513/10364

Tuesday,December 15 ,2020
6:35 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 10759 दिनांक: 15/12/2020

गावाचे नाव: आंबिवली
दस्तऐवजाचा अनुक्रमांक: बदर17-10364-2020
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: ब्युटीफुल प्रॉपर्टीज प्रायव्हेट लिमिटेड चे संचालक जय राजेश

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2000.00
पृष्ठांची संख्या: 100	
एकूण:	रु. 32000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
6:49 PM ह्या वेळेस मिळेल.

सह.दु.नि.का.अंधेरी-6

सह. दुय्यम निबंधक, अंधेरी - ६
मुंबई उपनगर जिल्हा.

बाजार मुल्य: रु.158764000 /-
मोबदला रु.109650000/-
भरलेले मुद्रांक शुल्क : रु. 7938200/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1512202017891 दिनांक: 15/12/2020
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008086162202021E दिनांक: 15/12/2020
बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 28/12/20

513/10364 इतर पावती Original/Duplicate

Saturday,26 December 2020 4:47 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 11286 दिनांक: 26/12/2020

गावाचे नाव: -आंबिवली

दस्तऐवजाचा अनुक्रमांक: बदर17-10364-2020

दस्तऐवजाचा प्रकार : विकसनकरारनामा

सादर करणाऱ्याचे नाव: ब्युटीफुल प्रॉपर्टीज प्रायव्हेट लिमिटेड चे संचालक जय राजेश

वर्णन

दस्त हाताळणी फी	रु. 1320.00
पृष्ठांची संख्या: 66	
एकूण:	रु. 1320.00

सह.दु.नि.का.अंधेरी-6

सह. दुय्यम निबंधक, अंधेरी
मुंबई उपनगर जिल्हा.

1); देयकाचा प्रकार: DHC रक्कम: रु.1320/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2612202008000 दिनांक: 26/12/2020

बँकेचे नाव व पत्ता:

CHALLAN

MTR Form Number-6

GRN MH008086162202021E	**BARCODE**	**Date** 09/12/2020-16:03:52	**Form ID**

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Registration Fees Registration Fees(Ordinary Collections)		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AAACM3472B
Office Name BDR1_JT SUB REGISTRAR ANDHERI NO 1		**Full Name**	BEAUTIFUL PROPERTIES PVT LTD
Location MUMBAI			
Year 2020-2021 One Time		**Flat/Block No. Premises/Building**	640 B
Account Head Details	**Amount In Rs.**		
0030063301 Registration Fee	30000.00	**Road/Street**	VILLAGE AMBIVALI ANDHERI WEST
		Area/Locality Town/City/District	MUMBAI
		PIN	4 0 0 0 6 9
		Remarks (If Any)	PAN2=AACAB8938P~PN=BHAVESHA CO OPERATIVE HOUSING SOCIETY LIMITED~CA=158764000
Total	30,000.00	**Amount In Words**	Thirty Thousand Rupees Only

बदर-१७१
१०३६४ | १ | १६६
२०२०

Payment Details IDBI BANK		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020120913583	690488845
Cheque/DD No.		Bank Date	RBI Date	09/12/2020-17:54:32	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9930599280

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 8 सह. दुय्यम निबंधक, अंधेरी क्र - ८ सत्यमेव जयते मुंबई उपनगर जिल्हा, (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

Print Date 09-12-2020 05:59:47

बदर-१७/

१०३९४ | २ | १९९

२०२०

CHALLAN
MTR Form Number-6

GRN MH008086162202021E	BARCODE	Date 09/12/2020-16:03:52	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fees Registration Fees(Ordinary Collections)	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAACM3472B
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1	Full Name	BEAUTIFUL PROPERTIES PVT LTD
Location	MUMBAI		
Year	2020-2021 One Time	Flat/Block No.	640 B
Account Head Details	Amount In Rs.	Premises/Building	
0030063301 Registration Fee	30000.00	Road/Street	VILLAGE AMBIVALI ANDHERI WEST
		Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 6 9
		Remarks (If Any)	PAN2=AACAB8938P~PN=BHAVESHA CO OPERATIVE HOUSING SOCIETY LIMITED~CA=158764000
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only

DEFACED ₹ 30000.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020120913583	690488845
Cheque/DD No.		Bank Date	RBI Date	09/12/2020-17:54:32	10/12/2020
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 10/12/2020	

Department ID : Mobile No. : 9930599280

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तांसाठी लागु आहे. नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Validity unknown

Digitally signed by DS VIRTUAL TREASURY MUMBAI 03
Date: 2020.12.26 17:19:03 IST
Reason: Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remark	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-513-10364	0003841940202021	15/12/2020-18:35:37	IGR554	30000.00
			Total Defacement Amount		30,000.00

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA) सह. दुय्यम निबंधक, अंधेरी क्र. ६ मुंबई उपनगर जिल्हा, (वांद्रे) सत्यमेव जयते

Print Date 26-12-2020 05:19:02

१) शासन परिपत्रक क्रमांक.२०००/९४/प्र.क्र.२५/म-१, दि. २४/३/२०००.
२) नो.म.नि.व मु.नि., पुणे यांचे पत्र क्र.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३९९, दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office.: COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1ST FLOOR.
BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051.

COLLECTOR OF STAMPS . ANDHERI D 094904

RECEIPT FOR PAYMENT TO GOVERNMENT **NOT TRANSFERABLE**

Receipt No.: CNT-1 ADJ- 529 Receipt Date : 11/Nov/2020

BEAUTIFUL PROPERTIES PVT LTD

Received From : ADJ FEE 103(II)

On Account of :

DELIVERED 14 DEC 2020

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs)
CASH					Rs.100

बदर-१७/
१०३६४ | ३ | १६६
२०२०

ADJ/1100900/529/2020

Case No.:

Lot Date : Lot Date : Total D.O.:

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
	Hearing Date :- Enquiry	14 DEC 2020 14/12/2020		

DELIVERED

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र. ६ मुंबई उपनगर जिल्हा, (बांद्रे) MUMBAI SUBURBAN DIST. (BANDRA) सत्यमेव जयते

COLLECTOR OF STAMPS ANDHERI

Rs. 100.00 ONE HUNDRED ONLY Total

Rs. Rupees : V LAD

FOR COLLECTOR OF STAMPS . ANDHERI
1ST FLOOR, MMRDA BLDG. BKC, MUMBAI - 51

Cashier / Accountant Signature / Designation

Velux / 25000 / 25 Box / 10-10

DETAINED

महाराष्ट्र शासन
जिल्हाधिकारी अंधेरी यांचे कार्यालय,

1 ला मजला, एमएमआरडीए इमारत, बांद्रा-कुर्ला संकुल, बांद्रा (पूर्व), मुंबई 51

दुरध्वनी क्र. 022-26591894 Email ID cos.andheri@igrmaharashtra.gov.in

जा.क्र./ अंतिम आदेश/ 4902/20 दिनांक : 14 DEC 2020

{ महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 अन्वये अंतिम आदेश}

(प्रकरण क्रमाक एडीजे/1100900/529/2020)

Beautiful Properties Pvt. Ltd. यांनी मुंबई मुद्रांक अधिनियम 1958 च्या कलम 31 अन्वये , निष्पादित न झालेले DEVELOPMENT AGREEMENT दि 11.11.2020 रोजी अभिनिर्णयाकरिता या कार्यालयात सादर केले आहे.

बदर-१७/ १०३६४ ४ १६६ २०२०

दस्तातील तपशील खालील प्रमाणे

Nature of Agreement	DEVELOPMENT AGREEMENT
Date of Execution	Un-Executed
The Society	**Bhavesha Coop. Hsg. Soc. Ltd.**
The Confirming Parties	**Mr. Pankaj Kantilal Damania & other 29 Society Members**
The Developer	**Beautiful Properties Pvt. Ltd**
Details Property	All that piece and parcel of land or ground bearing Plot CTS No 640 B, of Village Ambivali (W), Taluka Andheri.
Area of Plot	1053.40 sq. mtr.
Consideration	सोसायटीच्या सभासदांच्या ताब्यातील विद्यमान सदनिका व दुकानांच्या क्षेत्राचे बदल्यात 1666.06 चौ.मि. बांधीव क्षेत्र व इमारतीचे बांधकाम पुर्ण होईस्तवर इतर अनुषंगीक खर्च तसेच 25 वाहनतळ.

विषयाधीन दस्त गृहनिर्माण सोसायटीच्या पुनर्विकासाचा आहे. दस्तात नमूद केल्यानूसार Bhavesha Coop. Hsg. Soc. Ltd. या संस्थेची All that piece and parcel of land or ground bearing Plot CTS No 640 B, of Village Ambivali (W), Taluka Andheri या ठीकाणी तळमजला + वरील 3 मजल्याची निवासी व भागश: अनिवासी इमारत असून त्यात एकूण 20 निवासी सदनिका व 10 व्यापारी गाळे आहेत. सदर निवासी सदनिका / व्यापारी गाळे असलेली इमारत जिर्णावस्थेत असल्याने तिची पुनर्बांधणी करण्यासाठी सोसायटीने, सोसायटीच्या सभासदाच्या मान्यतेने Beautiful Properties Pvt. Ltd या विकासकाची दस्तातील अटी व शर्तीचे अधीन राहून नियुक्ती केली आहे.

विकासक सदर इमारतीचा पुनर्विकास Development Control Regulations for Greater Mumbai, 1991 in force or the proposed revised Development Control Regulations for Greater Mumbai (The D.C. Regulations) व DCPR 2034 मधील टेबल क्रमांक 12 मध्ये दिलेल्या तरतूदी Accompaniment to The Government in Urban Development Department Order No. TPB-4319/189/CR-123/2019/UD-11dated-20th August,2019 च्या अधीन राहून करणार आहे.

विकसन हक्काचे बदल्यात विकासकाने सोसायटीच्या 20 निवासी सभासदांना त्यांच्या ताब्यातील विद्यमान कारपेट क्षेत्रापेक्षा 27% व अनिवासी 10 सभासदांना त्यांच्या ताब्यातील विद्यमान कारपेट क्षेत्रापेक्षा 15% जास्तीचे रेरा कारपेट क्षेत्र व इमारतीचे बांधकाम पुर्ण होईस्तव इतर अनुषंगीक खर्च व 25 वाहनतळ देण्याचे करारात मान्य केले आहे. या व्यतिरिक्त तात्पुरत्या निवासाची व्यवस्था, सामान हलविण्याची व्यवस्था, ब्रोकरेज व हॅंडींग कॉम्पेनसेशन देण्याचेही सदर करारात मान्य करण्यात आले आहे.

सदर इमारतीचा पुनर्विकास 22 महिन्यात करण्यात येणार आहे. तथापी सदर कालावधीत प्रकल्प पुर्ण न झाल्यास किती मुदतवाढ देण्यात येईल याचा उल्लेख करारात नमूद करण्यात आलेला नाही. MCGM यांचे D.P. Plan 2034 नूसार सदर भूखंड 18.30 चौ.मि. रस्तावर आहे. त्यामुळे एकूण 2.4 चटई क्षेत्र निर्देशांक + फंजिबल एफएसआय विचारात घेऊन घेऊन प्रस्तुत प्रकरणी **रु. 15,87,64,000/-** इतके निश्चित करण्यात आले आहे. तसेच **रु 10,96,50,000/-**

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र. - ६ मुंबई उपनगर जिल्हा, (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

इतका मोबदला निश्चित करण्यात आला आहे. बाजारमुल्य हे मोबदला रकमेपेक्षा जास्त परिगणीत होत असल्याने बाजारमूल्यावर मुंबई मुद्रांक अधिनियम 1958 मधील अनुच्छेद 5(g-a) नुसार मुद्रांक शुल्क देय आहे.

बाजारमुल्य	अनुच्छेद	मुद्रांक शुल्क
रु. 15,87,64,000/-	5(g-a)@5%	रु 79,38,200/-

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहिती व प्रकरणामध्ये सादर केलेल्या कागदपत्राच्या आधारे निम्नस्वाक्षरीकार खालीलप्रमाणे अंतरिम आदेश देत आहे.

अंतिम आदेश

1. अभिनिर्णिर्या करीता सादर केलेल्या संलेखास मुंबई मुद्रांक अधिनियिम 1958 च्या अनुच्छेद **5(g-a)** नूसार **Rs. 79,38,200/-** इतके मुद्रांक शुल्क देय असल्याबाबत **दिनांक 07/12/2020 रोजी जा. क्र./ आदेश 4746/2020 अन्वये** आदेश पारित करण्यात आले होते. त्यास अनुसरुन पक्षकाराने कोणताही आक्षेप न घेता **Rs. 79,38,200/-** इतके मुद्रांक शुल्काचा भरणा **दिनांक 09/12/2020 रोजी** केला असल्याने **दिनांक 07/12/2020** रोजीचे अंतरिम आदेश अंतिम आदेश म्हणून कायम करण्यात येत आहे.

2. प्रस्तुत प्रकरणांत पक्षकराचे मुद्रांक शुल्क तसेच नोंदणी करताना नोंदणी फी जरी शासानाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनाधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतीची सर्व जबाबदारी सबंधीत प क्षकाराची राहील त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, अंधेरी हे जबाबदार रहाणार नाहीत.

