Property" and more particularly described in the **Schedule – I** hereunder written and).

(B) Under Development Agreement dated 03/12/2013 executed by and between the Society and the Developers herein; the Society has granted to the

and conditions of the Development Agreement dated 03/12/2013. The Permanent Alternate Accommodation also includes the additional Carpet Area of **81 sq.ft.** agreed to be purchased by the member from the developer. As per the terms and conditions of the Development Agreement dated 03/12/2013 out of the additional Carpet Area 48 sq.ft. (as per allotted by mutual understanding by Society's members) agreed to be purchased by the member at Rs.22,500/- per sq.ft. and remaining 33 sq.ft. carpet area agreed to be purchased by the member at Rs.30,000/- per sq.ft. Thus the Member agrees to pay to the Developer a sum of Rs.20,70,000/- as payment for additional Purchased Area of **81 sq.ft.** in the following manner :-

A. Rs.4,14,000/- (20%) on signing of this agreement.

B. Rs.2,07,000/- (10%) on completion of plinth work of the said building.

C. Rs.1,03,500/- (5%) on completion of 1st slab of the said building.

D. Rs.1,03,500/- (5%) on completion of 2nd slab of the said building.

E. Rs.1,03,500/- (5%) on completion of 3rd slab of the said building.

F. Rs.1,03,500/- (5%) on completion of 4th slab of the said building.

G. Rs.1,03,500/- (5%) on completion of 5th slab of the said building.

H. Rs.1,03,500/- (5%) on completion of 6th slab of the said building.

I. Rs.1,03,500/- (5%) on completion of 7th slab of the said building.

J. Rs.1,03,500/- (5%) on completion of brickwork & internal plaster.

K. Rs.1,03,500/- (5%) on completion of internal wiring.

L. Rs.1,03,500/- (5%) on completion of internal plumbing

M. Rs.1,03,500/- (5%) on completion of flooring

N. Rs.2,07,000/- (10%) on completion of finishing items.

O. Rs.1,03,500/- (5%) before handing over posse ion

Total: Rs.20,70,000/- (100%).

Each of the above instalments shall be due and payable by the member to the developer within a period of 30 days of a written notice being given by the developer to the member intimating the completion of the particular stage of work and calling upon the member to make the payment of the instalment due in respect thereof. The Member shall pay to the Developer interest @ 2% per month on the amount defaulted which become due and payable by the Member to the Developer under the terms of this Agreement from the due date till the amounts are paid. The said Permanent Alternate Accommodation is more particularly delineated on the typical plan with individual flats marked in red colour boundary line which is annexed hereto as **Annexure "A"** to this Agreement and more particularly described in **Schedule – II** attached hereto.

basis in lieu of the existing premises of the member. The Developer has agreed to allot area totally admeasuring 741 sq.ft. carpet area consisting of area equivalent to the existing area of 471.25 sq.ft. carpet + 188.5 sq.ft. free additional area of 40% (i.e. inclusive of area available by way off Fungible FSI) + Purchased additional area of 81 sq.ft. carpet. Thus the total area of the **Flat No.102, 1st floor** shall be **741 sq.ft. carpet** along with one stilt lower car parking space no.9 admeasuring 10.35 sq.mt. in the proposed new building to be constructed on the said property (hereinafter referred to as said **New Premises** and the same is more particularly described in the **Schedule - II** hereunder written).

6) It is agreed that Permanent Alternate Accommodation and the said new building shall have the amenities as provided in the Annexure – I of the Development Agreement dated 03/12/2013 which shall be part and parcel of this Agreement which is annexed hereto as **Annexure "B"**.

7) The Developers have got the plans for the proposed new building sanctioned from the MCGM and obtained I.O.D. bearing No. CHE/WS/1115/K/337(NEW) of 2014 dated 7/10/2014 which is annexed hereto as **Annexure "C"**. and furnished the certified copy of the IOD, sanctioned plans and the Development permissions to the Society and issued a notice requesting the member to handover the vacant and peaceful possession of existing premises for the purpose of demolition and redevelopment and the said member shall vacate his flat within 30 days from the date of receipt of such a notice of vacating the flat from the Developer subject to the Developer complying all other terms and conditions which are to be complied by the Developer prior to the member vacating his Flats, and hand over vacant and peaceful possession of the said flat to the Society and upon receipt of possession of all the flats, the Society will hand over possession of flats and possession of entire building to the Developers for demolition and redevelopment. If any delay occurs in vacating the premises by the member, then in that event a sum of Rs.14,441/- per day for the period during which the further development is delayed only on account of the member not vacating the existing premises shall be deducted by the Developers from the member's share in the displacement compensation payable to him as stipulated herein.

8) The Member is at liberty to dismantle and take away her furniture, fittings and fixtures from the Members' Existing Premises. However, doors, doorframes, windows, window frames, grills, electric wiring, pipes, tiles, shall not be removed from the existing Premises. The value realized from the demolition/salvage shall be collected by and shall belong to the Developers alone.

the member will not be liable to refund the advance compensation/return the post dated cheques if due to a term in an existing Leave and License agreement, the member is liable to pay Rent/Compensation for such period.

12) The Developers also agree that they shall clear all Municipal dues, taxes, water charges etc., up to the date of expiry of the notice period of 30days of the notice to be issued after obtaining Occupation Certificate as per Clause 11 above in respect of the Permanent Alternate Accommodation to be provided to the member/s.

13) The Developers shall be entitled to sell on ownership basis the remaining Flats in the building to be constructed by them on the said property to the prospective purchasers and for that purpose to enter into on their own behalf, risk and responsibility agreements or letter of allotment, Agreement For Sale, Sale Deed or such other writings or documents in their own name.

14) On and from the date of taking possession of Permanent Alternate Accommodation or on expiry of the notice period of 30 days as stated above the Member/s shall be bound and liable to pay and shall pay his/her share in the maintenance and other charges in respect of the Permanent Alternate Accommodation including property taxes, water charges, electricity charges, service charges and all other outgoings to the Society.

15) This Agreement will be treated as Agreement under the provisions of Maharashtra Ownership Flats Act, 1963 and all terms and conditions of the regular Agreement which the Developers enter into with the flat Purchasers in the new building shall be deemed to have been included and incorporated in these presents and the member/s as the Purchaser of the new premises shall be bound by the same.

16) It is agreed that after possession of the Permanent Alternate Accommodation is taken from the Developers the Member/s shall not do any act or thing which will spoil, change the elevation/exterior of the new building. It is further agreed that under no circumstances the garbage will be thrown or materials for interior work will be stored in the passage, stair case or in the building compound.

17) The Member/s shall not use the said new premises or permit the same to be used for any purpose whatsoever other than the purpose for which it is allotted (residential use only) or allowed by the Municipal Corporation nor for any other purpose which may or is likely to cause hindrance/annoyance to the Developers and Occupiers of the other premises in the said new building/s or to the Developers of the neighboring properties nor for any illegal or immoral purposes.

SBB

being in force, nor any suit/proceedings is pending in any Court against the said property. The Developers on behalf of the Society have obtained the title certificate from **M/S. KIRTI NAGDA & ASSOCIATES**, Advocates High Court. The copy of the Title Certificate of **M/S. KIRTI NAGDA & ASSOCIATES**, Advocates High Court is annexed and marked as **Annexure "D"** and the relevant revenue records/property card of the said property on which the new building and the said flat is to be constructed are annexed and marked as **Annexure "E"**.

24) The stamp duty and registration charges payable on the area of **659.75 sq. ft. carpet** to be provided free of cost shall be borne and paid by the developers only.

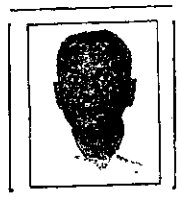
25) The Members shall be liable to pay the Stamp Duty, Registration Charges, VAT, Service Tax or any other local/state or central Govt. levies or taxes applicable at that time on the area of **81 sq.ft. carpet** purchased by them for consideration.

JOINT SUB REGISTRAR ANDHERI No. 2 SUBURBAN DIST. (BANDRA)

वर्दी :- ४		
अनुक्रमांक	१५	४८
२०१४		

IN WITNESS WHEREOF the parties hereto set and subscribed their hand or the day, month and year first hereinabove written.

SIGNED SEALED AND DELIVERED by the)
Withinnamed "THE DEVELOPERS")
M/S. NSB PROPERTIES)
Through its Working Partner)
Mr. Gautam Ekanath Thakur)
in the presence of.....)
Witness:-
1.
2.

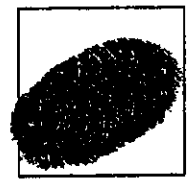
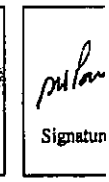
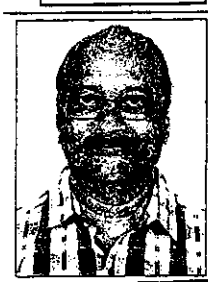


SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 SUBURBAN DIST. (BANDRA)

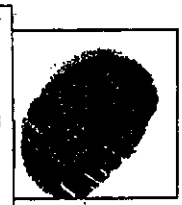
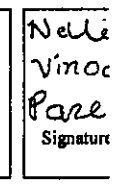
SIGNED SEALED AND DELIVERED by the)
Withinnamed "THE SOCIETY")
NARAYAN NIWAS CO-OPERATIVE)
HOUSING SOCIETY LIMITED)
Through its)
Chairman - Mr. Shrikant Bhide)
Secretary - Mr. Sushil Pandit)
Treasurer - Mr. Prakash Samant)
in the presence of .....)
Witness:-
1.
2.