COLLECTOR OF STAMPS ANDHERI

(वंदना सुर्यवंशी)
मुद्रांक जिल्हाधिकारी, अंधेरी

प्रती : Beautiful Properties Pvt. Ltd

बुक्स - १७/
१०३६४ | ५ | १६६
२०२०

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. - ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

CHALLAN
MTR Form Number-6

GRN	MH008080623202021E	**BARCODE**		**Date** 09/12/2020-15:05:19	**Form ID**

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatn SoS	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AAACM3472B
Office Name	CSA_COLLECTOR OF STAMPS ANDHERI	**Full Name**	BEAUTIFUL PROPERTIES PVT LTD
Location	MUMBAI		
Year	2020-2021 One Time	**Flat/Block No.**	CTS NO. 640B
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030050801 Amount of Tax	7938200.00	**Road/Street**	VILLAGE AMBIVALI ANDHERI WEST
		Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 6 9
		Remarks (If Any)	ADJ/1100900/529/2020
		Amount In Words	Seventy Nine Lakh Thirty Eight Thousand Two Hundred Rupees Only
Total	79,38,200.00		

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DEFACED ₹7938200.00 DEFACED

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020120912327	690474869
Cheque/DD No.		Bank Date	RBI Date	09/12/2020-15:13:41	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9930599280

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

THE SEAL OF THE JOINT SUB-REGISTRAR OFFICE NO. 9 ANDHERI MUMBAI SUBURBAN DIST. (BANDRA) सत्यमेव जयते

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0003684941202021	09/12/2020-17:02:05	IGR240	7938200.00
			Total Defacement Amount		**79,38,200.00**

Print Date 09-12-2020 05:02:09

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Document **H**andling **C**harges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1512202017891	**Receipt Date**	26/12/2020

Received from Beautiful Properties Pvt Ltd , Mobile number 9892429892, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 10364 dated 15/12/2020 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name	sbiepay	**Payment Date**	15/12/2020
Bank CIN	10004152020121516335	**REF No.**	202035081590240
Deface No	1512202017891D	**Deface Date**	15/12/2020

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

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

सह. दुय्यम निबंधक, अंधेरी क्र. ६

सत्यमेव जयते

मुंबई उपनगर जिल्हा, (वांद्रे)

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THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र - ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

मुद्रांक जिल्हाधिकारी अंधेरी यांचे कार्यालय,

Proceedings u/s 31 of Maharashtra Stamp Act in Adjudication Case No **ADJ/1100900/529/2020**

सादर.

Beautiful Properties Pvt. Ltd. यांनी मुंबई मुद्रांक अधिनियम 1958 च्या कलम 31 अन्वये , निष्पादित न झालेले DEVELOPMENT AGREEMENT दि 11.11.2020 रोजी अभिनिर्णयाकरिता या कार्यालयात सादर केले आहे.

दस्तातील तपशील खालील प्रमाणे

Nature of Agreement	DEVELOPMENT AGREEMENT
Date of Execution	Un-Executed
The Society	Bhavesha Coop. Hsg. Soc. Ltd.
The Confirming Parties	Mr. Pankaj Kantilal Damania & other 29 Society Members
The Developer	Beautiful Properties Pvt. Ltd
Details Property	All that piece and parcel of land or ground bearing Plot CTS No 640 B, of Village Ambivali (W), Taluka Andheri.
Area of Plot	1053.40 sq. mtr.
Consideration	सोसायटीच्या सभासदांच्या ताब्यातील विद्यमान सदनिका व दुकानांच्या क्षेत्राचे बदल्यात 1666.06 चौ.मि. बांधीव क्षेत्र व इमारतीचे बांधकाम पुर्ण होईस्तवर इतर अनुषंगीक खर्च तसेच 25 वाहनतळ.
Zone :47/232	Land Rate Rs. 1,12,550/-, Resi. Rs. 2,00,830/- & C.C. Rs. 30,250/-

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विषयाधीन दस्त गृहनिर्माण सोसायटीच्या पुनर्विकासाचा आहे. दस्तात नमूद केल्यानूसार Bhavesha Coop. Hsg. Soc. Ltd. या संस्थेची All that piece and parcel of land or ground bearing Plot CTS No 640 B, of Village Ambivali (W), Taluka Andheri या ठीकाणी तळमजला + वरील 3 मजल्याची निवासी व भागश: अनिवासी इमारत आहे. त्यात एकूण 20 निवासी सदनिका व 10 व्यापारी गाळे आहेत. सदर निवासी सदनिका / व्यापारी गाळे असलेली इमारत जीर्णावस्थेत असल्याने तिची पुनर्बांधणी करण्यासाठी सोसायटीने, सोसायटीच्या सभासदाच्या मान्यतेने Beautiful Properties Pvt. Ltd या विकासकाची दस्तातील अटी व शर्तीचे अधीन राहून नियुक्ती केली आहे.

विकासक सदर इमारतीचा पुनर्विकास Development Control Regulations for Greater Mumbai, 1991 in force of the proposed revised Development Control Regulations for Greater Mumbai (The D.C. Regulations) व DCPR 2034 मधील टेबल क्रमांक 12 मध्ये दिलेल्या तरतूदी Accompaniment to The Government in Urban Development Department Order No. TPB-4319/189/CR-123/2019/UD-11dated-20th August,2019 च्या अधीन राहून करणार आहे.

विकसन हक्काचे बदल्यात विकासकाने सोसायटीच्या 20 निवासी सभासदांना त्यांच्या ताब्यातील विद्यमान कारपेट क्षेत्रापेक्षा 27% व अनिवासी 10 सभासदांना त्यांच्या ताब्यातील विद्यमान कारपेट क्षेत्रापेक्षा 15% जास्तीचे रेरा कारपेट क्षेत्र व इमारतीचे बांधकाम पुर्ण होईस्तव इतर अनुषंगीक खर्च व 25 वाहनतळ देण्याचे करारात मान्य केले आहे. या व्यतिरिक्त तात्पुरत्या निवासाची व्यवस्था, सामान हलविण्याची व्यवस्था, ब्रोकरेज व हॉर्डिंग कॉम्पेन्सेशन देण्याचेही सदर करारात मान्य करण्यात आले आहे.

सदर इमारतीचा पुनर्विकास 22 महिन्यात करण्यात येणार आहे. तथापी सदर कालावधीत प्रकल्प पुर्ण न झाल्यास किती मुदत देण्यात येईल याचा उल्लेख करारात नमूद करण्यात आलेला नाही. पुढील 6 महिन्याची मुदत देण्यात येईल असे सोसायटीने मान्य केले आहे. MCGM यांचे D.P. Plan 2034 नूसार सदर भूखंड 18.30 चौ.मि. रस्तावेध आहे. त्यामुळे एकूण 2.4 चटई क्षेत्र निर्देशांक + फंजिबल एफएसआय विचारात घेऊन तसेच Accompaniment to The Government in Urban Development Department Order No. TPB-4319/189/CR-123/2019/UD-11dated-20th August, 2019 मधील Table-C1 नूसार Premium चे दर विचारात घेऊन प्रस्तुत प्रकरणी मुल्यांकन पुढील प्रमाणे

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र. - ६ उपनगर जिल्हा, (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

ADJ/1100900/529/2020/2019					
CTS NO.640-B, Village Ambivali,Ta. Andheri.					
Zone 47/232					
Land Cost - 112550/-per sq. mtr.					
Resident - Rs. 200830/- per sq. mtr.					
C.C. - Rs. 30,250/- per sq. mtr.					
Area of plot				1053.4	sq. mtr.
Table 12 Permissible FSI (1 + 0.5 + 0.9) = 2.4				2.4	sq. mtr.
Permisible Area				2528.16	sq. mtr.
(+) 35% Fungible				884.86	sq. mtr.
Total Area for Development				3413.02	sq. mtr.
Existing Building Area (second schedule page no 43)	CA	BA		1070.09	sq. mtr.
	Resi. Car	Resi. Blt			
	9595.11	11514.13	SQ FT		
	Comm. Car	Comm. Ba	Sq. ft.		
	2755.5	3306.6		307.30	
Existing Building Area (second schedule page no 43)				**1377.39**	
Free area given to existing society membe (as per Annexure III)				1319.80	sq. mtr.
	CA	BA			
	Resi. Car	Resi. Blt			
	12910	14201			
	Comm. Car	Comm. Ba			
	3387.075	3725.783		346.26	
Free area given to existing society membe (as per Annexure III)				**1666.06**	
Balance Area for Developer (4315.08-1995.95)				**1746.96**	
Fungible FSI	Free Fungible	Chargeable Fungible			
884.86					
(1053.4 x 2.4 x 35%)	482.08	402.78			
	(1377.39 x 0.35)	(884.86-482.08)			
Permissible / Potential Type of FSI	Area in sq.mtr.	x Land Rate	xMf		
Existing Basic 1	1053.4	112550	1.00	118560170	Rs.
Additional FSI 0.5	526.70	112550	0.65	38532055.25	
T.D.R. 0.9	948.06	112550	0.65	69357699.45	Rs.
Free Fungible (on Existing Area) (1512.27 x.35)	482.08	112550	1	54258104	Rs.
Chargeable Premium (1079.08 - 529.29)	402.78	112550	0.65	29466377.85	Rs.
Total	3413.02			310174407	
Average Rate (Total value x Total area) (607862338/4162.16)	310174407	3413.02		90880	Rs.
Balance Area					
Permissible Area for Development	3413.02	sqm			
Free Area given to existing society member	1666.06	sqm			
Balance Area for Developer	1746.96	sqm			

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

Market Value (Balance area x Average Rate)	balance Area	Average Rate			
	1746.96	90880		158763725	Rs.
Value of Developer Area is Market Value i.e. Rs.			says	**15,87,64,000/-**	**Rs.**
CONSIDERATION					
	BUA	CC	FACTOR	VALUE	
C. C.of new area given to society member	1666.06	30250	1.05	52918231	Rs.
Monthly Displacement Compensation for 22 months					
Residential (for first 11 months)	75	9595.11	11	7915966	
Commercial (for first 11 months)	175	2755.5	11	5304338	
Residential (for further 11 months)	79	9595.11	11	8338151	
Commercial (for further 11 months)	184	2755.5	11	5577132	
Hardship/Corpus Compensation	1377.39	1100	1	1515129	
Brokerage					
Residential	75	9595.11	2	1439267	
Commercial	175	2755.5	2	964425	
Shifting	20000	29	1	580000	
Society Office + Security Cabin + Toilet (22.30 + 3 + 4.64 = 29.95)+ 56.6	86.55	30250		2618138	
Carparking	13.75	30250	25	10398438	
Development Charges	1666.06	112550	2%	3750301	Rs.
Infrastructure Charges	1666.06	5000		8330300	
Total Consideration				109649813	Rs.
			says	**10,96,50,000/-**	**Rs.**

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प्रपत्र "ब"

सदर प्रकरणी वरील प्रमाणे Rs. 15,87,64,000/- इतके बाजारमुल्य निश्चित होते. तसेच रु.10,96,50,000/- इतका मोबदला निश्चित होतो. बाजारमुल्य ही मोबदला रक्कम पेक्षा कमी परिगणीत होत असल्याने बाजारमुल्यावर रककमेवर महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुच्छेद 5(g-a) नूसार नूसार मुद्रांक शुल्क आकारणी खालील प्रमाणे

मोबदला	अनुच्छेद	मुद्रांक शुल्क
Rs. 15,87,64,000/-	**5(g-) @5%**	**79,38,200/-**

सदर प्रकरणी वरील प्रमाणे महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुच्छेद 5(g-a) नूसार रु 79,38,200/- इतके सबब उपरोक्त प्रस्तावित मान्य झाल्यास सोबत सादर करण्यात आलेल्या अंतरिम आदेशावर कृपया स्वाक्षरी व्हावी.

पर्यवेक्षक

मुद्रांक जिल्हाधिकारी अंधेरी.

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा, (बांद्रा)
सत्यमेव जयते

Area of Plot = 1053.40 sq.mt.
MV = Rs.15,87,64,000/-

Certificate u/s. 32(1) (b) of the Bombay Stamp Act, 1958.

1

477

Office of the
Collector of Stamps
Case No. Adj. 11100900/529/2020
Date 11-11-2020

Received from Shri. M/s. Beautiful Properties Pvt Ltd.
residing at .....
stamp duty of Rs. 79,38,200/- Rs. Seventy Nine Lakh Thirty Eight Thousand Two Hundred only
vide challan No. * Dated .....
Certified under Section 32(1) (b) of the Bombay Stamp Act, 1958, that the full duty of Rs. 79,38,200/- Rs. Seventy Nine Lakh Thirty Eight Thousand Two Hundred only.
with which this instrument is chargeable has been paid vide article No. 5(g-a) of schedule.

This certificate is subject to the provisions of section 53-A of Bombay Stamp Act, 1958.

Place Andheri
Date .....

10 DEC 2020

Collector of Stamps
Andheri

* GRN = MH008080623202021E dt 9-12-2020

Det No. 00036849420202 dt 9-12-2020

"This certificate is issued as per provisions of Bombay Stamp Act 1958. Provided that if this adjudicated instrument is presented before Registering Authority, the registering authority will take further necessary action as per provisions of Registration Act 1908."

COLLECTOR OF STAMPS ANDHERI

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into at Mumbai on this 15th day of December 2020 **BETWEEN BHAVESHA CO-OPERATIVE HOUSING SOCIETY LTD.**, registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder from time to time and bearing Registration No. BOM/K-WEST/HSG/(TC) 1609 of 1985-86 and having its Registered Office at 640-B, Veera Desai Road, Andheri (West), Mumbai 400 058, through its office-bearers, Mr. Ramesh Mariappa Dhotre, Chairman, (2) Mr. Mohammad Saleh Kafray, Secretary and (3) Mr. Niteen Ramchandra Hazare,

90388	2020	9288

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह दुय्यम निबंधक, अंधेरी क्र. ६ मुंबई उपनगर जिल्हा, (बांद्रे) सत्यमेव जयते MUMBAI SUBURBAN DIST. (BANDRA)

Flat no
1 Danania/
101
102 f.m
103
104
105
106

201 K.T.T.
202
203
204
205
206

301 K.P.K.
302
303
304
305
306

Shop no
1
2 N.P.A
3
4
5
6
7 SSM
8
9
10

For Beautiful Properties Pvt. Ltd.

JAI RAJESH
DIN NO.:00086412

Director

Treasurer and other members of the society as per the list annexed hereto as **Annexure-II**, hereinafter called as "**the Society**" (which term and expression shall unless it be repugnant to the context or meaning there of include their present office bearers, present members of the Managing Committee, future Managing Committee member from time to time and their successors and administrators) of the **ONE PART**

AND

Sr. No.	FLAT No.	NAME OF MEMBER/S
		RESIDENTIAL MEMBERS:
1	1	Mr. PANKAJ KANTILAL DAMANIA Mr. PIYUSH KANTILAL DAMANIA
2	101	Mr. MOHAMMAD SALEH KAFRAY
3	102	Mrs. PARVATI SUKUMAR MENON
4	~~103~~	~~Mr. VYAS RAO~~
5	~~104~~	~~Mr. K. SHRINIVAS RAO~~
6	105	Mrs. JASMINE AZHAR RASHID
7	106	Mr. NITEEN RAMCHANDRA HAZARE
8	201	Mrs. KARUNA TEJPAL THARWANI
9	202	Mrs. SAILEE GOPAL YADAV Mr. GOPAL SHANKAR YADAV
10	~~203~~	~~Smt. PREMA SEKARAN~~
11	~~204~~	~~Mrs. SARITA B. KATHEWADI~~ ~~Mr. CHANDRESH B. KATHEWADI~~

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THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. - ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

12	~~205~~	~~Mrs. CYNTIA VALINTINA FERNANDES~~
13	206	Mr. RAMESH NARSINH BHANUSHALI
14	301	Mrs. SULOCHANA KAJALIA Mr. PRADEEP MAHENDRA KAJALIA Mrs. KETNA PRADEEP KAJALIA
15	302	Mr. SHAILESH PRATAPRAI ARYA Mrs. KALPANA SHAILESH ARYA
16	303	MR. NITIN DINKARRAY SHAH Mr. BHARAT DINKARRAY SHAH
17	304	Mr. MANUEL FRANCISCO ANTONIO MARTINS ~~MR. DWAYNE WERNER MARTINS~~
18	305	Mrs. SMITA RAMDAS BANDEKAR
19	306	Mr. RAMESH MARIAPPA DHOTRE Mrs. ARUNA RAMESH DHOTRE

Sr. No.	SHOP No.	NON RESIDENTIAL (SHOPS)
1	1	Mr. PRABHUNARAYAN P. PANDE
2	2	Mrs. NEHA PREM AJWANI
3	3	Mr. JAGDEESH VASU SHETTY
4	4	Mr. BABU YASIN MANSOORI
5	5	Mr. NAGESH GURUSIDDAPPA SAJJAN

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THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा, (वांद्रे)
सत्यमेव जयते

6	6	Mr. VITHAL NARAYAN KAMATH ~~Mr. PANDURANG NARAYAN KAMATH~~
7	7	Mrs. URMILA SUDHAKAR MAYEKAR
8	8	Mr. SACHIN SUDHAKAR MAYEKAR
9	~~9~~	~~Mr. VISHAL VERINDER VERMA~~ ~~Mr. VARUN VERINDER VERMA~~ ~~Mr. VERINDER KUMAR VERMA~~
10	10	Mr. MELWIN FERNANDES Mrs. GRACE FERNANDES

All adults, Members of **BHAVESHA CO-OPERATIVE HOUSING SOCIETY LTD.**, a co-operative society registered and incorporated under the provisions of Maharashtra Co- operative Societies Act, 1960 and the Rules framed thereunder from time to time and bearing Registration No. BOM/K-WEST/HSG/(TC) 1609 of 1985-86 and having its Registered Office at 640-B, Veera Desai Road, Andheri (West), Mumbai 400 058 "**Confirming Parties**" (which term and expression shall unless it to be repugnant to the context or meaning thereof include their respective heirs, legal representatives, executors, administrators, and their successors in title) of the **SECOND PART**

AND

BEAUTIFUL PROPERTIES PVT. LTD., a Company registered and incorporated under the Companies Act, 1956 and having its Registered Office at Kantilal House, 14, Mama Parmanand Marg, Mumbai 400 004,

through its **(1) Mr. Rajesh Himatlal, Managing Director or (2) Mr. Mukesh Himatlal, Director, or (3) Mr. Jai Rajesh, Director or (4) Mr. Yash Rajesh**, **Director**, hereinafter called as **"the Developer"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **OTHER PART**;

WHEREAS:

(A) The **Society** is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to a piece and parcel of land bearing Plot CTS No.640-B of Village Ambivali , Taluka Andheri, situated at Veera Desai Road, Andheri (West), Mumbai 400 058, totally admeasuring 1053.40 sq. mtrs., equivalent to 1259.86 sq. yds. as per the Property Card, along with the building of Ground + 3 Upper Floors, constructed thereon and named as "Bhavesha Co-operative Housing Society Ltd." and as more particularly described in the Schedule hereunder written and delineated on the Plan annexed being **ANNEXURE-I** hereto and as shown in Red Colour Boundary Lines, hereinafter for the brevity's sake referred to as "**the said property**";

(B) The building of the **Society** consists of Ground + 3 Upper Floors, having total 29 premises/members, consisting of 10 "non-residential" members situated on the Ground Floor and 19 "residential" members situated on the Ground and 3 Upper Floors a list whereof is annexed being **ANNEXURE -II** hereto;

(C) The said property had been conveyed in the name of the **Society** pursuant to the Order dated 12/05/2015 passed by the Dist. Dy. Registrar, Co-operative Societies; for "deemed Conveyance" and accordingly the "deemed Conveyance" had been executed and registered on 04/09/2015 vide Registration No.BDDR-1/8228 of the year 2015 with the Sub-Registrar of Assurances. The P.R. Card is also transferred in the name of the **Society**. In view of the same, the **Society** is the absolute owner of the plot of land together with the building standing thereon, having full right to redevelopment of the said property with the said **Developer**;

(D) The existing building constructed on the said property being more than 30 years old, it requires extensive repairs which are beyond the capacity of the members of the **Society**. The said property is capable of being redeveloped by demolishing the existing structure and by construction of a new building thereon by utilizing the full Floor Space Index (F.S.I.) and loading of Transferable Development Rights (T.D.R.), utilizing Fungible F.S.I. as per DCPR 2034;

(E) Accordingly, the **Society** appointed "Bhoomi Shashwat Estate Pvt. Ltd." as their Developer to carry out the redevelopment of the said property. The **Society** issued a Letter of Consent dated 22/05/2014 to the said "Bhoomi Shashwat Estate Pvt. Ltd.". The said "Bhoomi Shashwat Estate Pvt. Ltd." failed to take any steps for redevelopment of the said property; therefore, the **Society**, in its Special General Meeting held on 31/07/2016, resolved to discontinue and terminate the appointment of the said "Bhoomi Shashwat Estate Pvt. Ltd.". Accordingly, a Show Cause Letter dated

19/04/2018 had been issued by the **Society** to the said "Bhoomi Shashwat Estate Pvt. Ltd." The **Society** thereafter in its Special General Meeting held on 06/05/2018 unanimously resolved to terminate the appointment of the said "Bhoomi Shashwat Estate Pvt. Ltd." as its Developer. The **Society**, pursuant to the Resolution dated 06/05/2018 passed by the Special General Meeting, issued a Letter of Termination dated 29/05/2018 to the said "Bhoomi Shashwat Estate Pvt. Ltd.", thereby terminating their appointment as the Developer of the said property;

(F) The **Society** thereafter issued Letter of Appointment dated 25/10/2018 to "M/s. Vraj Kamman Developers LLP" as its Developer to carry out the redevelopment of the said property. Thereafter, Memorandum of Understanding dated 06/08/2019 had been executed between the **Society** and "M/s. Vraj Kamman Developers LLP" and the same was duly notarized;

(G) Since the said "M/s. Vraj Kamman Developers LLP" could not proceed further with the development of the said property, the **Society** in its Special General Meeting dated 14/12/2019, resolved to issue Show Cause Notice to "M/s. Vraj Kamman Developers LLP" intimating the cancellation of the Notarized Memorandum of Understanding and accordingly a Show Cause Notice dated 20/01/2020 came to be issued to the said "M/s. Vraj Kamman Developers LLP". The said "M/s. Vraj Kamman Developers LLP" by their letter dated 01/02/2020 replied to the said Show Cause Notice dated 20/01/2020 issued by the **Society**;

(H) The **Society** thereafter, in its Special General Meeting held on 16/02/2020 resolved to terminate the said "M/s. Vraj Kamman Developers LLP" as their Developer and accordingly a Notice of Termination dated 09/03/2020 came to be issued to the said "M/s. Vraj Kamman Developers LLP", thereby terminating their appointment as the Developer;

(I) The **Society** in its Special General Meeting held on 01/03/2020 decided to start afresh redevelopment process and to appoint PMC and Developer for the project in consonance with the latest guidelines issued by the Maharashtra Government under section 79(A) of Maharashtra Cooperative Societies Act.

(J) Accordingly, the **Society/** invited offers from various Project Management Consultant (PMC). The **Society** in its Special General Meeting held on date 21-03-2020 discussed the offers received from the various PMC before the members present. The offer of BNM Associates and Architects was accepted by the SGM and SGM unanimously resolved/decided to appoint BNM Associates and Architects as PMC for the redevelopment project of the **Society**.

(K) PMC BNM Associates and Architects Project submitted Feasibility Report dated 02-07-2020 and based on the feasibility Report, **Society** decided to invite bids from the proposed developers for the development of the said property and accordingly tender was floated inviting bids from the various developers.

(L) On receiving the tenders from the various developers, duly appointed PMC prepared chart showing in detailed comparison and work out weightage of each offer received by the society for the said project

(M) The **Society** by their letter dated 07/09/2020, simultaneously, informed Deputy Registrar Cooperative Society K/W ward, Mumbai in respect of the process undertaken/initiated by the **Society** and requested to convene meeting under redevelopment directives under Section 79(A) of Maharashtra Cooperative Act, 1960 and revised guidelines issued by the State of Maharashtra. The Deputy Registrar Cooperative Societies K-West Ward vide his letter dated 9th September 2020 informed society of the appointment of the Authorised Officer from his office to convey SGM on 20th September 2020 to discuss and take final decision for appointment of the developer for the purpose of redevelopment of the said property.

(N) Pursuant to the direction received from the office of The Deputy Registrar Cooperative Societies K-West Ward Mumbai vide his letter dated 9th September 2020, meeting could not be held due to prohibitory orders by Commissionaire of Police, Mumbai and henceforth, consent by video and written consent was obtained from 27 out of 29 members. Also virtual SGM held on the advise of office of The Deputy Registrar Cooperative Societies K-West Ward Mumbai was on 1st November 2020 wherein Authorized Officer appointed by the office of the Deputy Registrar Cooperative Societies K-West Ward Mumbai was present and members unanimously selected M/s. Beautiful properties Pvt. Ltd. as

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Developer for the redevelopment of the Society with the 100% of the members participated in the meeting.

(O) Deputy Registrar Cooperative Societies, K-West Mumbai office issued order dated 2nd November 2020 to confirm appointment of M/s Beautiful Properties Pvt. Ltd. as the **Developer** for the redevelopment of the Society. The said order attached herewith as **Annexure XVI**.

(P) The Developer with the consent and consultation of the Society, issued a Public Notice dated 20/08/2020, published in the daily newspaper "Navshakti" in vernacular language, and in the daily English newspaper, "Free Press Journal", inviting objections, claims etc. from any person, firm, company, HUF, having any claim in the said property of the **Society**. Till the execution of the present Development Agreement, no claim of whatsoever nature has been received by either of the parties hereto. Accordingly, this Development Agreement has been prepared and finalized on the basis of the terms and conditions that have been agreed by and between the **Society** and the **Developer** in the manner hereinafter appearing;

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1) The **Society** hereby declares that the statements, declarations and representations on its part as contained in the foregoing recitals as

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also hereinafter contained are true and correct to its own knowledge and the **Developer** has agreed to execute this Development Agreement in respect of the said property and to acquire the development rights for valuable consideration and to undertake several obligations as hereinafter set out.

2) The said property consists of a plot of land, as more particularly described and shown in Red Colour Boundary Lines in the Schedule annexed hereto as **Annexure-I,** together with the building standing thereon.

3) There are total 29 members of the **Society**. There are total 10 non-residential members situated on the Ground Floor of the said building and 19 residential members situated on the Ground and three Upper Floors of the said building. A list giving the names of the 29 members and the existing carpet area of their respective premises as mentioned in the list annexed hereto as **ANNEXURE-II**.

4) The **Society** doth hereby grant the development rights in respect of the said property to the **Developer** and the **Developer** hereby acquires the same. Accordingly, the **Developer** shall be entitled to develop the said property by demolishing the existing building on issuance of the Part /Full I.O.D. with T.D.R. being acquired in the name of the **Society**_and by constructing new building on the said property.

5) In consideration of the **Society** and its members agreeing to grant the development rights of the said property on the terms and

conditions contained in the Final Offer Letter dated 29th September 2020 and the terms and conditions mentioned herein, the **Developer** has agreed with the **Society** as well as its members that as and by way of consideration for the **Society** and all its members agreeing to grant the development rights in respect of the said property described in the Schedule hereunder written, the **Developer** will pay to the **Society** and all its members the consideration as follows:-

i. Additional carpet area free of costs on ownership basis offered to the members:
   (a) Residential units : 27%
   (b) Non-residential units (shops) : 15%

ii. Rent per sq. ft. per month of existing carpet area:
   (a) Residential members : Rs.75/-

   (b) Non-residential members (shops) : Rs.175/-

iii. Brokerage for the rented accommodation per year : One month's rent

iv. Yearly increase in rent : 5%.

v. Shifting charges to transit accommodation, then back to new flat/shop per unit : Rs.20,000/-.

vi. Hardship allowance to individual members per sq.ft. of existing carpet area : Rs.1,100/-.