SIGNED SEALED AND DELIVERED by)
the Withinnamed "MEMBER")
Smt. Nalini Parekh)
in the presence of .....)

Witnesses :-
1.
2.

बदर-४
८५३९ | १५ | ४८
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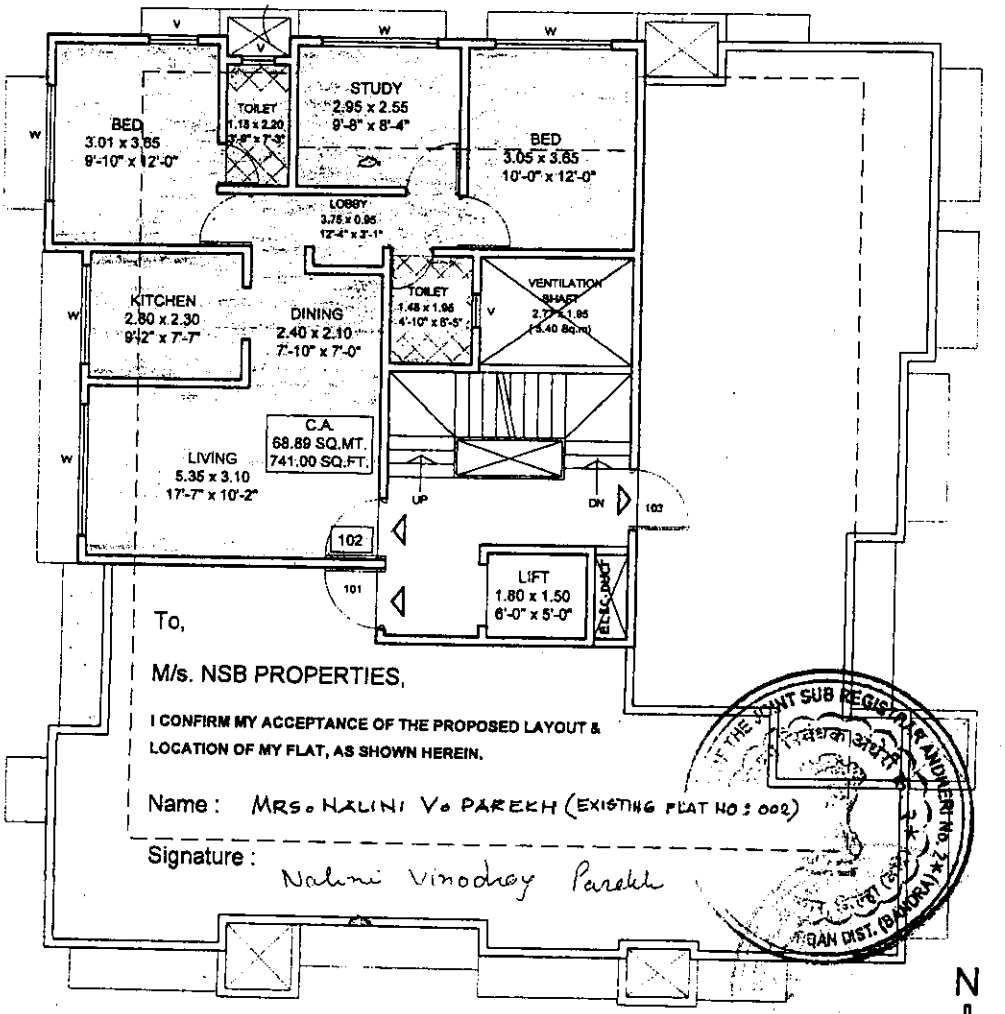
Annexure - "A"

DATE : 26 / 11 / 2013.



To,

M/s. NSB PROPERTIES,

I CONFIRM MY ACCEPTANCE OF THE PROPOSED LAYOUT & LOCATION OF MY FLAT, AS SHOWN HEREIN.

Name : MRS. NALINI V. PAREKH (EXISTING FLAT NO : 002)

Signature : Nalini Vinodray Parekh

FIRST FLOOR PLAN

--- EXISTING 9.10 M ROAD ---

PROPOSED RESIDENTIAL BLDG. ON PLOT BEARING CTS NO. 162,162 / 1 , OF VILL . VILE PARLE (E) LOCATED AT SUBHASH CROSS ROAD , VILE PARLE (E) MUMBAI - 400057.

FOR : M/S : N. S. B. PROPERTIES
(FOR : NARAYAN NIWAS CHS LTD.)

ROOM DIM'S & ELEVTN FEATURES MENTIONED IN THE PLAN ARE SUBJECT TO MINOR VARIATION AS PER THE FINAL PLAN. RCC LAYOUT & SUBJECT TO WORK APPROVAL
TENTATIVE PLAN SUBJECT TO MUNICIPAL APROVAL

AMBER V. NATEKAR
G.D.ARCH.,A.I.I.A.,Cert. PG. DIP. WAL
Regd. Architect & Int. Des.,
1A, Gr. Flr.,Parle Usha CHS,
Veerchand Seth Chk., Mahant Road,
VILE Parle (E) Mumbai-400057.
Tele(FAX) 26136307.

CHQ	GR	UC

For Narayan Niwas Co-op. Hsg. Sty. Ltd.

Chairman Treasurer Secretary

SBB

ANNEXURE "F"

List of names of Members of **NARAYAN NIWAS CO-OPERATIVE HOUSING SOCIETY LTD.,** with their Existing Flat numbers, Existing Carpet Areas and the Additional Area receivable by them.

Name of the Member	Existing Flat No.	Existing Carpet Area (sft)	Additional Carpet Area (sft)	Total Carpet Area of New Flat (sft)
Mr. Mihir Samant Mrs. Suneeta Samant	001	493.75	197.50	691.25
Mrs. Nalini Parekh	002	471.25	188.50	659.75
Mrs. Vinaya Shenoy Mr. Rajesh Shenoy	103	393.13	157.25	550.38
Mrs. Rekha Bhide	104	531.50	212.60	744.10
Mr. Shrikant Bhide	105	489.25	195.70	684.95
Mr. Sushil Pandit Mrs. Surekha Pandit	206	393.13	157.25	550.38
Mrs. Swati Sardar	207	531.50	212.60	744.10
Mrs. Swati Sardar	208	489.25	195.70	684.95
Mr. Prakash Samant	309	531.50	525.60	1057.10
Mr. Sujay Samant Mr. Prakash Samant	310	489.25	195.70	684.95
TOTAL		**4813.51**	**2238.40**	**7051.91**

For NARAYAN NIWAS CHS. LTD.

(Secretary/Chairman/Treasurer)

For M/S. NSB PROPERTIES

For NSB PROPERTIES

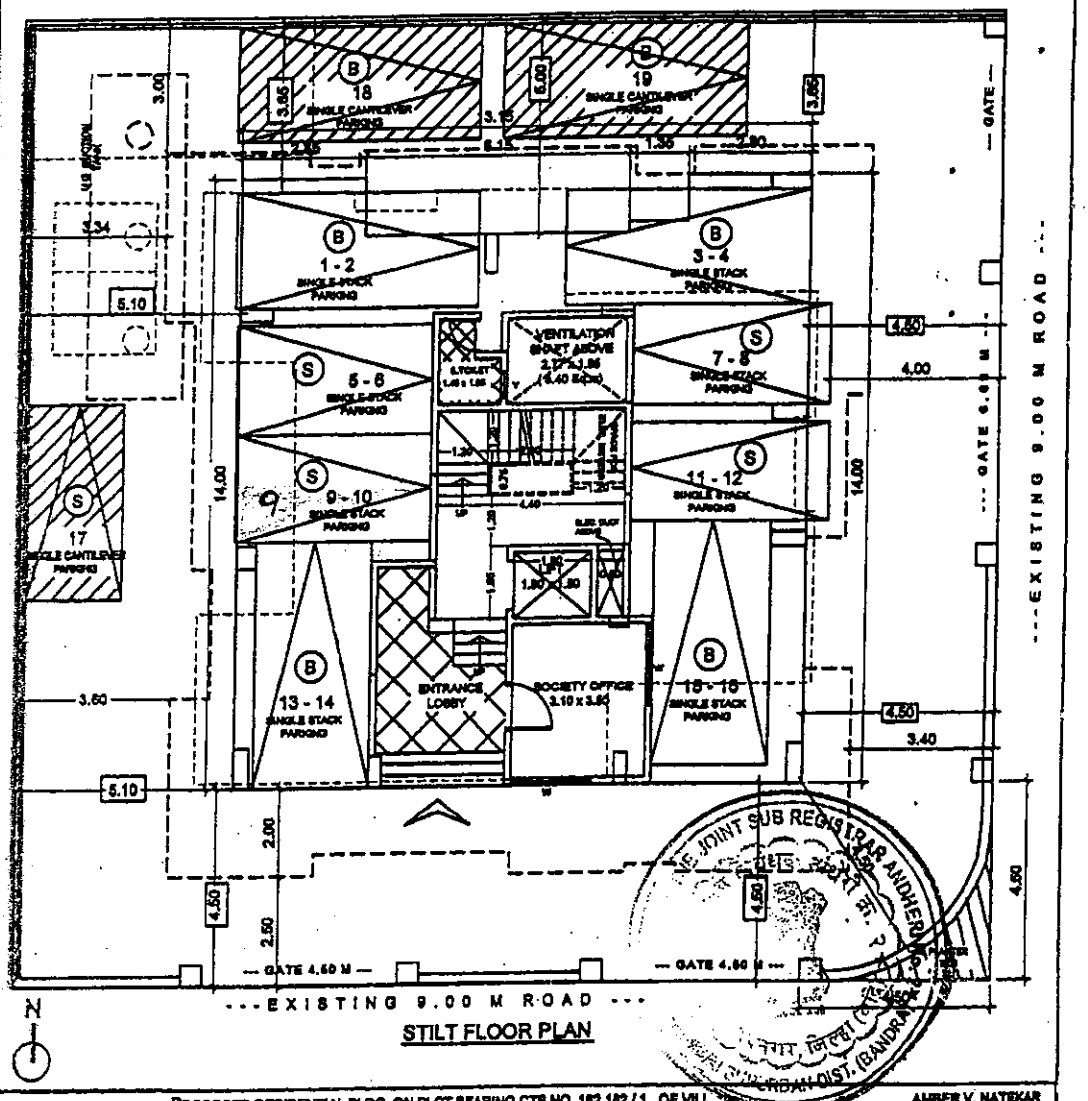
PARTNER

Through its Working Partner
Mr. Gautam Ekanath Thakur

NOTARY
KIRTI K. NAGDA
MUMBAI-MAHARASHTRA
Reg. No. 9990
Dt. 27/7/2013

38

Annexure - "A"



बदर - ४		
	२३	५८
२०२४		

- 6" brick work for external walls with external water proofing.
- Two Coats of sand finishing plaster.
- Painting for external Walls-Cement Paints/Acrylic base Paint as per approved Shade (Asian Paints/ICI).