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vii. Car parking spaces : 25 nos. including one allotted car parking to the Shop No.6 owned by Mr. Vitthal Narayan Kamath/Mr. Pandurang Narayan Kamath.

viii. G.S.T., Stamp Duty and registration charges on the Development Agreement, Power of Attorney and Agreement for permanent alternate accommodation will be borne and paid by the Developers.

ix. The parties hereto have agreed that the Shop No.6 owned by Mr. Vitthal Narayan Kamath/Mr. Pandurang Narayan Kamath and having its existing carpet area of 245 sq.ft. as mentioned in **Annexure-II** hereto will be allotted space on the proposed commercial spaces at first floor level with revised floor area of 500 sq.ft. and with allotted one car parking space from the 25 nos. car parking spaces allotted to the **Society**.

x. The unit marked as G-2 in the List of Members at **Annexure-II** hereto will not be entitled for any additional area or any monetary compensation such as rent, Hardship Allowance, etc. since there is no separate share certificate issued to the occupier of Unit No.G-2 and hence not an official member of the **Society**. The said area of Unit No.G-2 will be added to the carpet area of Flat No.103 as requested by the concerned member of the **Society**.

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6) The rent shall be paid in advance P.D.Cs for 11 months. After the expiry of 9 months, the next P.D.Cs will be issued along with the cheque for brokerage amount for the respective period. The rent will be paid as per the rate agreed to the non-residential members till developer obtains part OC for commercial premises and for residential members till the full OC for the project is obtained. Any further reference to Part & Full Occupation Certificate shall have same meaning as described herein.

7) The amount for shifting charges to the transit accommodation and back to new Flat/Shop per unit will be paid in two instalments, 50% at the time of vacating and handing over the premises to the **Developer** and the balance 50% at the time of shifting back to the newly constructed premises.

8) Full amount (100%) towards the hardship allowance to the members shall be paid by the **Developer** on the members simultaneously vacating and handing over possession of their old premises to the **Developer** for demolishing the same. The society shall intimate and coordinate with its members for the simultaneous vacating of premises. The start date of rent for all the members shall be one single common date.

9) The amount payable to the **Society** or any of its member/s by the **Developer** as agreed under the Final offer letter dated 29th September 2020 and/or agreed under this Agreement, as compensations for acquiring the temporary alternate accommodation viz. hardship allowance, rent, deposit, shifting charges etc. shall be

paid by the **Developer** after deducting TDS thereon, only if the same is legitimately deductible thereto with the Certificate of the Chartered Accountant of the Developer to legally certify the said deductions.

10) The **Developer** has agreed for the aforesaid consideration as mentioned hereinabove, based on the following conditions:

(a) The offer is on the basis of existing F.S.I. of 2.4 since the plot of land of the **Society** is abutting 18.40 meters wide road and 35% of Fungible F.S.I. over and above the F.S.I. mentioned aforesaid as per the present D.C.P.R. 2034 with plot area considered as 1053.40 sq. mtrs. The net plot area of the said property is not affected by any road set-back or any other Municipal reservation.

(b) Incentive additional built-up area available under D.C.P.R. 2034 Clauses 33(7)(B) of 10.00 sq. mtrs. per tenement will be utilized by the **Developer**. No separate monetary compensation will be offered for additional F.S.I., if any, apart from what is mentioned herein. The commercial exploitation of the F.S.I. or development potential of the Society available to the Developer shall be 2.40 F.S.I. and the fungible F.S.I. thereon in terms of these presents.

(c) The aforesaid consideration has been agreed on the basis that there has been no litigation and/or claim of whatsoever nature in respect of the property of the **Society**, and the **Society** deducing an absolutely clear and marketable title to

the said property and will satisfy the Advocates & Solicitors for the **Developer** that the **Society** has an absolutely clear, marketable title, free from all encumbrances and reasonable doubts, to the **Society**. It is specifically agreed by and between the parties that, if any dispute, claim, litigation is filed by the earlier two developers viz. Bhoomi Shashwat Estate Pvt. Ltd and/or M/s. Vraj Kamman Developers LLP, it is the sole responsibility of the Society to settle all claims raised or any litigation initiated entirely at the cost and consequences of the Society and under any circumstances the **Developer** shall not be responsible for the same or any delay caused in completing the constructing due to the litigations.

(d) The aforesaid consideration has been agreed on the basis of the Area Statement provided by the **Society** in respect of the carpet area of each of the 19 residential units and 10 non residential units held by 29 members, as mentioned in the List annexed at **Annexure-II**.

(i) The term "carpet area" agreed to be offered shall be the carpet area as described/defined under the Maharashtra Real Estate Regulatory Authority Act, 2016, which shall also be mentioned in all the individual Permanent Accommodation Agreements of the existing members of the **Society** as the approved plans shall have to be annexed to the Individual Permanent Accommodation Agreements.

(ii) The commercial units on the Ground and First Floor of the proposed new building will be provided with separate

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entrance and the residential premises in the proposed new building will be provided with separate entrance.

(iii) All the costs, charges and expenses that will be required to be incurred in respect of the payment of fees to the Architect, RCC Consultant, Elevation Treatment Architect and all the agencies as may be required for preparation and finalization of the plan and for submitting the same to the Authorities concerned and getting the same approved from the said Authorities including all the refundable and non-refundable deposits that will be required to be paid will be paid by the **Developer** including all other miscellaneous expenses that might be required to be incurred, shall be borne and paid by the **Developer** alone and the **Society** will not be liable and/or responsible in any manner for the said expenses so incurred and/or for the entire cost of redevelopment of the **Society** property.

(iv) The **Developer** will have an absolute right to plan the redevelopment of the said property. The **Developer** will, however, ensure that while planning the redevelopment of the **Society**'s property, the agreed RERA carpet area, Floor, Location, Unit Number agreed to be allotted to each member of the **Society** shall not be changed. However, if the **Developer** intends to change the number of the individual unit/s / premises, floors and/or change the floor level of the units allotted to the members and/or any variation in the area thereto_the **Developer** shall take the prior written approval of the **Society and the concerned member/s for any such variation or change**. The **Society** and its members shall not

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have any objection to change/modify the planning of the units that will be constructed for free sale by the **Developer.**

11) The **Developer** shall construct on the said property the new building as per the D.C.P.R. 2034, Building Bye-Laws, Rules and Regulations prevailing as on date, which will consist of Ground and/or Basement and/or stilt, Upper Floors and commercial units/shops on the Ground and First Floor as permissible.

12) The **Developer** agrees that in addition to the flat/shop area of each flat/shop, the **Developer** will provide in the flat/shop and building the amenities as per the List of Amenities, annexed hereto and marked as **ANNEXURE-X**, to the members of the **Society** free of cost and at the cost and expenses of the **Developer**. In addition to the aforesaid amenities agreed to be provided by the **Developer** to the members of the **Society**, the **Developer** shall also make the following additional amenities available to the **Society**:

(a) Society office of an area not more than 20 sq. mtrs.,

(b) Fitness Centre as per the policy of the Municipal Corporation of Greater Mumbai, as per D.C.P.R. 2034, Clauses 31(1)(xvii) and 37(xxviii).

(c) Air-conditioned entrance lobby for the residential area.

(d) Security cabin at entrance gate.

(e) CCTV, Surveillance Camera on the Ground Floor common area.

(f) Intercom system to every unit connected to the Security Desk at the gate.

(g) Video Door Phone for all individual residential units.

(h) Common Dish Antena/Cable for TV.

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(i) D.G. back-up for common lighting, elevator, mechanical car parking etc.

(j) Rain water harvesting system as per the method presented to / approved by the Municipal Corporation of Greater Mumbai .

(k) Bore-well to the Society members subject to permission from the Municipal Corporation of Greater Mumbai and availability of potable underground water.

(l) Existing electrical and Mahanagar Gas Ltd. connections of the members will be restored.

(m) The plinth of the building including shops and the entrance hall of the building will be raised by 3' from the center of the front concrete road.

(n) The total floor height of the shop measured from finished slab to the top of the slab shall be 3.65 Meters (12' 0") and that for the residential floor shall be 3.00 Meters (9' 10").

(o) The existing width of the shop shall not be reduced even by an inch in the proposed shops to be allotted to the members.

(p) All the shops on the ground floor as well as one commercial unit on the first floor allotted to Mr. Vitthal Narayan Kamath/Mr. Pandurang Narayan Kamath will be provided with loft at the height of 8' and covering 1/3rd length of the shop/ commercial premise.

(q) All the shops on the ground floor will be provided with independent washrooms with water and drainage supply for each unit.

(r) Point no (o) and (p) above shall be got approved from MCGM accordingly.

(s) Shop No 7 & 8 shall be approved as 'Restaurant' with a provision of kitchen. No wall partition will be provided in between. The same shall be got approved by MCGM.

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(t) Specifications for the shops shall be at par with residential units for items like flooring, electrification, plumbing etc. and as mentioned at the Annexure X for Specification.

(u) All the shops will be provided with good quality manually operated GI rolling shutter.

(v) All the residential flats shall be provided with full height glazed window.

(w) All the residential flats shall be provided with Safety Grill for the window of uniform and standard design.

(x) All residential units shall be provided with the Safety Door of uniform and standard design.

(y) The mechanical car parking system shall have 18 months warrantee wherein the manufacturer will service system free of cost as per the standard warrantee contract.

(z) Shop no 10 will be provided with the additional emergency door opening on the side isle subject to approval of MCGM.

13) The **Society** hereby declares, represents and assures to the **Developer** that:-

(i) The title of the **Society** to the said property and the existing building standing thereon and the titles of the members to their respective shop/flat in the existing building, as per the records are clear, marketable and free from encumbrances and reasonable doubts.

(ii) The **Society** declares that the said property is free from encumbrances and is not subject to lis-pendence or attachment either before or after Judgment and if any encumbrance, lis-pendence or attachment is found existing,

the same shall be forthwith cleared by the **Society** at its own costs and expenses,

(iii) The members whose names are appearing in Annexure-III are the existing members of the **Society** and the share certificates pertaining to the shares held by them stand in their respective names and besides them there are no other person/s who can claim to the membership of the members of the **Society**.

(iv) The **Society** has not created any mortgage, lien, charges or mortgage in respect of the said property and all previous loans have been paid and discharged.

(v) The **Society** has not sold, assigned, given the development rights, given on leasehold rights or Leave & License basis or tenancy basis, gifted, exchanged, mortgaged, charged or otherwise transferred the said property or any part thereof or rights thereof or entered into any Agreement/ Understanding/ Deed/ Writing/ Documents in respect thereof to any person or persons and/or parted with possession of the said property and/or any part thereof to any third person or persons, except what is stated hereinabove and only in favour of the present **Developer** vide these presents.

(vi) The **Society** has not given any Right of Way or any other easementary rights from and out of the said property for the benefit of any adjoining property.

(vii) The **Society** has all the rights and title to enter into this Agreement and in future shall not do any act, whereby the right, title and interest of the **Developer** created herein may prejudicially be affected.

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(viii) The **Society** has not received any Notice of Acquisition or Requisition for the said property or any part or portion thereof for the set-back area, from any Government, Semi-Government, Public and Semi-Public Authority and all previous Notices have been dealt with and the **Society** has not concealed any such Notice from the **Developer**.

(ix) All the dues, taxes and outgoings etc. of the said property have been paid by the **Society** up-to-date and there are no arrears nor has any Notice been issued by the Municipal Corporation of Greater Mumbai and/or any Authority/Authorities, Government, Semi-Government, Public Authority/ Authorities for the recovery of such dues.

(x) There are no Suits, litigation or proceedings pertaining to the said property pending in any Court of Law nor are there any Orders of Attachment either before or after Judgment, concerning the said property against the **Society** or any Prohibitory Order under any Statute or otherwise restraining and/or restricting the rights of the **Society** to enter into this Agreement.

(xi) The **Society** has carried out and will carry out all its statutory obligations including the obligations under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder and its Bye-Laws.

(xii) The **Society** will execute all papers, documents and sign all plans, forms, applications from the relevant Authorities, as may be required for the redevelopment, from time to time in terms of this Development Agreement for obtaining the benefit

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MUMBAI SUBURBAN DIST. (BANDRA)

N.P.A
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of Plot F.S.I. and Plot T.D.R. F.S.I., Fungible F.S.I. or any other F.S.I. as permissible under any law and/or Statute.

xiii) The **Society** will not grant any rights in respect of the said property or the existing building nor will it grant any right to anyone to construct any structure on the said property or any part thereof till this Agreement is in force.

xiv) If any of the existing Members desire to transfer his/their present flat/shop alongwith his/their respective shares pertaining thereto and the flat/shop to be allotted to them in the said intended new building, during the period this Agreement is in force, such member/s may be entitled to do so subject however to the bye-laws of the society and subject to the condition that such transferee/s shall be bound by the terms herein contained and shall be liable to perform the obligations herein contained so far as may be applicable to him/them and a certified true copy of the Agreement shall be handed over by such Member/s to the **Society** and the **Developer** within seven days of execution of such Agreement/s. This Agreement will also clarify a mutual Agreement reached between the two parties on the balance rent, hardship compensation, other amounts, if any, which would have been payable to the existing member/s as mentioned in respect of the rent compensation for the temporary alternate accommodation, for the balance period, which would have been payable to the existing member/s as herein provided that no member/s shall be entitled to transfer of their respective shares and flats/shops without the prior written consent of the **Society** and a written

intimation to the **Developer** until the intended transferee confirms in writing that he/she/they shall abide by the terms of the Agreement herein.

(xv) The **Society** in its Special General Meeting held on 1st November 2020 has authorized by a Resolution dated 2nd November 2020 the Chairman, the Hon. Secretary and the Hon. Treasurer to sign and execute this Development Agreement and all other consequent documents as may be required to be executed.

14) Simultaneously with the execution of the present Development Agreement, the **Society** shall also execute and register an Irrevocable General Power of Attorney in favour of the **Developer** as a Company and their Directors authorizing them to develop the said property and construct the said new building thereon, to appoint Architect, and other Professionals and Consultants, to carry out necessary amendments to the lay-out as per the directives of the Municipal Corporation of Greater Mumbai, approach the Municipal Corporation of Greater Mumbai and/or any other Authority/Authorities, submit and obtain sanctioned plans for development and construction of the said property, I.O.D., Commencement Certificate, Occupation Certificate and Building Completion Certificate, make various deposits in connection with the approval of the plan, represent the **Society** before the Municipal Corporation of Greater Mumbai and other Local Authorities, Government Bodies and other Authorities, the Electricity Supply, Water Department, Assessment Department, etc. The Stamp Duty

and other costs of the Irrevocable General Power of Attorney shall be paid by the **Developer**.