Annexure - "B"

LIST OF AMENITIES

➢ IN THE LIVING ROOM

A] FLOORING

- Vitrified 2'× 2' size tile Flooring (Marbito, Marbonite or similar brands, as displayed tiles on site).
- Marbito/Marbonite tile of size 2' × 2' in Living Room with 4" skirting.

B] WINDOWS

- Aluminum sliding/openable windows 3/4" with approved colour and light tinted glass panes and granite + Marble window cill. Anodized.
- Strong Fixed M.S-Grills as per approval (Full Grill).
- Extra track & Panel for Mosquito Net for each window.

Specification of Aluminium Anodised Window.

- Jindal or GALCO make ¾" series heavy section.
- 4 to 5 mm. thick Glass.
- Concealed lock.

C] DOOR AND SHUTTERS

- Main door Decorative T.W. solid core frame 38 mm. thick.
- Decorative Main door shutter with brass fittings and fixtures of approved make.
- M.S./Wooden Safety door for Main door with Godrej/Europa make lock.
- Video-Door-Phone with intercom system inbuilt.
- Main door shutter provided with 1 No. Europa/Godrej make Night latch, peephole and lockable Brass (Silver Plated Aldrop facility).
- Teak wood cover moulding to door frame.
- Brass heavy quality handle from inside.
- Brass hinges of heavy quality.
- Brass Stopper and Kadi from inside.
- 6" long Brass Tower Bolt from inside.
- Flat Nos.in Brass.

बदर - ४

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२०१४		

D] BRICK WORK/PLASTER/PAINTING

INTERNAL

- Single 4" brick work for internal walls.
- Single Coat Cement smooth plaster for internal walls.
- Two coats of Birla Putty for Internal Walls to give smooth finishing.
- Painting for Internal Walls - Two Coats Oil Bound Distemper (Asian Paints/ICI).

EXTERNAL

- 6" brick work for external walls with external water proofing.
- Two Coats of sand finishing plaster.
- Painting for external Walls-Cement Paints/Acrylic base Paint as per approved Shade (Asian Paints/ICI).

E] **ELECTRICAL POINTS**

- Three light points + Two Fan point + One T.V. point + two 5amp points (for set top box & dvd player) + One Internet point + One AC Point + One Electric Door Bell point + One intercom point in each flat from Security cabin or main Entrance lobby of Building.
- Cable Connection.
- ISI- Certified approved quality electrical accessories.
- Anchor-Roma/Crabtree/Elley's fittings.
- Concealed Wiring. Safety electrical devices such as circuit breakers, MCB, ELCB of ISI mark of reputed brand.

➢ **IN THE BED ROOM/S**

A] **FLOORING**

- Vitrified 2' × 2' size tile Flooring (Marbito/Marbonite/Asian/ NITCO or similar brands, as displayed tiles on site) with 4" skirting as displayed on site.

B] **WINDOWS**

- Aluminum sliding/openable windows with approved colour and light tinted glass panes and granite + marble window cill.
- Strong Fixed M.S. Grills as per approval (Full Grill).
- Extra track & Panel for Mosquito Net for each window.

Specification of Aluminium Anodised Window.

- Jindal or GALCO ¾" series heavy section.
- 4 to 5 mm. thick Glass.
- Concealed lock.

C] **DOOR AND SHUTTERS**

- T.W. solid core frame as per approved.
- Flush door with (Anchor/Kenwood).
- White Oil Paint to give smooth finishing to surface of shutter and frame.
- Round Lock + Tower Bolt+ Stopper + S.S. Hinges.

नंबर-४		
८४२५	२५	७८
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D] **BRICK WORK/PLASTER/PAINTING**

INTERNAL

- Single 4" brick work for internal walls.
- Single Coat Cement smooth plaster for internal walls.
- Two coats of Birla Putty for Internal Walls to give smooth finishing. Painting for Internal Walls- Two Coats Oil Bound Distemper. (Asian Paints/ ICI)

EXTERNAL

- 6" brick work for external walls with external water proofing.
- Two Coats of sand finishing plaster.
- Painting for external Walls-Cement Paints/Acrylic base Paint as per approved Shade.

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E] **ELECTRICAL POINTS**

- Two light points + One Fan point + One AC Point + Two 5 Amp. Plug points.
- ISI-Certified approved quality electrical accessories.
- Anchor-Roma/Crabtree/Elley's fittings (Concealed Wiring).
- Parallel telephone point with 5 mp plug point in Master Bedroom.
- Cable Connection in Master Bedroom.

➢ **IN THE KITCHEN**

A] **FLOORING**

- Vitrified 2'X 2' size tile Flooring (Marbito, Marbonite or similar brands, as displayed tiles on site).

B] **WINDOWS**

- Aluminum sliding/openable windows ¾"section with approved colour and light tinted glass panes and granite + Marble window cill.
- Strong Fixed M.S. Grills as per approval.
- Extra track & Panel for Mosquito net for each window.

Specification of Aluminum Anodized Window.

- Jindal or GALCO make ¾" series heavy section.
- 4 to 5 mm. thick Glass.
- Concealed lock.

THE JOINT SUB REGISTRAR ANDHERI No. 2 ★ URBAN DIST. (BANDRA)

C] **KITCHEN PLATFORM**

- 8 feet Granite kitchen platform with approved quality stainless steel sink "Nirali" and glazed tile. (Imported Ceramic tiles or Sonora/Gold.
- Jaquar or similar quality hard coat CP plumbing fittings. Coin/Kajaria as approved by Architect dado upto 3' height above the platform. Below platform, white glazed tiles of size 8' x 12' will be provided).
- Kitchen platform will be sandwiched type with cuddapah stone/marble and top finished with polished black granite stone slab.
- Provision for Mahanagar gas connection & meter.

D] **BRICK WORK/PLASTER/PAINTING INTERNAL**

नंबर-४		
८५२६	२८	५८
२०१४		

- Single 4" brick work for internal walls.
- Single Coat Cement smooth plaster for internal walls.
- Two coats of Birla Putty for Internal Walls to give smooth finishing. (Asian Paints/ICI)
- Painting for Internal Walls-Two Coats Oil Bound Distemper.

EXTERNAL

- 6" brick work for external walls with external water proofing.
- Two Coats of sand finishing plaster.
- Painting for external Walls Cement Paints/Acrylic base Paint as per approved Shade.

E] **ELECTRICAL POINTS**

- Two light points + One Fan point + One Exhaust Fan Point + One 16 Amp. And Two 5 Amp.Plug points (for Fridge/Microwave/Aquaguard/Mixer Electric Point).
- ISI-Certified approved quality electrical accessories.
- Anchor-Roma/Crabtree/Elley's fittings.

➢ **IN THE TOILETS**

A] **FLOORING AND DADO**

- Imported Glazed tile dado up to door heights in bathroom, W.C. and toilet. As per displayed on site.
- Same matching Ceramic Tile for Flooring (Anti skid).

B] **WINDOWS**

- Adjustable glazed louvered windows for Toilets/Bath/W.C. fixed on Granite/Marble Frame. (min size 2' x 3' to include the exhaust fan cut out only fitted with glass) as approved.
- Provision for Mosquito Net.

C] **DOORS**

- 30 mm thick Flush Door with white Paint Baby Latch inside/outside or bakelite sheet with embedded in 1" Aluminum Frame with baby latch inside/outside fixed on Granite Frame.

D] **PLUMBING**

- Concealed G.I./P.V.C/U.P.V.C/ CPVC. in Toilet/Bath/W.C. make TATA, Zenith or ASTRAL make Pipe.
- Brass fitting with Chrome plated (Jaguar Continental/Opal Range).
- Single Liver Diverter, Overhead Shower, One Spout, Flush Valve/Flush Tank. (Cera/Euro).
- One Health Faucet attached to two-in-one bib Cock, wall mounted Europian W.C (Water Closet) (Cera).
- One Ceramic 18" x 14" Wash Basin with bottle Trap, Pillar cock (Cera/Euro).
- One 1 Liter instant Geyser (Racold/Getco or Bajaj) in Toilet/Bath.
- Toilet and W.C. will have Anglo-Indian (Orissa type) or English commode water closet (Cera/Euro) as per choice of member.
- Water connection for washing machine ~~& outlet in toilet lobby/kitchen~~

E] **BRICK WORK/PLASTER/PAINTING**

- Single 4" brickwork for internal walls.
- R. C.C. loft over bath and W.C./Toilet ~~as per permissible rules.~~
- 6''brick work for external walls with external water proofing.
- Single Coat Cement smooth plaster for internal walls.
- Single coat Plaster with Birla Putty and Two Coats Oil Bound Distemper.