15) On the execution of this Development Agreement the **Society** hereby grants license to the **Developer** to enter upon the said property.

16) The **Developer** shall after the issuance of the Part/Full C.C. and subsequently registering project under MAHA RERA be entitled to put up boards/hoardings on the said property, making known to the public the commencement of the scheme of redevelopment of the said property and availability of shops/flats for free sale to the public at large.

17) On the execution of this Development Agreement, the **Society** permits the **Developer**/its representatives to enter upon the said property for carrying out the detailed survey and demarcation of the said property for the purpose of getting the plans sanctioned and obtaining I.O.D. and Commencement Certificate in respect thereof and other allied purposes.

18) As per the prior conditions from **Society** / pre-requisite, the **Developer** has prepared the plans of the proposed redevelopment of the said property and by their letter dated 3rd August 2020 forwarded the same to the **Society** and its members for the their approval. The **Society** and their members have gone through and have taken inspection of the plans and have given their approval/consent vide there letter dated 24th August 2020 attached

herewith along with plans approved by the society at **Annexure XV** to the plans for the area to be provided to the members of the society. The plans are subject to the planning permission and approval by the Architect and the concerned Authorities. The **Developer** shall be submitting the Building Plans approved by the **Society** to the concerned Authorities for their approval. The **Society** will not take any objection if the plans which are approved by the Municipal Corporation vary from the approvable plan approved by the **Society**, so long as the RERA carpet area to be provided to the members of the **Society** in the form of newly constructed flats or new commercial units on ground and first floor in the proposed building remains unchanged.

19) Developer shall obtain IOD within six months from the date of execution of this Development Agreement.

20) On the plans being approved for the available F.S.I., I.O.D. in respect thereof being granted by the concerned Authorities, the **Developer** shall intimate the **Society** the approval of the plans. The **Developer** shall furnish certified true copies of the I.O.D. and approved plans to the **Society**. Such IOD shall be minimum loaded with 1 FSI + 35% Fungible FSI of members area + 0.5 FSI + 0.9 TDR loaded fully in the name of the Society.

21) It is agreed by the **Society** that on intimation by the **Developer** of receiving IOD as mentioned above with full TDR in the name of the society from the planning authority the Society shall within 30 days and under any circumstances before the respective member

vacating their respective premises for handing over the same to the Developer, allot the permanent alternate accommodation and parking space to its members. The Developer shall not entertain any request of the individual member in this regard.

22) The **Society** agrees and confirms that within thirty days from the intimation being received by the Secretary/Chairman of the **Society** to the effect that the plans are sanctioned and I.O.D. in respect thereof has been granted by the concerned Authorities with minimum FSI as mentioned in 20) above the **Society** shall ensure that the 29 Agreements in favour of 29 members of the **Society** having 10 commercial premises and 19 residential premises for allotting to them the permanent alternate accommodation in the said proposed new building, proposed to be constructed by the **Developer** on the said property will be executed and to get the said documents registered by each of the 29 members of the **Society** before the concerned Sub-Registrar of Assurances and thereupon the **Society** shall ensure that all its 29 members having 10 commercial and 19 residential units quit, vacate and hand over vacant and peaceful possession of their respective shops/flats to the **Society** and the in its turn will hand over the vacant and peaceful possession of the said existing building to the **Developer** to enable the **Developer** to demolish the same and after obtaining necessary Commencement Certificate for completing the construction work of the proposed new building.

23) It is agreed that the member shall, prior to the said 30 days, be entitled to take away their belongings, removable furniture, electrical

and electronic appliances and equipment in the flat/shop owned by them in the existing building and whatever else belonging to them, if they so desire.

24) It is agreed by and between the parties that within 30 days from the approval of plans from the Municipal Corporation of Greater Mumbai/concerned Authorities and in any event prior to the expiry of the said 45 days, the **Developer** shall execute and register the individual Agreements for allotment of the new flat/shop to be allotted to all the members of the **Society** in favour of each of the members of the **Society** in the proposed new building. The Stamp Duty and registration charges on the Agreement for allotment of the provisional area shall be borne and paid by the **Developer** and thereafter the members of the **Society** shall shift to the temporary rental premises that will be obtained by each and every member.

25) Before commencing the redevelopment work, the **Developer** will file all papers, documents, applications etc. before the Authority of MahaRERA as prescribed under the provisions of Real Estate (Regulation & Development) Authority Act, 2016 and the Rules framed thereunder from time to time and will obtain the registration from MahaRERA Authority and will communicate to the **Society** the registration number of the Project with the Authority of RERA. The **Society** will be the Promoter for redevelopment project under RERA as per the revised Circular.

26) The **Developer** shall carry out the redevelopment of the property at its own costs and expenses. It will be the sole responsibility of the

Developer to purchase T.D.R./Fungible F.S.I. from the market and have the same loaded on the said property at its own costs and expenses, with prior necessary approval/sanction from the Planning Authority. Such T.D.R. shall have to be procured in the name of the Society.

27) It is agreed by the **Society** and its members that the **Society** and its members will cooperate in every manner with the **Developer** for the proposed redevelopment of the said property by demolition of the existing building and construction of the said proposed new building and in consideration of the hardship compensation to be paid to the members of the **Society** and other considerations contained herein, the **Society** agrees and undertakes that neither the **Society** nor any of its members shall hinder or obstruct or cause or impede or create any litigation against the construction of the said proposed new building until it is completed in all respects and the Occupation Certificate is granted by the Planning Authority and shall ensure the smooth redevelopment of the said property. In the event of any of the members of the **Society** creating any hurdle and/or litigation of any nature whatsoever, thereby the construction work of the proposed new building is delayed and the **Developer** suffers losses and damages, then the member/members creating such hurdle and/or litigation for any reason and the **Society** on behalf of the member/members shall be liable to reimburse whatever losses and/or damages suffered by the **Developer** due to such litigation and/or hurdle that may be created by any such member/members of the **Society.**

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA) सह. दुय्यम निबंधक, अंधेरी क्र. ६ मुंबई उपनगर जिल्हा, (बांद्रा) सत्यमेव जयते

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28) The **Society** agrees that the **Developer** shall be at liberty to demolish the existing building and shall also be at liberty to sell and/or utilize the debris and material remaining after demolish to such person/persons as it may deem fit and shall also be entitled to appropriate the moneys received from such sale.

29) The **Developer** shall at its cost be entitled to construct and use the portion of the said property free of charge for temporary purpose of shed, accommodation for its labourers, site office thereon for themselves, pending the validity of these presents and till the completion of the said project. The **Developer** shall remove such shed, office etc. from the said property on the completion of the redevelopment of the said property and before handing over the peaceful possession and occupation of the proposed new building to the **Society.**

30) The **Developer** alone shall pay the entire cost of construction of the proposed new building inclusive of all taxes, Land Under Construction (LUC) tax, cost, charges and expenses for obtaining all permissions, approvals, sanctions, statutory or otherwise, premiums, I.O.D., T.D.R. and Commencement Certificate, Part / Full Occupation Certificate as also payment to the Municipal Corporation of Greater Mumbai by way of scrutiny fees and other fees, all deposits (refundable or otherwise), security deposits (refundable or otherwise), premium of any nature including premium for any accident and third party insurance and all other expenses for getting the plans approved and sanctioned from the Municipal Corporation of Greater Mumbai/Planning Authority and other concerned

Authorities, bills of the suppliers of building material, charges for water and electricity consumed in construction of the said proposed new building, additional sewerage charges, electricity and water charges levied during the construction period etc. and the **Society** and/or its members will not be liable to contribute/pay for the same.

31) The **Developer** at its own costs and expenses shall purchase and procure the T.D.R. F.S.I. in the name of the **Society** and the Stamp Duty and registration charges on the Agreement for purchase of T.D.R. F.S.I. shall be borne and paid by the **Developer** alone and the D.R.C. shall be generated in the name of the **Society**. The **Developer** shall also pay the fees of the Architects, Structural Engineers/RCC Consultants/ Contractors and other persons whose services that will be engaged by the **Developer** for carrying out the redevelopment of the said property.

32) The **Developer** shall be liable for all wages, salaries, E.S.I.C., Provident Fund and other dues of the workmen employed for the purpose of carrying out the construction work in accordance with the provisions of the applicable Labour Laws and Social Welfare Legislations in force. The **Developer** shall insure and/or cause its Contractors to insure all the workmen employed/engaged in the construction of the said proposed new building under Workmens Compensation Act or any other Act or Law pertaining thereto and the **Developer** alone shall be responsible for the liabilities in respect of the workmen so employed and shall indemnify and keep indemnified the **Society** in respect of all claims made in that behalf.

33) The **Developer** shall construct and complete the proposed new building and complete the entire redevelopment work, subject to Force Majeure, within twenty-two (22) calendar months including the monsoon period from the date of commencement certificate being granted by the planning authorities. It is agreed by and between the parties that if there is delay in completion of the proposed new building, beyond the said period of twenty-two (22) months, due to non-availability of steel, cement, sand, other building material, labour, water or electricity supply due to war, strike, riots, civil commotion or act of God including earthquake, flood, tempest, typhoon, pandemic, epidemic or any other natural calamity or in the event of any Government Notification prohibiting the continuing of construction, then in such an event, the **Developer** shall be entitled to extension of time during which Force Majeure conditions prevail and the **Developer** in such a case is liable, obliged and responsible to continue to pay to the existing members the monthly rent/compensation along with the brokerage amount as agreed till such time the **Developer** completes the construction of the said proposed new building, Part/Full Occupation Certificate being issued thereto and **Society**/its members to take physical possession of their respective premises. It is clarified that the disputes in the management of the **Developer** Company shall not be considered as reasons beyond the control of the **Developer** and shall not be covered under Force Majeure as mentioned above.

34) Notwithstanding anything contained in this Development Agreement, none of the parties shall be liable to the other party or be deemed to be in breach of this Development Agreement by reason of any delay

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in performing or in failure to perform any of its obligation in relation to the Agreement, if the delay or failure is due to any event of Force Majeure.

35) If any member of the **Society** files any legal proceedings in the Court of Law against the **Society** and/or the **Developer** and in the event thereof if there is any injunction or prohibitory order passed therein, as a result whereof the construction work is stopped or delayed, in that event, the said period will also be excluded from the total agreed period of twenty-two (22) months.

36) If the work get delayed due to default, failure, negligence, violation, delay, breach, non-compliance, non-performance on the part of Developer, Developer shall alone responsible for any such delay. Penalty of Rs. 50,000/- per month shall be paid for any further delay to the society till handing over possession.

37) Save and except the 29 members to whom the permanent alternate accommodation is to be allotted in the proposed new building, the **Developer** shall be entitled to sell on ownership basis, lease, exchange or give on tenancy or Leave & License basis or any other basis, or in any other manner whatsoever, the flats and the shops / commercial offices in the proposed new building to be constructed by the **Developer** on the said property, to any person or persons of their choice and to enter into in their name and at their own risk and responsibility, Agreement with the prospective purchasers and acquirers.

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

38) The **Society** agrees that with a view to commence, continue and complete the entire development work of the said property, the **Developer** will be entitled to borrow finance from any Bank or any Financial Institution of their choice and for that purpose, if necessary, the **Developer** will be entitled to mortgage residential/non residential/ commercial premises available for free sale to the Lender as and by way of security for repayment of the said loan. The **Developer** agrees that the **Developer** will alone be liable and responsible to repay the said borrowings with interest thereon and the **Developer** will not hold the **Society** and its existing members liable or responsible for refunding the said borrowings with interest thereon.

39) The **Society** agrees the **Developer** shall be entitled to and have full right to sell/dispose off/ lend/mortgage the residential and/or non-residential/commercial premises available for free sale in the open market, after the issuance of the I.O.D. and C.C. and in terms of the R.E.R.A.. The **Society** agrees that it will admit the flat-purchasers as well as the purchasers of non-residential/commercial premises from the Free Sale Component who have purchased/acquired flats/shops from the **Developer**, as members of the **Society**, without any demur or objection. The said newly added members shall have the same rights as that of the existing members of the **Society** and their respective shareholdings in the **Society** shall be on equal footing and the **Society** shall allot to each such newly admitted member the required number of fully paid-up shares of Rs.100/- each for the share capital of the **Society**.

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40) The **Developer** shall submit certified true copies of the Agreements that are executed by the **Developer** with the prospective purchasers of the Free Sale flats/shops to the **Society** along with the membership application. The **Developer** shall be entitled to hand over the possession of all the flats, shops, office premises along with the car parking spaces allotted to all such flats and office premises in the Free Sale Component of the proposed new building. On being admitted as ordinary members, such purchasers will be liable to observe and abide by the Bye-Laws of the **Society** and all other Rules and Regulations as may be framed by the **Society** from time to time. Any mortgage of such premises, done either by the **Developer** and/or the Flat Purchaser/s shall have to be intimated by the **Developer** and/or Flat Purchaser/s to the **Society** in writing along with such membership application.

41) The **Society** hereby agrees and undertakes that neither the **Society** nor any of its members will deal with, dispose of or create any third party right, title and interest in respect of the **Developer**'s premises in respect of the Free Sale Component along with allotted car parking spaces for the **Developer** for sale in the open market.

42) The **Developer** on completion of the entire building and on receiving the part/full Occupation Certificate from the Planning Authority, intimate in writing to the **Society** to take possession of the respective shops/flats in the proposed new building, within thirty (30) days from the receipt of such notice, along with the copy of such part/Full Occupation Certificate being provided to the Society accordingly.

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43) It is the responsibility of the **Developer** to provide the duly constructed premises to the members of the **Society** in the proposed new building with all amenities, both common areas and individual flats/shops, as per **Annexure-X** hereto.