F] **ELECTRICAL POINTS**

- One light point in Bath/W.C./Toilet and Toilet Lobby with one No. electrical Geyser connection for Bath/Toilet and one 5 Amp. Plug point in Toilet lobby.
- ISI-Certified approved quality electrical accessories.
- Anchor-Roma/Crabtree/Elley's fittings.
- Exhaust Fan point in Toilets.
- Separate Electric Meter for Each Flat.

➢ **IN THE COMPOUND WALL/STAIRCASE/LIFT/ENTRANCE LOBBY AND TERRACE**

- 1.2 mt. high pucca masonry compound wall with M.S. Openable decorative and attractive compound gate and paved (Chequred Tile or Attractive Tile) compound pavement.
- Adequate lighting to gate and in the Compound.
- Adequate compound lighting around Building.
- One light point in common staircase area on each floor.
- Attractive Lift/elevator as per Site condition and Approved (Kone/Otis/Schindler). Manufacturer. Elevator as per the rules and regulation of MCGM will be provided with automatic floor landing facility.
- Postal delivery boxes for each member at ground floor.
- Lift Machine Room will be provided on the Terrace over the Lift Shaft.
- Elegant main entrance lobby to Building, in Italian Marble and Granite with Intercom System to each flat.
- Adequate lighting in Stilt.
- Terrace finished in Brick bat coba with proper water proofing laid to adequate slope and finished above with I.P.S./China mosaic flooring.
- Grill over ventilation shaft to prevent entry of birds at terrace level.
- Attractive Name Plates.
- Stack Parking Installations, if required along with pit.

➢ **OTHER AMENITIES**

- R.C.C. water storage overhead tank and underground R.C.C. Suction tank of adequate capacity as per municipal rules, provided with water pumping arrangement with 2 nos. motors.
- Rainwater Harvesting Systems by Approved Consultant with Bore-Well.
- Fire Fighting System by Approved Consultant as per C.F.O (Chief Fire Officer).
- Society office will be provided with two light points, one fan point and two plug points.
- Approved underground Sewage Stoneware Pipe Line as per BMC norms.
- Servants Toilet will be provided with Light and Plug Point.
- Ceiling Height 9 to 9.6 from Floor Tiles to Ceiling.
- Staircase width minimum 4 to 4.5 ft.
- Full Grill for all the Rooms from Outside.
- Garbage Disposal System as per BMC approval.
- Termite Treatment at foundation level and after completion of structure.
- Separate distribution boards for (1) Connections to flats (2) Common lights (3) Electrical equipments like stack parking installations, lifts etc.

बांद्रा - ४
CHC | BB | UC

O.D./C.C. is issued subject
provision of Urban Land
Regulation Act. 1976

Annexure - "C"

536-2005-15,000 Forms. (4 Pages F/B) EC/48

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

Ex. Engineer Bldg. Proposal (W.S
H and K Wards
Muncipal Office, R. K. Patkar Marg
Bandra (West), Mumbai - 400 050

Intimation of Disapproval under Section 346 of the Mumbai
Municipal Corporation Act, as amended up to date.

No. CHE/WS/1115/K/337 (NEW) of 20 17 OCT 2014

MEMORANDUM

Municipal Office,
Mumbai 20

N.S.B. Properties, C.A. to Narayan Niwas C.H.S. Ltd.

With reference to your Notice, letter No.....814.....dated 31/10/2013 ~~200~~ and delivered on .....200.... and the plans, Sections, Specifications and Description and further particulars details of your proposed residential building on plot bearing **CTS No.162, 162/1 of village Vile Parle Mumbai,** furnished to me under your letter, dated.....20..... I have to inform you that I cannot approve the building or work proposed to be erected or executed, and I therefore hereby formally notify to you under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.

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.

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 road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.

That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.

That the Structural Engineer will not be appointed. Supervision ~~मेमो~~ as per appendix XI (regulation 5(3)(ix) will not be submitted by him.

That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.

That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.

THE JOINT SUB REGISTRAR ANDHERI No. 2 SUBURBAN DIST.

C429	34	CC

CERTIFIED AS TRUE COPY

AMBER V. NATEKAR,
REGD. ARCHITECT &
INT. DESIGNER.

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That the Registered Agreement with the existing tenant alongwith the list [illegible] submitted before C.C.

That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.

That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C. starting the work.

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.

That the requirements of N.O.C. of (i) Reliance Energy /Tata Power, [ii] S.G. [iii] P.C.O., [iv] A.A. & C. [K/East Ward], [v] S.P. [vi] S.W.D., [vii]M.T.N.L., [viii] H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.

That the basement will not comply with basement rules and regulations and registered undertaking. for not misusing the basement will not be submitted before C.C.

That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.

That "All Dues Clearance Certificate" related to H.E.'s Dept. from the concerned A.E.W.W. [K/East Ward] shall not be submitted before applying for C.C.

That the NOC from Society alongwith certified extract of General Body Resolution for development/additions and alterations will not be submitted before C.C.

That the development charges as per M.R.T.P. (amendment) Act 1991 will not be paid.

That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.

That the requisite premium as intimated will not be paid before applying for C.C.

That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.

That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.

THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (BANDRA) उपनिबंधक अंधेरी क्र. २ मुंबई उपनगर, जिल्हा (बांद्रा)

4325	24	VC

CERTIFIED AS TRUE COPY
AMBER V. NATEKAR
REGD. ARCHITECT & INT. DESIGNER

17 OCT 2016 CHE/WS/1115/K/337 (NEW)

Ex. Engineer Bldg. Proposal (W.S
H and K Wards
Muncipal Office, R. K. Pathar Marg
Bandra (West), Mumbai - 400 050

That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.

That the design for Rain Water Harvesting System from Consultant as per Govt. notification under Sec.37[2] of MR&T.P. Act, 1966 under No.TPB-4307/396/CR-24/2007/UD-11 dt.6/6/2007 shall not be submitted.

That the authorized Pvt .Pest Control Agency to give anti malaria treatment shall not be appointed in consultation with P.C.O.[K/East Ward].

That the N.O.C. from E.E. Mech. (E.I.) P&D for the provision of artificial light, ventilation and / or A.H.U. shall not be submitted.

That the sheet piling along with diaphragm wall shall not be constructed taking all the precautionary measures under the strict supervision of registered Structural Engineer before actual work of basement is taken in hand after issue of C.C.

That the RUT shall not be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (Act) amended upto date and the I.B. indemnifying the MCGM and its employees from any legal complications arising due to MOFA, will be submitted.

That the necessary remarks for training of nalla/construction of SWD will not be obtained from Dy. Ch.Eng. (SWD) City and Central Cell before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.

That the debris removal deposit of Rs. 45,000/- or Rs. 2/- per sq.ft. of the built up area, whichever is less will not be paid before further C.C.

That the 'Debris Management Plan' shall not be got approved from Executive Engineer [Conc.] and the conditions therein shall not be complied with.

That the N.O.C. from Collector – M.S.D. for excavation of land shall not be submitted.

That remarks / specifications regarding formation level and construction of road from the office of Dy.Chief Engineer [Roads]W.S. shall not be obtained before applying for C.C.

That the labour welfare tax as per circular No. Dy.Ch.Eng/3663/BP (City) Dt. 30.9.2011 shall not be paid before asking for C.C.

That developer shall not submit the registered undertaking agreeing to comply with & follow the rules, regulations, circulars, directives related to the safety of construction workers, issued time to time by the department of building & other construction works, Government of Maharashtra.

CHEC | ZR | UC

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AMBER V. NATEKAR
REGD. ARCHITECT &
INT. DESIGNER

That the R.U.T. & Indemnity Bond shall not be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents.
Ownership documents.
Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans.
Copies of Soil Investigation Report.
RCC details and canvas mounted structural drawings.
Structural Stability Certificate from Lic. Structural Engineer.
Structural audit reports.
All details of repairs carried out in the buildings.
Supervision certificate issued by Lic. Site Supervisor.
Building Completion Certificate issued by Lic. Surveyor / Architect.
NOC and Completion Certificate issued by C.F.O.
Fire safety audit carried out as per the requirement of C.F.O.

The above documents shall be handed over to the end user/prospective society within a period of 30 days incase of redevelopment of properties and in other cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the abovesaid documents/plans and subsequent periodical structural audit reports and repair history. Further, the end user/ prospective society shall carry out necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.F.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.

That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same shall not be taken and completion certificate to that effect shall not be submitted from the Licensed Structural Engineer.

That the R.U.T. shall not be submitted by the owner/developer for maintaining the noise level levels as per the norms of Pollution Control Board.

CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.

That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.

That the requirement of N.O.C. from C.A., U.L.C. & R. Act will ~~not be complied with before~~ starting the work above plinth level and Affidavit-cum-Indemnity Bond as required vide No. ULC-10 (2008)/CR-1/2008/ULCR-1 dtd. 01-3-2008 shall not be submitted by developer.

बदर - ४
२०१४

That the debris shall not be transported to the respective Municipal ~~dumping site and challan~~ to that effect shall not be submitted to this office for record.

That the N.O.C. from A.A. & C. [K/East Ward] shall not be submitted.

CERTIFIED AS TRUE COPY

AMBER V. NATEKAR
REGD. ARCHITECT &
INT. DESIGNER.

That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.

That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.

That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.

That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.

That the necessary arrangement of borewell shall not be made/provided and necessary certificate to that effect from the competent authority shall not be obtained before C.C.

That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 Sq.Mts. as per Govt. notification under Sec.37[2] of M.R.T.P. Act, 1966.

That the requisition from fire safety point of view as per D.C.R.91 shall not be complied with.

That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.

That the Drainage Completion Certificate shall not be submitted.

That the Lift Inspector's completion certificate shall not be submitted.

That the structural stability certificate shall not be submitted.

That the Site Supervisor's completion certificate shall not be submitted.

That the smoke test certificate shall not be submitted.

That the water proofing certificate shall not be submitted.

That the N.O.C. from A.A. & C. [K/East Ward] shall not be submitted.

That the P.R.Card for amalgamated plots in the name of applicant shall not be submitted.

That the final completion certificate from C.F.O. shall not be submitted.

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CERTIFIED AS TRUE COPY

AMBER V. NATEKAR,
REGD. ARCHITECT &
INT. DESIGNER

CHE / WS / 1115 / K / 337 (NEW) 1/2

17 OCT 2014

STILT FLOOR PLAN
SCALE : 1:100

TYPICAL 1ST TO 3RD FLOOR PLAN
SCALE : 1:100

4TH FLOOR PLAN
SCALE : 1:100

TERRACE FLOOR PLAN
SCALE : 1:100

TYPICAL VENTILATION SECTION

SINGLE STACK PARKING

CANTI. PARKING

CANTI. PARKING SECTION

SECTION THROUGH COMPOUND WALL

SECTION THROUGH SUCTION TANK

LOCATION PLAN
D.P. SHEET EXTRACT :: W / 42 - K - EAST

BLOCK PLAN
SCALE : 1:500

CARPET AREA STATEMENT :

FLOOR	FLAT	LIVING	BED	KITCHEN	WC	DRESS	AREA (Sq.M.) TOTAL CARPET
1ST FLOOR	101	16.55	12.46 + 21.20	7.06+6.12	6.13 +	3.34	76.84
	102	14.00	20.04	6.44+6.04	5.42 +	4.01	67.14
	103	14.00	22.41	6.21+4.32	5.18	2.21	60.32
2ND FLOOR	201	16.55	12.46 + 21.20	7.06+6.12	6.13	3.34	73.84
	202	14.00	20.04	6.44+6.04	5.42	4.01	67.14
	203	14.00	22.41	6.21+4.32	5.18	2.21	60.32
3RD FLOOR	301	16.55	12.46 + 21.20	7.06+6.12	6.13	3.34	73.84
	302	14.00	20.04	6.44+6.04	5.42	4.01	67.14
	303	14.00	22.41	6.21+4.32	5.18	2.21	60.32
4TH FLOOR	401	16.55	12.46 + 21.20	7.06+6.12	6.13	3.34	73.84
	402	14.00	20.04	6.44+6.04	5.42	4.01	67.14
	403	14.00	22.41	6.21+4.32	5.18	2.21	60.32
5TH FLOOR	501	16.55	12.46 + 21.20	7.06+6.12	6.13	3.34	73.84
	502	14.00	20.04	6.44+6.04	5.42	4.01	67.14
	503	14.00	22.41	6.21+4.32	5.18	2.21	60.32
6TH FLOOR	601	16.55	12.46 + 21.20	7.06+6.12	6.13	3.34	73.84
	602	14.00	20.04	6.44+6.04	5.42	4.01	67.14
	603	14.00	22.41	6.21+4.32	5.18	2.21	60.32

PROFORMA - B

CONTENTS OF SHEET

SECTIONAL AREA DIAGRAMS
B.U.A. CALCULATIONS & STATEMENT
STAIRCASE AREA CALCULATIONS
COMPOUND WALL SECTION & SUCTION TANK SECTIONS

STAMP OF DATE OF RECEIPT OF PLANS

PARKING STATEMENT :

AS PER SANCTIONED DCR 33 TAB NO 16.

	CARPET AREA	CAR PARK	FLATS	CAR PARK
1	NET 0 S 38 SQ.MT	0 : 1	—	—
2	NET 35.646 SQ.MT	0 : 1	1 NOS	1 NOS
3	NET 44.676 SQ.MT	1 : 1	11 NOS	11 NOS
4	ABOVE 70 SQ.MT	1 : 2	6 NOS	12 NOS
			TOTAL = 18 NOS	24 NOS
			VISITOR'S CAR PARK : 25 %	6.00
			TOTAL =	30.00
			REQUIRED CAR PARK =	30 NOS
			PROPOSED CAR PARK =	18 NOS

TOTAL PROPOSED PARKING SPACES = 18 NOS

PROFORMA - A

DESCRIPTION OF PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING C.T.S. NO. 182, 182 / 1 OF VILL. VILE PARLE (E) LOCATED AT SUBHASH CROSS ROAD AT PARLE (E) MUMBAI-400057

NAME AND SIGNATURE OF OWNER

M/S. N. S. B. PROPERTIES
(C.A. TO PLOT OWNERS)

CERTIFICATE OF AREA

NAME AND SIGNATURE OF ARCHITECT

AMBER V. NATERAR.
B.E. (Arch.), F.I.A. (Cert.) to PD Deptt.
Regd. Architect & Valuer, M.Sc.
M.A. (Econ.), Post Grad. Diploma in Valuation
C.E.A. Registered Valuer
Cat. I Govt. of India

DRG. NO. MD / 1
SCALE :
DATE : 09 / 04 / 14
REV. :

BUILT UP AREA STATEMENT

FLOOR	B.U.A. AREA (Sq.M.)	PUNGABLE FSI	TOTAL B.U.A. AREA (Sq.M.)
STIL FOU FLR	—	—	—
1ST FLR	167.59	55.40	223.00
2ND FLR	167.59	55.40	223.00
3RD FLR	167.59	55.40	223.00
4TH FLR	167.59	55.40	223.00
5TH FLR	167.59	55.40	223.00
6TH FLR	167.59	55.40	223.00
TOTAL	1006.54 Sq.M.	332.34 Sq.M.	1338.84 Sq.M.

AREA OF PLOT (As per P.R.C.) = 922.50 SQ. M.
PROPOSED BUILT UP AREA = 1006.50 SQ.MT
PERMISSIBLE PUNGABLE AREA (Max. @30%) = 301.75 SQ.MT
PROPOSED NON RESIDENTIAL F.P.I(30%) = NIL
PROPOSED RESIDENTIAL FCFS (36%) = 332.34 SQ.M
TOTAL PROPOSED GROSS AREA = 1338.84 SQ.MT.

0.33 GOVT. ADDITIONAL FSI CALCULATIONS :-

NET PLOT AREA = 922.50 SQ.MT
922.50 X 33% = 304.53 SQ.MT

SR. NO	AMOUNT PAID TO	AMOUNT Rs.	RECEIPT NO.	DATE
1	50% TO MCGM	13,45,700	100176044	21 / 05 / 2014
2	50% TO GOVT. OF MAHARASHTRA	13,45,700	24/2012	21 / 05 / 2014

VENTILATION SHAFT CALCULATIONS
16.7 FLAT TO 8 FLAT
A.V.S. AREA REQD. AS PER DCR 40 (7) = 0.20 SQ.M
A.V.S. AREA PROVIDED = 0.20 SQ.M

नकाशा - Y
UC
20 / 8

Nalini Vinodroy Parekh

CHE / WS / 1115 / K / 337 (NEW) 2/2

PROFORMA - B

CONTENTS OF SHEET.

SECTIONS, AREA DIAGRAMS,
B.U.A. CALCULATIONS & STATEMENT.
STAIRCASE AREA CALCULATIONS.
COMPOUND WALL SECTION, U.G. SUCTION TANK SECTIONS.

STAMP OF DATE OF RECEIPT OF PLANS.

17 OCT 2014

APPROVED Subject to conditions mentioned in our office No. CHE/WS/ /1115/K/337(NEW)
Sd/- 17/10/2014
Ex. Engr. Bldg. Prop. (W.S.) K. Ward
Brihan Mumbai Mahanagar Palika

NO.	REVISION	DATE
1.	IOD PLAN.	7/10/2014

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RES. BUILDING ON PLOT BEARING C.S. NO. 162, 162 /1 OF VILE PARLE (E) LOCATED AT SUBHASH CROSS ROAD AT VILE PARLE (E) MUMBAI-400057

NAME AND SIGNATURE OF OWNER

For NSB PROPERTIES
PARTNER
M/S. N. S. B. PROPERTIES
(C.A. TO PLOT OWNERS)

M/S.NARAYAN NIWAS CO-OP. HSG.SOC.
(PLOT OWNERS)

NAME AND SIGNATURE OF ARCHITECT.

AMBER V NATEKAR.
Sub-ARCH. A.I.I.A. Cert. in Pr. Dip. VAA
Regd. Architect & Valuer, IndiaA
1A, Gr.Fr., Parle Udyog Bldg.
Vile Parle (E) Mumbai-400057.
Tel. (FAX) 2613 6307

JOB NO.: NSB /NN / 13
DRG. NO. MD 2
DRN BY: BANDU
CHK BY: AVN
SCALE :
DATE : 7/10/14
REV. :

FLAT NO. 101 TO 401

FLAT NO. 102 TO 402

FLAT NO. 203, 303

FLAT NO : 403

FLAT NO : 503

FLAT NO : 501

FLAT NO : 402

PLOT AREA CALCULATION
AREA OF
1 : ½ x 31.75 X 15.87 = 251.N - SQ.MT.
2 : ½ x 31.75 X 15.87 = 251.N - SQ.MT.
TOTAL = 503.88 SQ.MTS.