44) Within thirty (30) days from the date of the **Developer** notifying **Society** to take possession of the premises to be allotted to the members of the **Society** in the proposed new building, the Architect/Project Management Consultant of the **Society** shall be entitled to verify that the flats/shops to be allotted to the members of the **Society** along with the approved amenities agreed to be provided by the **Developer** are constructed as per the approved plans and specifications and the area shall be physically measured and certified jointly by the Architect/Project Management Consultant of the **Society** and the Architect of the **Developer** and the joint decision taken by them all shall not be disputed by either party hereto and shall be binding on the parties hereto.

45) The **Developer** agrees to hand over the management of the said property along with the newly constructed building to the **Society** within a period of ninety (90) days from the grant of Full Occupation Certificate, without any pending/outstanding dues to the respective Authorities/Vendor. Once the **Developer** hands over the management of the said property of the proposed new building to the **Society**, the **Society** shall be responsible for the day-to-day maintenance of the proposed new building and the said property and for bearing and paying the maintenance charges, all Municipal

property rates and taxes/charges, Land Revenue, cess, assessment, common electricity and water charges, other outgoings from the contribution to be collected by it from the holders of the respective premises in the proposed new building. The **Developer** shall provide the latest bills and receipts as proof of having duly borne and paid all such taxes and outgoings to the Society along with the original deeds and documents of title thereto i.e. I.O.D., C.C., O.C., all other permissions and sanctions, etc. Provided however and it is agreed that the existing members shall be liable to bear and pay to the **Developer** day-to-day maintenance of the proposed new building and the said property and for bearing and paying the maintenance charges, all Municipal property rates and taxes/charges, Land Revenue, cess, assessment, common electricity and water charges, and all other outgoings in respect of their respective new flats/shops in the proposed new building on the **Developer** notifying the **Society** to take possession of the members' premises till the **Society** takes over the management of the said redeveloped property and the proposed new building to the **Society.**

46) Defect Liability Period: In case any defects in the work done due to bad materials and/or bad workmanship develop in the work during the Defect Liability Period, of one monsoon or one year from the date of handing over the possession of the respective flats/ shops to the members of the society as well as to the Purchasers of the remaining flats in the said society building or in the common areas/ amenities of the building; the Developer on notification by the Society shall rectify or remedy the defects at his own cost. In case any member of the Society decides to have any interior work done

within, his flat then the Developers, liability for defects liability period shall cease to exist for the said work or for resulting damage cause to the structure.

47) The **Developer** shall give and procure from the concerned Contractors in favour of the **Society** the water-proofing guarantee on an appropriate Stamp Paper for toilet, kitchen, terrace and flower beds, etc. in respect of the proposed new building, which shall be valid for 10 (ten) years from the date of Occupation Certificate/construction of the said proposed new building.

48) The **Society** shall pay/clear all the amounts payable in respect of the Land/Property Taxes, Land Revenue, assessment, water and electricity charges due and payable to the concerned Authorities in respect of the said property and the existing building till the demolition of the existing building on the said property. The **Society** shall hand over copies of paid-up bills-cum-receipts of such dues to the **Developer**'s record. Thereafter, such dues shall be paid by the **Developer** till the **Developer** obtains Full Occupation Certificate and hands over the management of the said proposed new building and the said property to the **Society** as hereinafter mentioned. The **Developer** too shall be liable to hand over all such bills and receipts to the Society, accordingly. It is agreed that till the handing over of the said property by the **Society** to the **Developer** for demolition, it is the sole responsibility of the **Society** to maintain the building and to undertake minor/major repairs entirely at their own cost and expenses.

49) If any members of the **Society** and the purchaser of premises from the **Developer** intend to alter/modify their respective office/shop/flat and/or damage the water-proofing either in part or full after the possession is given to them by the **Developer**, they shall do so at their own risk and any such alteration/modification, damage shall void the terms of the warrantee/guarantee provided by the **Developer**.

50) The **Society** or any of its members including the newly added members of the **Society** shall not change the external façade/elevation of the building/terrace by addition or breaking external part of the building/façade/terrace and such additions/alterations shall void the warrantee/guarantee of water-proofing terms.

51) Any member of the **Society** including Free Sale Component member will not be able to misuse, modify, alter any of the common areas for their personal/storage or commercial use, including corridors, passages, refuge areas, parking spaces allotted to them, etc. The common areas including corridors, passages or refuge areas, parking spaces allotted to them, etc. should be kept free from obstruction and the refuge area is to be completely kept unoccupied at all times, forbid alteration to elevation.

52) The **Developer** shall not install any signage/hoarding/ mobile tower on any portion of the said property or on the terrace of the proposed new building, without the prior written consent from the **Society**.

53) Save and except as provided in this Development Agreement, the **Developer** shall not be entitled to transfer and/or assign or enter into a Joint Venture or create a charge or mortgage with rights/benefits for the redevelopment of the said property accrued to it under this Agreement in favour of any third party without the prior written permission/consent of the **Society**.

54) The **Developer** shall not be entitled to create or claim any right, title or interest or charge on the said property and the members' premises except the premises available to the **Developer** for free sale. The flat/shop/office purchasers from the **Developer** in respect of the Free Sale Component are entitled to and have right to obtain loans from the Banks or any Financial Institutions by mortgaging their respective flat/shop premises and the **Society** hereby grants NOC in favor of such prospective purchasers and for that purpose the **Society** hereby authorizes the **Developer** to grant NOC letter to such prospective purchasers.

55) The **Developer** shall be solely responsible for payment of its Income-tax, any other taxes which are legitimate taxes, cess, levies that may be liable to be paid on account of the transaction countenance by this Agreement.

56) The terrace above the top floor shall be common terrace and its use shall be regulated by the **Society**. However, the **Developer** shall be allowed to use the terrace area on the lower floors due to planning constraints to consume full F.S.I.

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

57) The Final Offer Letter dated 29th September 2020, annexed hereto as **ANNEXURE-VI** hereto and the Letter of Intent issued by the **Society** dated 3rd November 2020 annexed hereto as **ANNEXURE-VII** hereto will form integral part of this Development Agreement.

58) The parties hereto agree that out of the total number of car parking spaces available, the **Society** is entitled for 25 number of car parking spaces as per the prevailing policy/law which includes one allotted car parking to Shop No 6 owned by Mr. Vitthal Narayan Kamat / Mr. Pandurang Narayan Kamat as mentioned on page 9. It will be the responsibility of the **Society** to allot balance 24 parking spaces amongst the other members. The society shall inform developer regarding allotment of parking to the existing members and Developer shall include the parking allotment details as provide by the society in Permanent Alternate Accommodation Agreement. The **Developer** shall have full right to allot the remaining car parking spaces at its discretion to the purchasers of flats and office premises of the Free Sale Component, for which the **Society** hereby gives its "No Objection".

59) The Society agrees that the **Society** will ensure that no member of the **Society** will allow any alteration in the external façade and/or elevation treatment to the proposed new building including lobby and common areas in the said proposed new building.

60) The **Society** shall also ensure that all the members of the **Society** who will be visiting the site during construction stages with prior appointment of construction crew will observe and follow all the

safety rules and guidelines that will be fixed/displayed on the site by the Contractor and other persons working on it.

61) The **Society** shall issue service letters, authorities etc. as and when needed/required by the statutory authorities for various approvals and sanctions. The **Society** shall also supply copies of the relevant documents, plans, conveyance, Agreements, etc. on or before the execution of this Development Agreement or as and when required by the **Developer**, within a reasonable time.

62) This Development Agreement does not constitute a partnership and/or a Joint Venture between the parties hereto. This Agreement is entered into between the **Society** and the **Developer** on "Principal to Principal" basis and each party shall be individually responsible to pay its Income-tax in respect of the constructed premises allotted to each of them. The parties hereto shall keep the other fully and effectively indemnified against non-payment of their individual proportionate taxes and adequate provisions will be made for payment of tax liability of their respective shares, intention being that neither party shall be held liable for the liability of the other and each other shall keep the other indemnified of and from its liability.

63) In the event of any disputes or differences arising between the **Society** on the one hand and the **Developer** on the other hand in respect of the interpretation and implementation of this Agreement and/or the Power of Attorney and/or any related documents and/or carrying out the terms and conditions thereof and/or interpretation thereof or in any way whatsoever in connection therewith will be

referred to the arbitration of the Sole Arbitrator, if agreed upon by the **Society** and the **Developer.**

64) For the purpose of Arbitration proceedings, the same will be held within the jurisdiction of Mumbai.

65) It is agreed by and between the parties that for carrying out the redevelopment of the said property, the **Developer** will have pay various amounts towards the refundable/non refundable deposits to the Government, semi Government, planning or any other authority for and on behalf of the society. The **Developer** shall pay all such deposits to carry out the redevelopment activities. On completion of the redevelopment of the said property, the **Developer** is entitled and have right to approach all such Government, semi Government, planning or any other authority for refund of the said deposits paid by the **Developer** for and on behalf of the society. The society do hereby gives its "No Objection" in favor of Government, semi Government, planning or any other authority/ **Developer** for collecting/recovering all such deposits. The **Society** agreed that the Power of Attorney executed by the **Society** in favour of the **Developer** shall remain valid till all the deposits are refunded to the **Developer** by the Government, semi government, planning or any other authority. The extended period of Power of Attorney shall not be more that one year from the date of complete Occupation.

66) All Notices and other communications to be given under this Agreement shall be in writing and delivered by hand against the written acknowledgement of the receipt or by Speed Post A/D or by

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Regd. Post A/D or by Courier or by email on the respective addresses of the parties hereto which are as follows:-

Address of the **Society**:

Mr. Ramesh Mariappa Dhotre, Chairman
Address: Flat No. 306
Bhavesha Co-operative Housing Society Ltd.,
640-B, Veera Desai Road,
Andheri (West), Mumbai 400 058
Email: bhavesha.chsl@gmail.com

Mr. Mohammad Saleh Kafray, Secretary
Address: Flat No. 101
Bhavesha Co-operative Housing Society Ltd.,
640-B, Veera Desai Road,
Andheri (West), Mumbai 400 058
Email: bhavesha.chsl@gmail.com

Mr. Niteen Ramchandra Hazare, Treasurer
Address: Flat No. 106
Bhavesha Co-operative Housing Society Ltd.,
640-B, Veera Desai Road,
Andheri (West), Mumbai 400 058
Email: bhavesha.chsl@gmail.com
Bhavesha Co-operative Housing Society Ltd.,
640-B, Veera Desai Road,
Andheri (West), Mumbai 400 058.
Email: bhavesha.chsl@gmail.com

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र. - ६ सत्यमेव जयते मुंबई उपनगर जिल्हा, (वांद्रे) MUMBAI SUBURBAN DIST. (BANDRA)

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Address of the **Developer**:
Beautiful Properties Pvt. Ltd.,
Kantilal House,
14, Mama Parmanand Marg,
Mumbai 400 004.
Email: parab.pv@nlpl.com

or such other address as if from time to time informed in writing by the party to whom the communication is addressed. Any communication that is delivered in accordance herewith shall be deemed to be received when the delivery is received or refused, as the case may be.

67) The Stamp Duty and registration charges payable in respect of this Development Agreement and Irrevocable General Power of Attorney and the Permanent Accommodation Agreements of all the members of the Society shall be borne and paid by the **Developer**.

68) The Courts in Mumbai alone will have exclusive jurisdiction in this matter.

69) The PAN Numbers of both the parties as required by the Income-tax (16th Amendment) Rules, 1998 are as under:
PAN No. of the **Society**: AACAB8938P
PAN No. of the **Developer**: AAACM3427B

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)
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Copies of both the PAN Cards are annexed hereto and marked as **Annexure XIV**

70) The following Annexures shall form a part of this Development Agreement:

Annexure-I: Schedule and Plan of the said property.

Annexure-II: List of Members of the **Society** along with Flat Numbers/ Shop Numbers.

Annexure-III: Statement giving the details of **29** members being granted additional carpet area by the **Developer**.

Annexure-IV: Copy of the Property Register Card.

Annexure-V: List of Members of the **Society** with existing area occupied by them and Share Certificate Numbers.

Annexure-VI: Copy of Final Offer letter dated 29th September 2020

Annexure-VII: Copies of Resolution passed in the Special General Meeting dated 01-11-2020 and Letter of Intent dated 03-11-2020, issued by the **Society**

Annexure-VIII: Copies of all Society Resolutions.

Annexure-IX: Details of Flat/Shop/Office Nos. and area allotted to the members in the proposed new building.

Annexure-X: List of amenities to be provided in the flat /shop/Office to be allotted to the members as well as to the **Society**.

Annexure-XI: Attested true copies of the latest Assessment Bills from the Municipal Corporation of Greater Mumbai.

Annexure-XII: Copy of latest Electricity Bill.

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Annexure-XIII: Copy of submission to the office of the Asstt./Dy. Registrar of Co-operative Societies, Web address, email address, contact numbers of all members.

Annexure-XIV: Copies of respective PAN Cards of the **Society** and the **Developer**.

Annexure-XV: Plans approval by Society vide letter dated 24th August 2020.

Annexure-XVI: Order dated 02-11-2020 issued by Deputy Registrar Cooperative Societies, K-West Mumbai office, confirming appointment of M/s Beautiful Properties Pvt. Ltd. as the **Developer.**

SCHEDULE ABOVE REFERRED TO:

(Description of the said property)

ALL THAT PIECE AND PARCEL of the plot of land bearing CTS No. 640-B, of Village Ambivali, Taluka Andheri, situated at Veera Desai Road, Andheri (West), Mumbai 400 058, admeasuring 1053.40 sq. mtrs. together with the building consisting of Ground + 3 Upper Floors constructed thereon and known as "Bhavesha Co-operative Housing Society Ltd." and delineated on the plan annexed at Annexure-I hereto and thereon shown surrounded by Red Colour Boundary Lines and bounded as follows:

On or towards the East: By _____

On or towards the West: By _____

On or towards the North: By _____

On or towards the South: By _____

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा, (वांद्रे)
सत्यमेव जयते

बदर-१७/
१०३४० | ५८ | १३३

COMMON SEAL of the within named)
"THE SOCIETY",)
BHAVESHA CO-OPERATIVE HOUSING)
SOCIETY LTD.,)
has been hereunto affixed pursuant)
to the Resolutions passed by the Members)
of the Society at its Special General Body)
Meetings held on 03rd November 2020)
By the hands of)

BHAVESHA CO-OPRATIVE HOUSING SOCIETY LTD. BOM K-WEST H. S. G. (TC) 1609 of 1985-86 BOMBAY

For BHAVESHA C. H. S. LTD.