AREA OF PLOT AS PER P.R.C. = 502.50 SQ.MTS.

PLOT AREA CALCULATION

STAIRCASE, LIFT, LIFT LOBBY & V. SHAFT AREA CALCULATIONS :
1ST FLR. TO 6TH FLR.

STAIR	4.40 X 3.15	= 13.86 SQ.M.
LIFT	2.10X1.65	= 3.47 SQ.M.
LOBBY	1.70 X1.65	= 2.81 SQ.M.
WALL	2.77 X 0.15	= 0.42 SQ.M.
TOTAL PER FLOOR=		= 20.56 SQ.M.

TRUE TOTAL STR. /LIFT /LOBBY AREA AT 1 ST TO 6 TH FLRS. = 20.56 X 6 = 123.36 SQ.M

BUILT UP AREA CALCULATION :
FLAT NO 101 TO 401
AREA OF.

A	16.76	X 7.08 =		111.61 SQ.M.
		TOTAL =		111.61 SQ.M.
LESS (-)				
1	0.94	X 2.63	=	2.48 SQ.M.
2	4.48	X 1.28	=	5.73 SQ.M.
3	2.68	X 2.55	=	6.83 SQ.M.
4	2.60	X 2.85	=	8.63 SQ.M.
5	4.60	X 0.60	=	2.76 SQ.M.
TOTAL LESS		(-)	=	27.34 SQ.M.
BALANCE			=	84.17 SQ.M
GROSS BUILT UP AREA			=	84.17 SQ.M.

BUILT UP AREA CALCULATION :
FLAT NO 102 TO 402 :
AREA OF.

A	10.91	X 8.65 =		105.34 SQ.M.
		TOTAL =		105.34 SQ.M.
LESS (-)				
1	1.15	X 0.35	=	0.40 SQ.M.
2	0.08	X 3.30	=	0.26 SQ.M.
3	2.02	X 2.10	=	4.24 SQ.M.
4	4.55	X 3.60	=	16.38 SQ.M.
5	5.16	X 0.08	=	0.41 SQ.M.
6	0.71	X 5.70	=	4.05 SQ.M.
TOTAL LESS		(-)	=	27.53 SQ.M.
BALANCE			=	77.85 SQ.M
GROSS BUILT UP AREA			=	77.85 SQ.M.

BUILT UP AREA CALCULATION :
FLAT NO 203, 303 & 303 :
AREA OF.

A	5.55	X 13.43 =		74.54 SQ.M.
		TOTAL =		74.54 SQ.M.
LESS (-)				
1	0.08	X 3.30	=	0.26 SQ.M.
2	1.46	X 0.65	=	0.95 SQ.M.
3	0.49	X 3.30	=	1.62 SQ.M.
4	1.40	X 3.00	=	4.20 SQ.M.
5	0.30	X 1.38	=	0.41 SQ.M.
6	2.79	X 1.20	=	3.35 SQ.M.
7	0.92	X 1.25	=	1.15 SQ.M.
TOTAL LESS		(-)	=	11.14 SQ.M.
BALANCE			=	63.40 SQ.M
GROSS BUILT UP AREA			=	63.40 SQ.M.

BUILT UP AREA CALCULATION :
FLAT NO 402.
AREA OF.

A	7.90	X 8.65 =		77.10 SQ.M.
		TOTAL =		77.10 SQ.M.
LESS (-)				
1	1.15	X 0.35	=	0.40 SQ.M.
2	0.30	X 3.85	=	1.40 SQ.M.
3	1.03	X 3.60	=	3.67 SQ.M.
4	3.16	X 0.08	=	0.41 SQ.M.
5	0.71	X 5.70	=	4.05 SQ.M.
TOTAL LESS		(-)	=	12.13 SQ.M.
BALANCE			=	64.97 SQ.M
GROSS BUILT UP AREA			=	64.97 SQ.M.

BUILT UP AREA CALCULATION :
FLAT NO 403.
AREA OF.

A	8.66	X 13.43 =		116.57 SQ.M.
		TOTAL =		116.57 SQ.M.
LESS (-)				
1	1.23	X 0.65	=	0.80 SQ.M.
2	0.49	X 3.30	=	1.62 SQ.M.
3	1.40	X 3.00	=	4.20 SQ.M.
4	0.30	X 1.38	=	0.41 SQ.M.
5	2.99	X 1.20	=	3.59 SQ.M.
6	3.29	X 2.00	=	6.58 SQ.M.
7	3.13	X 6.80	=	21.30 SQ.MT.
8	0.35	X 0.08	=	0.03 SQ.MT.
TOTAL LESS		(-)	=	38.46 SQ.M.
BALANCE			=	78.11 SQ.M
GROSS BUILT UP AREA			=	78.11 SQ.M.

BUILT UP AREA CALCULATION :
FLAT NO 501.
AREA OF.

A	16.75	X 7.66 =		128.95 SQ.M.
		TOTAL =		128.95 SQ.M.
LESS (-)				
1	0.94	X 3.63	=	3.41 SQ.M.
2	3.16	X 0.90	=	2.10 SQ.M.
3	4.40	X 1.28	=	5.27 SQ.M.
4	1.10	X 0.08	=	0.09 SQ.M.
5	1.16	X 6.18	=	6.21 SQ.M.
6	4.60	X 0.60	=	2.76 SQ.M.
TOTAL LESS		(-)	=	28.84 SQ.M.
BALANCE			=	100.26 SQ.M
GROSS BUILT UP AREA			=	100.26 SQ.M.

BUILT UP AREA CALCULATION :
FLAT NO 503.
AREA OF.

A	6.86	X 8.06 =		55.23 SQ.M.
		TOTAL =		55.23 SQ.M.
LESS (-)				
1	1.46	X 0.65	=	0.95 SQ.M.
2	0.49	X 3.30	=	1.62 SQ.M.
3	4.16	X 0.08	=	0.33 SQ.M.
4	0.08	X 3.30	=	0.26 SQ.MT.
TOTAL LESS		(-)	=	3.17 SQ.M.
BALANCE			=	47.06 SQ.M
GROSS BUILT UP AREA			=	47.06 SQ.M.

SECTION A-A

SECTION B-B

Annexure - "D"

KIRTI NAGDA & ASSOCIATES

(ADVOCATES HIGH COURT)

KIRTI K. NAGDA B.COM. LL.M
DEVAVIN M. CHHEDA B.COM LL.B.
SHUBHANGI S. CHOUDHARI B.COM LL.B.
JEEVINI G. FORIA B.Com. LL.M

5, Trimurti Krupa Co-Op. Hsg.Soc.Ltd.
Ram Mandir Road, Behind Malaviya Road Post Office,
Vile-Parle (East), Mumbai - 400 057.
(O) : 2610 1747 / 1748 • Fax : 2610 1755
E-mail : kirti_nagda@yahoo.com

Ref. :

Date : 30/09/2013

TO WHOMSOEVER IT MAY CONCERN

Sub.: Title Certificate with respect to:-
All that piece and parcel of land or ground admeasuring about 502.50 sq.mtrs. C.T.S. No.162 & 162/1 and original Survey Nos.50 (A), Hissa No.1 (Part) of Village - Vile Parle (East), Taluka - Andheri, Dist. - Mumbai Suburban situated at Subhash Cross Road, Vile Parle (East) Mumbai - 400 057.

1. One Mr. Gajanan Narayan Samant was owner of all that piece and parcel of plot of land or ground situate, lying and being at Vile Parle in Greater Bombay within registration Sub-District Bandra of the Bombay Suburban District containing by admeasurements 604 Sq.yds. or thereabouts and bearing Plot No.27 of Parantna Scheme No. B, of Vile Parle and Survey No.50 (A), Hissa No.1 (Part), now bearing CTS No. 162 & 162/1 of Village - Vile Parle (East), Taluka - Andheri, Dist. - Mumbai Suburban (hereinafter referred to as said plot of land).

2. The said Mr. Gajanan Narayan Samant developed the said Plot of Land by constructing the building on the said plot of Land known as Narayan Niwas consisting of 10 Flats and 1 Garage and sold the flats and other premises on ownership basis under the provisions of Maharashtra Ownership Flats Act - 1963 for consideration under

बुक - ४
MBE 44 UC
2028

TRUE COPY
KIRTI K. NAGDA, B.Com.LL.M.
ADVOCATES & NOTARY PUBLIC
GOVT. OF INDIA
5, Trimurti Krupa CHS Ltd.
Ram Mandir Road,
Vile Parle (E), Mumbai-400 057.

NOTARY KIRTI K. NAGDA MUMBAI MAHARASHTRA Reg. No. 9690 Dt. 27/7/2013 GOVT. OF INDIA

1 OCT 2013

KIRTI NAGDA & ASSOCIATES (Vile Parle (E))

Name	Relation
Smt. Urmila Gajanan Samant	Wife
Smt. Snehalata Vasant Naik	Married daughter
Mr. Arun Gajanan Samant	Son
Mrs. Shilpa Uday Ajagaonkar	Married Daughter
Mr. Prakash Gajanan Samant	Son

The name of the aforesaid heirs was also recorded on the property card of the said property.

6. All the heirs and legal representatives of the deceased Mr. Gajanan Narayan Samant thereafter executed Deed of Conveyance dt. 30/03/2011 in respect of transfer of the said property in favour of Society and the same is duly registered with Sub-Registrar of Assurance, Andheri Taluka- Mumbai under Sr. No.BDR-9-2983-2011.

7. In view of the aforesaid the society became absolute owner of the said Property and the name of the society is also appearing on the property card of the said Property bearing C.T.S. No. 162 & 162/1, of Village – Vile Parle (East) as per entry dated 16/07/2013 made by the City Survey Office on the Property card of the said property, and we rely upon the said entry for the purpose of this Title Certificate.

C43C	4U	6C

8. We have investigated the prima facie title of **NARAYAN NIWAS CO-OPERATIVE HOUSING SOCIETY LTD.** to the said property by perusal of the relevant available documents. We have published Public Notice in two News Papers namely Free Press Journal on

HOUSING SOCIETY LTD. after due investigation of title, as such advocate may deem fit.

SCHEDULE OF THE PROPERTY

All that piece and parcel of land or ground admeasuring about 502.50 sq.mtrs. original Survey Nos.50 (A), Hissa No.1 (Part) and bearing C.T.S. No.162 & 162/1 of Village – Vile Parle (East), Taluka – Andheri Dist. – Mumbai Suburban situated at Subhash Cross Road, Vile Parle (East) Mumbai – 400 057.

Dated this 30th Day of September, 2013.

For M/s. Kirti Nagda & Associates

Mr. Kirti K. Nagda
(Proprietor / Advocate)

NOTARY
KIRTI K. NAGDA
MUMBAI MAHARASHTRA
GOVT. OF INDIA

बदर-४		
८५३८	५२	७८
२०१४		

\\Smita\Lenovo (D)\Smita - 10.12.2010\agreement\Development Agreement\HSB Properties (Gautam Thakur)\Narayan Niwas CHS Ltd\Title Certificate\Title Certificate.doc

Annexure- "E"

मालमत्ता पत्रक

विभाग/मौजे -- विलेपार्ले (पु) तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन कार्यक्रम / स.नं. नं.	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अकारांची किंवा पट्टीची तपशील आणि त्याच्या पोट तपशीलांची विस्तृत यादी
१६२	.				
			चौ.मी. ४११.७	C	[रु.१६.८७] ता १.८.५७ ते ३१.७.५९ [रु.३३.७५ ३१.७.७९ पर्यंत] रु.१३४.९८ दि १.८.७९ पासून

सुविधाधिकार	--
हक्काचा मुळ धारक वर्ग	[श्री गजानन नारायण सामंत] खरेदीने र.रु.६००० ता १०.४.४८ [विष्णु बाळकृष्ण परांजपे कडून]
पट्टेदार	----
इतर भार	[श्री गोविंद दिनकर परांजपे कडे] [गहाण र.रु.५०००]
इतर शेरे	--

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
१६/१२/१९६९	मा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या नार्णे संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			स्वा- १९७०-०१-२८ न.भू.अ.विलेपार्ले
१७/०७/१९८०	मा.अपर तहसिलदार (मि.शे.) अंधेरी यांचेकडील बिनशेती आदेश क्रमांक ATN/NAII/५५७ दिनांक २१/१/८० प्रमाणे बिनशेती सारा नोंद (रहाणेकडे / व्यापाराकडे/ औद्योगिक)			[illegible]
१६/०७/२०१३	श्री.गजानन नारायण सामंत हे दि.१९/०२/२००७ रोजी मयत असून त्यांचे वारस असलेबाबत अर्ज व प्रतिज्ञापत्र प्रकाश गजानन सामंत वै ७ यांनी सादर केले असून जबाब दिल्यानुसार वारसांची नोंद केली.		धा. १) उर्मिला गजानन सामंत २) स्नेहलता वसंत नाईक ३) अरुण गजानन सामंत ४) शिल्पा उदय आजगांवकर ५) प्रकाश गजानन सामंत	[illegible]
१६/०७/२०१३	मा.सह दुय्यम निबंधक अंधेरी, वर्ग ३ मुंबई उपनगर जिल्हा यांचे कडील र.द.क्र.बदर-९/२९८३/२०११ दि.३०/३/२०११ अन्वये खरेदी देणार उर्मिला गजानन सामंत, स्नेहलता वसंत नाईक, अरुण गजानन सामंत, शिल्पा उदय आजगांवकर,प्रकाश गजानन सामंत यांची नांवे कमी करुन खरेदी घेणार यांचे नांव दाखल केले. S.I.		धा. नारायण निवास को.ऑ.हौ.सो.लि.	के रकाना क्र.१०६१ प्रमाणे स्वा- १६/०७/२०१३ न.भू.अ.,विलेपार्ले
०६/०९/२०१३	मा.सह जिल्हा निबंधक वर्ग -२ (अभिलेख) मुंबई उप.जिल्हा यांचे र.द.क्र.BHD/२७९४/१ दि.१९/२/६८ व इतर भार मधील गोविंद दिनकर परांजपे यांचे र.रु..५०००/- श्री.गजानन नारायण सामंत यांनी गहाण रक्कम पोच केलेने गहाण बोजा गोविंद दिनकर परांजपे यांचे नांव कमी केले. S.I.			के रकाना क्र.१०६२ प्रमाणे स्वा- ०६/०९/२०१३ न.भू.अ.,विलेपार्ले

प्रमाणे करणारा - [illegible] खरी नकल - सत्य-प्रतिलिपी न.भू.अ.विलेपार्ले मुंबई उपनगर जिल्हा

नगर भूमापन अधिकारी, विलेपार्ले

बदर-४ C43E 69 45

V. IDEK V. NATEKAR
REGD. ARCHITECT & ENT. DESIGNER.

SBB

मालमत्ता पत्रक

विभाग/मौजे -- विलेपार्ले (पू) तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / स.नं. नं.	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
१६२/१	१६२/१			
			चौ.मी. ९०.८	C

शासनाला विक्रीस प्रकारच्या मिळालेल्या भाडयाच्या तपशील आणि त्याचा पुढे उपयोग [illegible]

सि.स.नं.१६२ प्रमाणे

सुखाधिकार --

हक्काचा मूळ धारक वर्ग [श्री.गजानन नारायण सामंत] खरेदीने सि.स.नं.१६२ प्रमाणे

पट्टेदार --

इतर भार [सि.स.नं.१६२ प्रमाणे]

इतर शेरे --

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षाकंन
१६/१२/१९६९	मा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायद्यानुसार व मा.स.च्या नाणे संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही - १९७०-०६-२८ वि.नि.नि.पू.x Y० म.(१)खाणे.
१७/०७/१९८०	बिनशेती सारा नोंद न.भू.क्र.१६२. प्रमाणे.			
०४/०१/१९८४	सुधारित बि.शे.सारा/ मुदतवाढ न.भू.क्र.१६२..प्रमाणे			सही - १९८०-०८-०२ न.भू.अ. क्र.१मुंबई Cm
१६/०७/२०१३	श्री.गजानन नारायण सामंत हे दि.१९/०२/२००७ रोजी मयत असून त्यांचे वारस असलेबाबत अर्ज व प्रतिज्ञापत्र प्रकाश गजानन सामंत वै ७ यांनी सादर केले असून जबाब शिल्यानुसार वारसांची नोंद केली.		धा. १) उर्मिला गजानन सामंत २) स्नेहलता वसंत नाईक ३) अरुण गजानन सामंत ४) शिल्पा उदय आजगांवकर ५) प्रकाश गजानन सामंत	सही - १९८०-०८-०२ न.भू.अ. क्र.१मुंबई Cm
१६/०७/२०१३	मा.सह दुय्यम निबंधक अंधेरी, वर्ग ३ मुंबई उपनगर जिल्हा यांचे कडील र.द.क्र.बदर-९/२९८३/२०११ दि.३०/३/२०११ अन्वये खरेदी देणार उर्मिला गजानन सामंत, स्नेहलता वसंत नाईक, अरुण गजानन सामंत, शिल्पा उदय आजगांवकर,प्रकाश गजानन सामंत यांचा नांवे कर्मी कठन खरेदी घेणार यांचे नांव दाखल केले. S.I.		धा. नारायण निवास को.ऑ.हौ.सो.लि.	फे रचना क्र.१०३० प्रमाणे सही - १६/०७/२०१३ न.भू.अ.विलेपार्ले
१६/०८/२०१३	मा.सहा जिल्हा निबंधक वर्ग -२ (अभिलेख) मुंबई उप.जिल्हा यांचे र.द.क्र.BHD/२७१४/१ दि.१९/२/६८ व इतर भार मधील गोविंद दिनकर परांजपे यांचे र.रु..५०००/- श्री.गजानन नारायण सामंत यांनी गहाण रक्कम पोच केलेने गहाण बोजा गोविंद दिनकर परांजपे यांचा नांव कमी केले. S.I.			फे रचना क्र.१०६१ प्रमाणे सही - १६/०८/२०१३ न.भू.अ.विलेपार्ले

सरणे करणारा - सही खरी नकल - सत्य-प्रतिलिपी न.भू.अ.विलेपार्ले मुंबई उपनगर जिल्हा

CERTIFIED AS TRUE COPY

AMBER V. NATEKAR.
REGD. ARCHITECT &
INT. DESIGNER

बदर-४
५४९ ७३ ५८
२०१४

SBG

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

NALINI VINOD PAREKH

JAGMOHANDAS GORADIA

20/10/1944

Permanent Account Number

AHEPP8677K

Nalini

Signature

SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. २ ★ SUBURBAN DIST. (BANDRA) ★

बदर-४		
८४३८	६५	५८
२०१४		

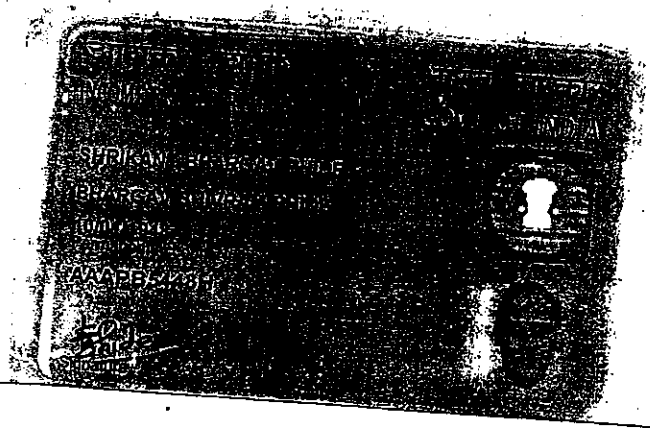
इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाईम्स टॉवर, कमला मिल्स कम्पाउंड, एस. बी. मार्ग,
लोअर परेल, मुंबई-400 013.

If this card is lost / someone's lost card is found,
Please inform / return to:
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound
S.B.Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4600, (022) 22-2493 0664
email: tinfo@nsdl.co.in

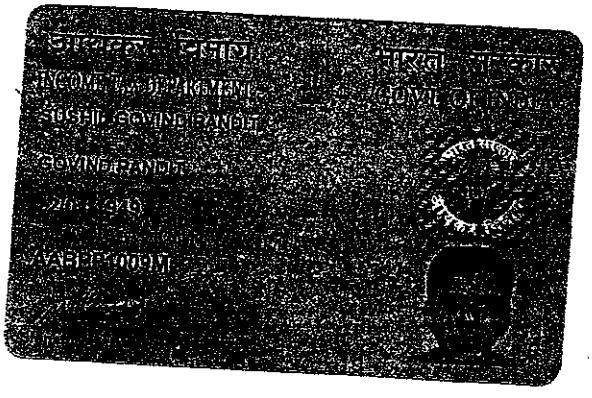
[redacted]

OF THE JOINT SUB REGISTRAR ANDHERI No. 2
SUBURBAN DIST. (BANDRA)

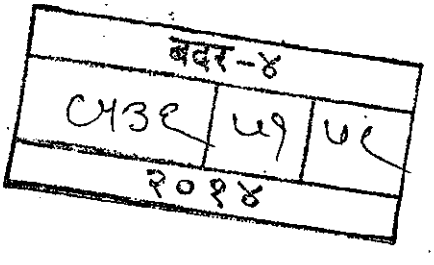
इंडर-४		
५७६	६५	८८
२०१४		



बदर-४		
०५३९	६२	५८
२०१४		




OF THE JOINT SUB REGISTRAR ANDHERI No. 2
SUBURBAN DIST. (BANDRA)


बदर-४
८३९
५१
५९
२०१४

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABPS7668D

नाम /NAME

PRAKASH GAJANAN SAMANT

पिता का नाम /FATHER'S NAME

GAJANAN SAMANT

जन्म तिथि /DATE OF BIRTH

02-09-1952

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

OFFICIAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

बदर - ४		
८५३९	७३	४९
२०१४		

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAAPT3963D

नाम /NAME

GAUTAM EKANATH THAKUR

पिता का नाम /FATHER'S NAME

EKANATH KESHAV THAKUR

जन्म तिथि /DATE OF BIRTH

03-07-1968

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर संचालन)

Commissioner of Income-tax (Computer Operations)

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस करें

आयकर आयुक्त (कम्प्यूटर संचालन),

सी-13, प्रत्यक्षकर भवन,

बांद्रा-कुर्ला कॉम्प्लेक्स,

मुंबई - 400 051.

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Commissioner of Income-Tax (Computer Operations),

C-13, Pratyakshkar Bhavan,

Bandra-Kurla Complex,

Mumbai-400 051.

SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 ★ SUBURBAN DIST. (BANDRA) ★

बदर - ४		
०५३८	७०	५८
२०१४		

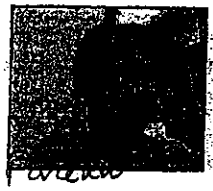
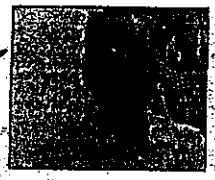
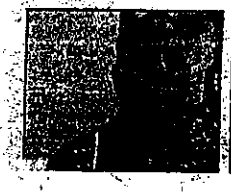
Summary-2(दस्त गोषवारा भाग - २)

18/12/2014 4:35:59 PM

दस्त गोषवारा भाग-2

वदर4
दस्त क्रमांक:8536/2014

दस्त क्रमांक :वदर4/8536/2014
दस्ताचा प्रकार :-पर्यायी जागेचा करार

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नलिनी - पारेख पत्ता:-, -, नारायण निवास को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड, विलेपार्ले पूर्व,मुंबई, सुभाष क्रॉस रोड, -, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AHEPP8677K Nalini Vinodray	लिहून घेणार वय :-70 स्वाक्षरी:-		
2	नाव:मेसर्स एनएसबी प्रॉपर्टीज चे भागीदार गौतम एकनाथ ठाकूर पत्ता:प्लॉट नं: बी-७/८ , माळा नं: -, इमारतीचे नाव: बागेश्री को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड , ब्लॉक नं: प्रभादेवी,मुंबई , रोड नं: शंकर घाणेकर मार्ग, महाराष्ट्र, मुंबई, पॅन नंबर:AAKFN3459L	लिहून देणार वय :-46 स्वाक्षरी:-		
3	नाव:मान्यता देणार-नारायण निवास को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड चे चेअरमन श्रीकांत - भिडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नारायण निवास को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड, ब्लॉक नं: विलेपार्ले पूर्व,मुंबई, रोड नं: सुभाष क्रॉस रोड, , पॅन नंबर:AAAPB5448H	मान्यता देणार वय :-66 स्वाक्षरी:-		
4	नाव:मान्यता देणार-नारायण निवास को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड चे सेक्रेटरी सुशील - पंडित पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नारायण निवास को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड, ब्लॉक नं: विलेपार्ले पूर्व,मुंबई, रोड नं: सुभाष क्रॉस रोड, , पॅन नंबर:AABPP1009M	मान्यता देणार वय :-65 स्वाक्षरी:-		
5	नाव:मान्यता देणार-नारायण निवास को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड चे खजिनदार प्रकाश - सामंत पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नारायण निवास को-ऑपरेटिव हाउसिंग	मान्यता देणार वय :-62 स्वाक्षरी:-		

SUB REGISTRAR ANDHERI No. 2 मुंबई उपनगर जिल्हा (वांद्रे) W. DIST. (BANDRA)

iSarita v1.3.0

20 December, 2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 2

दस्त क्रमांक : 8536/2014

नोदंणी 63
Regn. 63m

गावाचे नाव : विलेपार्ले

(1) विलेखाचा प्रकार	पर्यायी जागेचा करार
(2) मोबदला	रु.2,070,000/-
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	रु.3,502,000/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	१६२ आणि १६२/१, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 102, माळा नं: पहिला मजला, इमारतीचे नाव: नारायण निवास को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड, ब्लॉक नं: विलेपार्ले पूर्व,मुंबई-400057, रोड नं: सुभाष क्रॉस रोड, इतर माहिती: सदनिकेचे क्षेत्र 741 चौरस फुट कार्पेट,एक लोअर कार पार्किंग नं.9
(5) क्षेत्रफळ	82.63 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- मेसर्स एनएसबी प्रॉपर्टीज चे भागीदार गौतम एकनाथ ठाकूर ;वय: 46; पत्ता :-प्लॉट नं: बी-७/८ , माळा नं: -, इमारतीचे नाव: बागेश्री को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड , ब्लॉक नं: प्रभादेवी,मुंबई , रोड नं: शंकर घाणेकर मार्ग, महाराष्ट्र, मुंबई. पिन कोड:- 400025 पॅन नंबर: AAKFN3459L 2) नाव:- मान्यता देणार-नारायण निवास को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड चे चेअरमन श्रीकांत - भिडे ;वय पत्ता :-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नारायण निवास को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड, ब्लॉक नं: विलेपार्ले पूर्व,मुंबई, रोड नं: सुभाष क्रॉस रोड, , . पिन कोड:- 400057 पॅन नंबर: AAAPB5448H 3) नाव:- मान्यता देणार-नारायण निवास को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड चे सेक्रेटरी सुशील - पंडित ;वय: पत्ता :-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नारायण निवास को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड, ब्लॉक नं: विलेपार्ले पूर्व,मुंबई, रोड नं: सुभाष क्रॉस रोड, , . पिन कोड:- 400057 पॅन नंबर: AABPP1009M 4) नाव:- मान्यता देणार-नारायण निवास को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड चे खजिनदार प्रकाश - सामंत ;व पत्ता :-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नारायण निवास को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड, ब्लॉक नं: विलेपार्ले पूर्व,मुंबई, रोड नं: सुभाष क्रॉस रोड, , . पिन कोड:- 400057 पॅन नंबर: AABPS7668D
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- नलिनी - पारेख ; वय:70; पत्ता:--, -, नारायण निवास को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड, विलेपार्ले पूर्व,मुंबई, सुभाष क्रॉस रोड, -, MAHARASHTRA, MUMBAI, Non-Government.; पिन कोड:- 400057; पॅन नं:- AHEPP8677K;
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/12/2014
(10) दस्त नोंदणी केल्याचा दिनांक	18/12/2014
(11) अनुक्रमांक,खंड व पृष्ठ	8536/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.175,100/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेरा	

सह. दुय्यम निबंधक, अंधेरी-२,
मुंबई उपनगर जिल्हा.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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