Chairman Hon. Sec. Treasurer

1. Mr. Ramesh Mariappa Dhotre (Chairman))

For BHAVESHA C. H. S. LTD.

Chairman Hon. Sec. Treasurer

2. Mr. Mohammad Saleh Kafray, (Secretary)

For BHAVESHA C. H. S. LTD.

Chairman Hon. Sec. Treasurer

3. Mr. Niteen Ramchandra Hazare (Treasurer)

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA) सह. दुय्यम निबंधक, अंधेरी क्र. ६ मुंबई उपनगर जिल्हा, (बांद्रा) सत्यमेव जयते

बदर-१७/
१०३६४ ६० १६६
२०२०

have signed these presents)

In the presence of)

1. Sachin T. Bhuwad

2. Prakash V. Parab

SIGNED AND DELIVERED)

by the within named '**Confirming Parties**')

Sr. No.	FLAT	NAME & PHOTO OF MEMBER/S	SIGNATURE & THUMB IMPRESSION
RESIDENTIAL MEMBERS:			
1-	1	Mr. PANKAJ KANTILAL DAMANIA Mr. PIYUSH KANTILAL DAMANIA  	
2	101	Mr. MOHAMMAD SALEH KAFRAY 	

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१७/
१०३८४ | ६१ | ७६६
२०२०

3	102	Mrs. PARVATI SUKUMAR MENON 	P. menon
4	~~103~~	~~Mr. VYAS RAO~~	
5	~~104~~	~~Mr. K. SHRINIVAS RAO~~	
6	105	Mrs. JASMINE AZHAR RASHID 	Rashid

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (वांद्रे)

बदर-१७/
१०३६७ | ६२१६६
२०२०

5	106	Mr. NITEEN RAMCHANDRA HAZARE 	
8	201	Mrs. KARUNA TEJPAL THARWANI 	Karuna. T. Tharwani
9	202	Mrs. SAILEE GOPAL YADAV Mr. GOPAL SHANKAR YADAV  	
10	~~203~~	~~Smt. PREMA SEKARAN~~	

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१७/
१०४६४ | ६३ | १६६
२०२०

11	~~204~~	~~Mrs. SARITA B. KATHEWADI~~ ~~Mr. CHANDRESH B. KATHEWADI~~	
12	~~205~~	~~Mrs. CYNTIA VALINTINA FERNANDES~~	
8. ~~13~~	206	Mr. RAMESH NARSINH BHANUSHALI 	Ramesh. N. Bhanushali
9 ~~14~~	301	Mrs. SULOCHANA KAJALIA Mr. PRADEEP MAHENDRA KAJALIA Mrs. KETNA PRADEEP KAJALIA   	Kajalia. K.P.

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र - ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

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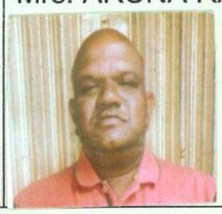
10 ~~15~~	302	Mr. SHAILESH PRATAPRAI ARYA Mrs. KALPANA SHAILESH ARYA  	
11 ~~16~~	303	MR. NITIN DINKARRAY SHAH Mr. BHARAT DINKARRAY SHAH 	C.A. to Nitin D. Shah Bharat D. Shah Jitendra C. Shah
12 ~~17~~	304	MR. MANUEL FRANCISCO ANTONIO MARTINS ~~MR. DWAYNE WEI~~ ~~MARTINS~~ 	
13 ~~18~~	305	Mrs. SMITA RAMDAS BANDEKAR 	

~~19~~ 14	306	Mr. RAMESH MARIAPPA DHOTRE Mrs. ARUNA RAMESH DHOTRE  	

Sr. No.	SHOP No.	NON RESIDENTIAL (SHOPS)	SIGNATURE & THUMB IMPRESSION
1	1	Mr. PRABHUNARAYAN P. PANDE 	
2	2	Mrs. NEHA PREM AJWANI 	
3	3	Mr. JAGDEESH VASU SHETTY 	

दस्त - ३७/
१०३६७ ६५ १६६
२०२०

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

54

4	4	Mr. BABU YASIN MANSOORI 	
5	5	Mr. NAGESH GURUSIDDAPPA SAJJAN 	
6	6	Mr. VITHAL NARAYAN KAMATH ~~Mr. PANDURANG NARAYAN KAMATH~~ 	
7	7	Mrs. URMILA SUDHAKAR MAYEKAR 	

बदर-१७/

१०३६४	६६	१६६
२०२०		

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BARDRAI)
सह. उपनिबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा, (बांद्रा)
सत्यमेव जयते

8	8	Mr. SACHIN SUDHAKAR MAYEKAR 	
~~9~~	9	~~Mr. VISHAL VERINDER VERMA~~ ~~Mr. VARUN VERINDER VERMA~~ ~~Mr. VERINDER KUMAR VERMA~~	
~~10~~ 9	10	Mr. MELWIN FERNANDES Mrs. GRACE FERNANDES  	

BEAUTIFUL PROPERTIES PVT.LTD.)

has been hereunto affixed)

pursuant to the Resolutions passed)

by the Board of Directors)

in the meetings held on _____)

बंदर-१७/
१०३६४ ६७ १६६
२०३०

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. उपनिबंधक, अंधेरी क्र. - ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

56

by the hands of its)

Authorised Director)

For Beautiful Properties Pvt. Ltd.

)

Director

)

JAI RAJESH

DIN NO.:00086412

Mr. JAI RAJESH,)

who has signed these presents)

in the presence of)

1. Sachin T. Bhuwad

2. Prakash V. Parab

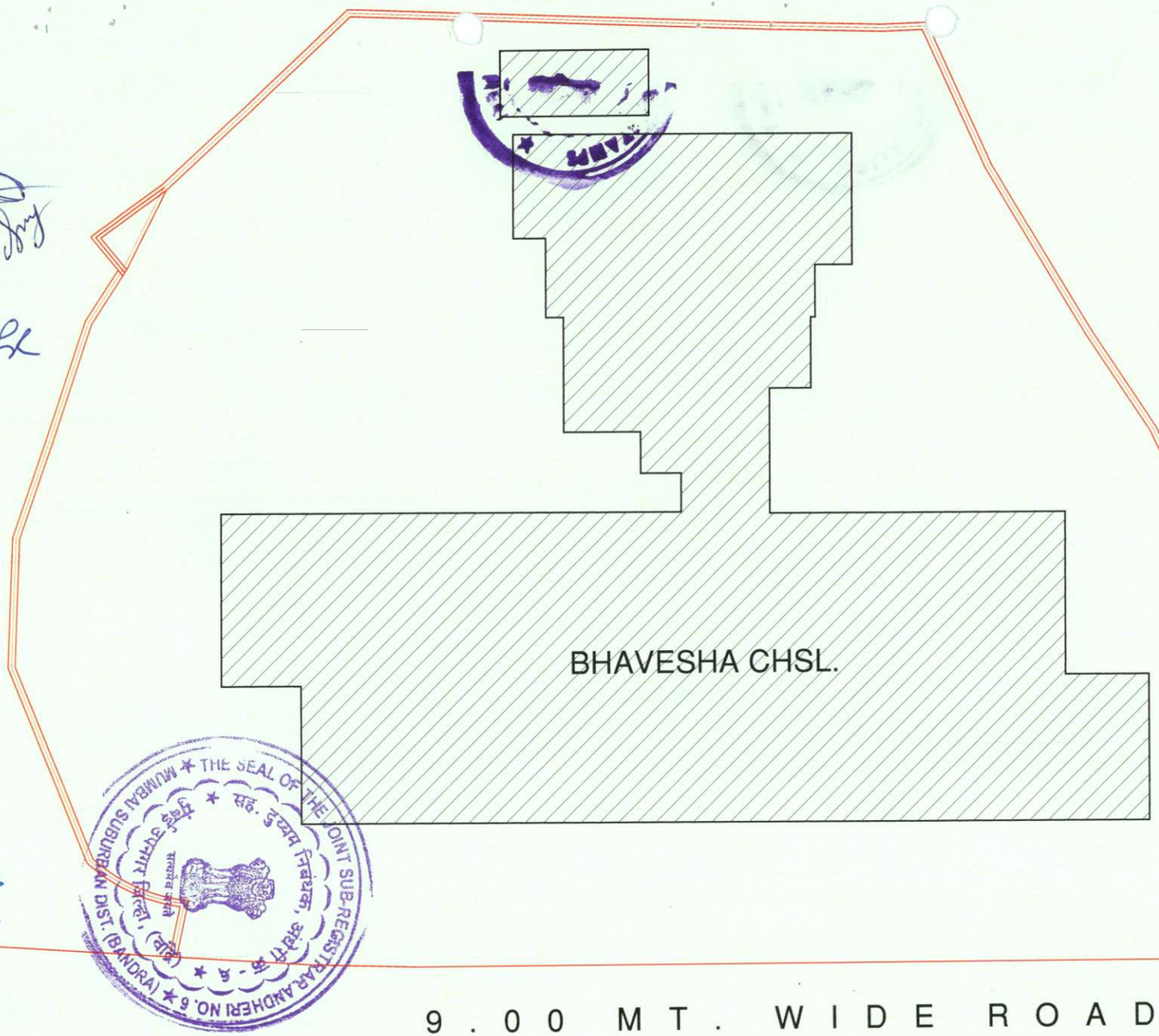
COLLECTOR OF STAMPS ANDHERI

बदर-१७/

१०३९४	९८१९९	
२०२०		

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. ६ सह. दुय्यम निबंधक, अंधेरी क्र. ६ सत्यमेव जयते मुंबई उपनगर जिल्हा (अंधेरी) MUMBAI SUBURBAN DIST. (ANDHERI)

ANNEXURE-I



DATE =22-10-2020

NORTH

DEVELOPERS

BEAUTIFUL PROPERTIES PVT. LTD.
Kantilal House, 14, Mama Parmanand Marg, Mumbai - 400 004
Tel. : + 91 - 22 - 23681901 / 23681902 / 23681903
WWW.nlpl.com

BHAVESHA CO-OP. HOUSING SOCIETY LTD. PLOT BEARING CTS. NO. 640B,
VEERA DESAI ROAD , ANDHERI (WEST) MUMBAI 4000058

बदर-१७/
१०३६२ | ७०१६६
२०२०

ANNEXURE-II

List of Members of the Society along with Flat Numbers

Sr. No.	Floor No.	FLAT No.	Name of Member
			RESIDENTIAL MEMBERS:
1	G	1	Mr. PANKAJ KANTILAL DAMANIA Mr. PIYUSH KANTILAL DAMANIA
2	FIRST	101	Mr. MOHAMMAD SALEH KAFRAY
3	FIRST	102	Mrs. PARVATI SUKUMAR MENON
4	FIRST	103	Mr. VYAS RAO
5	FIRST	104	Mr. K. SHRINIVAS RAO
6	FIRST	105	Mrs. JASMINE AZHAR RASHID
7	FIRST	106	Mr. NITEEN RAMCHANDRA HAZARE
8	SECOND	201	Mrs. KARUNA TEJPAL THARWANI
9	SECOND	202	Mrs. SAILEE GOPAL YADAV Mr. GOPAL SHANKAR YADAV
10	SECOND	203	Smt. PREMA SEKARAN
11	SECOND	204	Mrs. SARITA B. KATHEWADI Mr. CHANDRESH B. KATHEWADI
12	SECOND	205	Mrs. CYNTIA VALINTINA FERNANDES
13	SECOND	206	Mr. RAMESH NARSINH BHANUSHALI
14	THIRD	301	Mrs. SULOCHANA KAJALIA Mr. PRADEEP MAHENDRA KAJALIA Mrs. KETNA PRADEEP KAJALIA
15	THIRD	302	Mr. SHAILESH PRATAPRAI ARYA Mrs. KALPANA SHAILESH ARYA
16	THIRD	303	Mr. NITIN DINKARRAY SHAH Mr. BHARAT DINKARRAY SHAH
17	THIRD	304	Mr. MANUEL FRANCISCO ANTONIO MARTINS Mr. DWAYNE WERNER MARTINS
18	THIRD	305	Mrs. SMITA RAMDAS BANDEKAR
19	THIRD	306	Mr. RAMESH MARIAPPA DHOTRE Mrs. ARUNA RAMESH DHOTRE

Sr. No.	Floor No.	SHOP No.	NON RESIDENTIAL (SHOPS)
1	GROUND	1	Mr. PRABHUNARAYAN P. PANDE
2	GROUND	2	Mrs. NEHA PREM AJWANI
3	GROUND	3	Mr. JAGDEESH VASU SHETTY
4	GROUND	4	Mr. BABU YASIN MANSOORI
5	GROUND	5	Mr. NAGESH GURUSIDDAPPA SAJJAN
6	GROUND	6	Mr. VITHAL NARAYAN KAMATH Mr. PANDURANG NARAYAN KAMATH
7	GROUND	7	Mrs. URMILA SUDHAKAR MAYEKAR
8	GROUND	8	Mr. SACHIN SUDHAKAR MAYEKAR
9	GROUND	9	Mr. VISHAL VERINDER VERMA Mr. VARUN VERINDER VERMA Mr. VERINDER KUMAR VERMA
10	GROUND	10	Mr. MELWIN FERNANDES Mrs. GRACE FERNANDES

SUB-REGISTRAR ANDHERI NO. 6 BANDRA SUBURBAN DIST. (BANDRA) सत्यमेव जयते

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बदर-१७१

10368 07/12/22

2020

ANNEXURE-III

STATEMENT OF AREA TO MEMBERS OF BHAVESHA CHSL:

Sr. No.	RESIDENTIAL MEMBERS:	FLAT NUMBER	EXISTING CARPET AREA Sq. Ft	ADDITIONAL AREA 27%	RERA AREA	ADDITIONAL AREA ALLOTED	RERA AREA PROVIDED
1	Mr. PANKAJ KANTILAL DAMANIA Mr. PIYUSH KANTILAL DAMANIA	1	376.69	101.71	478.40		479.00
2	Mr. MOHAMMAD SALEH KAFRAY	101	412.05	111.25	523.30		524.00
3	Mrs. PARVATI SUKUMAR MENON	102	412.05	111.25	523.30		524.00
4	Mr. VYAS RAO	103	467.12	126.12	593.24	200.00	793.00
5	Mr. K. SHRINIVAS RAO	104	623.90	168.45	792.35		793.00
6	Mrs. JASMINE AZHAR RASHID	105	623.90	168.45	792.35		793.00
7	Mr. NITEEN RAMCHANDRA HAZARE	106	467.12	126.12	593.24		594.00
8	Mrs. KARUNA TEJPAL THARWANI	201	412.05	111.25	523.30		524.00
9	Mrs. SAILEE GOPAL YADAV Mr. GOPAL SHANKAR YADAV	202	412.05	111.25	523.30	383.00	907.00
10	Smt. PREMA SEKARAN	203	467.12	126.12	593.24		594.00
11	Mrs. SARITA B. KATHEWADI Mr. CHANDRESH B. KATHEWADI	204	623.90	168.45	792.35		793.00
12	Mrs. CYNTIA VALINTINA FERNANDES	205	623.90	168.45	792.35		793.00
13	Mr. RAMESH NARSINH BHANUSHALI	206	467.12	126.12	593.24		594.00
14	Mrs. SULOCHANA KAJALIA Mr. PRADEEP MAHENDRA KAJALIA Mrs. KETNA PRADEEP KAJALIA	301	412.05	111.25	523.30		524.00
15	Mr. SHAILESH PRATAPRAI ARYA Mrs. KALPANA SHAILESH ARYA	302	412.05	111.25	523.30	383.00	907.00
16	Mr. NITIN DINKARRAY SHAH Mr. BHARAT DINKARRAY SHAH	303	467.12	126.12	593.24		594.00
17	Mr. MANUEL FRANCISCO ANTONIO MARTINS Mr. DWAYNE WERNER MARTINS	304	623.90	168.45	792.35		793.00
18	Mrs. SMITA RAMDAS BANDEKAR	305	623.90	168.45	792.35		793.00
19	Mr. RAMESH MARIAPPA DHOTRE Mrs. ARUNA RAMESH DHOTRE	306	467.12	126.12	593.24		594.00

Sr. No.	NON RESIDENTIAL (SHOPS)	SHOP NO.	EXISTING CARPET AREA Sq. Ft	ADDITIONAL AREA 15%	RERA AREA	ADDITIONAL AREA ALLOTED	RERA AREA PROVIDED
1	Mr. PRABHUNARAYAN P. PANDE	1	144.00	21.60	165.60		165.60
2	Mrs. NEHA PREM AJWANI	2	362.25	54.34	416.59		416.59
3	Mr. JAGDEESH VASU SHETTY	3	330.00	49.50	379.50		379.50
4	Mr. BABU YASIN MANSOORI	4	297.00	44.55	341.55		341.55
5	Mr. NAGESH GURUSIDDAPPA SAJJAN	5	288.75	43.31	332.06		332.06
6	Mr. VITHAL NARAYAN KAMATH Mr. PANDURANG NARAYAN KAMATH	6	245.00	36.75	281.75	218.25	500.00
7	Mrs. URMILA SUDHAKAR MAYEKAR	7	297.00	44.55	341.55		341.55
8	Mr. SACHIN SUDHAKAR MAYEKAR	8	330.00	49.50	379.50		379.50
9	Mr. VISHAL VERINDER VERMA Mr. VARUN VERINDER VERMA Mr. VERINDER KUMAR VERMA	9	322.00	48.30	370.30		370.30
10	Mr. MELWIN FERNANDES Mrs. GRACE FERNANDES	10	139.50	20.93	160.43		160.43

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र. ६ सत्यमेव जयते मुंबई उपनगर जिल्हा, (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

6/

ANNEXURE - IV

मालमत्ता पत्रक

विभाग/मोजे -- आंबिवली तालुका/न.भु.मा.का. -- न.भू.अ.अंधेरी जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक पा. ष्या. नं.	शिट नंबर	प्लाट नंबर	क्षेत्र चो.मी.	धारणाधिकार	सनसनाता दिलल्या आकारणीचा किंवा माफ्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ।
६४०/ब					
			१३४४.० -१६७.७ ११७६.३ -१२२.९ ---------- १०५३.४	क	मि.ज.नं.६४०अ प्रमाणे

बदर - १७/

१०३६४	७२	१६६
२०२०		

सोवधाधिकार

हक्काचा मुळ धारक वर्ष १९७६ [स्टेट बँक ऑफ इंडिया अेम्पलाईन]
[नील कमल को.ऑ.हौ.सोसायटी.]
नगर भूमापन अधिकारी क्र.४
मुंबई उपगर जिल्हा
१/६/७५

पट्टेदार

इतर हक्क

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (म) पट्टेदार (प) विक्री धार (भा)	साक्षांकन
१७/०६/१९७८	न.भू.क्र. यांचे कडील आदेश क्र.न.भू.अ.क्र.६४०/१२ अन्वये बिनशर्तीची नोंद केली. श्री. उपविभागिय अधिकारी मुंबई उपनगर यांचे कडिल आदेश क्र.DLN/LND/B.१०५४ दि.२१/०२/१९७३ प्रमाणे सुधारीत बिनशर्ती धा-याची व मुदत नोंद केली.			सही - १७/०६/१९७८ न.भू.अ.क्र.४ मुंबई
३१/०१/१९७९	मा. उपविभागिय अधि. मु.उप. मुंबई यांचेकडील क्रमांक डी.एल.एन /एल.एन.डी. /बी / दि. मा ऑडी तहसिलदार (एन.ए) अंधेरी क्र.ए.टी.एन. (एन.ए) ४आंबिवली दि.०२/१०/१९७८ क्षेत्र१३४४.० चो.मी.बिनशर्ती आकार रुपये प्रमाणे बिनशेती साऱ्याची नोंद केली.			सही - न.भू.अ.क्र.४ मुंबई
२७/०२/१९७८	मा.न.भू.अ.क्र.४यांचे कडिल आदेश दि.२०/०२/१९८०प्रमाणे भूसंपादन क्षेत्र वजा १६७.७चो.मीटर नाला बरोड मध्ये सामिल झालेले क्षेत्र दुरुस्त केल	SI		सही - ०४/०४/१९८० न.भू.अ.क्र.४ मुंबई
१३/१०/१९८०	न.भू.अ.क्र.४मुबई आदेश क्र.न.भू.आंबिवली/८० दि.१३/१०/१९८०प्रमाणे क्षेत्र वजा १२२.९चौ.मी. वजा व क्षेत्र मध्ये सामील झालेले क्षेत्र दुरुस्त केले.	SI	भूसंपादन क्षेत्रांत फेर दुरुस्ती केली	सही - ३१/१०/१९८० न.भू.अ.क्र.४ मुंबई उ.न
१६/१२/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू. १/मि.प.अ.क्र. नोंद/२०१५ पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.भू.आंबिवली/फे.क्र.५९९ दिनांक १६/१२/२०१५ प्रमाणे मिळकत पत्रिकेवरील नमूद अंकी क्षेत्र अक्षरी रुपांतरित करुन एक हजार त्रेपन्न पूर्णांक चार दशांश चो.मी. नमूद केला.			फेरफार क्र.५९९ प्रमाणे सही - १६/१२/२०१५ न.भू.अ.अंधेरी

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 ★ सह. दुय्यम निबंधक, अंधेरी क्र. ६ ★ सत्यमेव जयते ★ मुंबई उपनगर जिल्हा, (वांद्रे) ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

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मालमत्ता पत्रक

विभाग/मौजे -- आंबिवली तालुका/न.भू.मा.का. -- न.भू.अ.अंधेरी जिल्हा -- मुंबई उपनगर जिल्हा

२०२० | शिट नंबर | प्लाट नंबर | क्षेत्र चो.मी. | धारणाधिकार | शेतजमीनीचा दिलेल्या आकारणीचा किंवा माहूयाचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

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दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
०१.०७.२०१८	मानव अभिहस्तांतरणान्वये भावेशा को.ऑप.हौ.सो.लि. चे सचिव श्री.मोहम्मद सालेह काझे यांचा दि.०६/०७/२०१८ रोजीचा अर्ज सह दुय्यम निबंधक अंधेरी क्र.१ मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत दस्त क्र.बदर-१/८२२८/२०१५ दि.०४/०१/२०१५ तसेच सक्षम प्राधिकरण तथा जिल्हा उपनिबंधक सहकारी संस्था (३) मुंबई यांचेकडील अर्ज क्र.१४४/२०१५ मधील मानीव अभिहस्तांतरण आदेश व प्रमाणपत्र दि.१२/०५/२०१५ अन्वये नगर भूमापन आंबिवली ता.अंधेरी येथील न.भू.क्र.६४०/ब या मिळकतीचे संपूर्ण क्षेत्रास अभिहस्तांतरणाचे आदेश झाल्याने मिळकत पत्रिकेवरील धारक सदरी स्टेट बँक ऑफ इंडिया अंम्पलाईज निलकमल को.ऑप.हौ.सो. यांचे नाव कमी करुन मानीव अभिहस्तांतरण करुन घेणार भावेशा को.ऑप.हौ.सो.लि. यांचे नाव धारक सदरी दाखल केलेची नोंद केली.		धारक भावेशा को.ऑप.हौ.सो.लि.	पोहोच क्र.६१० प्रमाणे सही - ०१/०७/२०१८ न.भू.अ.अंधेरी

तपासणी करणारा - खरी नक्कल - न.भू.अ.अंधेरी मुंबई उपनगर जिल्हा

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खरी नक्कल
नगर भूमापन अधिकारी
अंधेरी

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रा)

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ANNEXURE - V

List of Members of the Society with existing area occupied by them and Share Certificate Numbers

Sr. No.	Floor No.	FLAT No.	Name of Member	Existing Carpet Area in Sq. Ft.	SHARE CERTIFICATE No.	Share Nos.
			RESIDENTIAL MEMBERS:			
1	G	1	Mr. PANKAJ KANTILAL DAMANIA Mr. PIYUSH KANTILAL DAMANIA	376.69	1	1 to 5
2	FIRST	101	Mr. MOHAMMAD SALEH KAFRAY	412.05	2	6 to 10
3	FIRST	102	Mrs. PARVATI SUKUMAR MENON	412.05	3	11 to 15
4	FIRST	103	Mr. VYAS RAO	467.12	4	16 to 20
5	FIRST	104	Mr. K. SHRINIVAS RAO	623.90	5	21 to 25
6	FIRST	105	Mrs. JASMINE AZHAR RASHID	623.90	6	26 to 30
7	FIRST	106	Mr. NITEEN RAMCHANDRA HAZARE	467.12	7	31 to 35
8	SECOND	201	Mrs. KARUNA TEJPAL THARWANI	412.05	30	146 to 150
9	SECOND	202	Mrs. SAILEE GOPAL YADAV Mr. GOPAL SHANKAR YADAV	412.05	9	41 to 45
10	SECOND	203	Smt. PREMA SEKARAN	467.12	10	46 to 50
11	SECOND	204	Mrs. SARITA B. KATHEWADI Mr. CHANDRESH B. KATHEWADI	623.90	11	51 to 55
12	SECOND	205	Mrs. CYNTIA VALINTINA FERNANDES	623.90	12	56 to 60
13	SECOND	206	Mr. RAMESH NARSINH BHANUSHALI	467.12	13	61 to 65
14	THIRD	301	Mrs. SULOCHANA KAJALIA Mr. PRADEEP MAHENDRA KAJALIA Mrs. KETNA PRADEEP KAJALIA	412.05	14	66 to 70
15	THIRD	302	Mr. SHAILESH PRATAPRAI ARYA Mrs. KALPANA SHAILESH ARYA	412.05	15	71 to 75
16	THIRD	303	Mr. NITIN DINKARRAY SHAH Mr. BHARAT DINKARRAY SHAH	467.12	34	76 to 80
17	THIRD	304	Mr. MANUEL FRANCISCO ANTONIO MARTINS Mr. DWAYNE WERNER MARTINS	623.90	17	81 to 85
18	THIRD	305	Mrs. SMITA RAMDAS BANDEKAR	623.90	18	86 to 90
19	THIRD	306	Mr. RAMESH MARIAPPA DHOTRE Mrs. ARUNA RAMESH DHOTRE	467.12	19	91 to 95

Sr. No.	Floor No.	SHOP No.	NON RESIDENTIAL (SHOPS)	Existing Carpet Area in Sq. Ft.		
1	GROUND	1	Mr. PRABHUNARAYAN P. PANDE	144.00	20	96 to 100
2	GROUND	2	Mrs. NEHA PREM AJWANI	362.25	21	101 to 105
3	GROUND	3	Mr. JAGDEESH VASU SHETTY	330.00	22	106 to 110
4	GROUND	4	Mr. BABU YASIN MANSOORI	297.00	23	111 to 115
5	GROUND	5	Mr. NAGESH GURUSIDDAPPA SAJJAN	288.75	24	116 to 120
6	GROUND	6	Mr. VITHAL NARAYAN KAMATH Mr. PANDURANG NARAYAN KAMATH	245.00	25	121 to 125
7	GROUND	7	Mrs. URMILA SUDHAKAR MAYEKAR	297.00	26	126 to 130
8	GROUND	8	Mr. SACHIN SUDHAKAR MAYEKAR	330.00	27	131 to 135
9	GROUND	9	Mr. VISHAL VERINDER VERMA Mr. VARUN VERINDER VERMA Mr. VERINDER KUMAR VERMA	322.00	28	136 to 140
10	GROUND	10	Mr. MELWIN FERNANDES Mrs. GRACE FERNANDES	139.50	29	141 to 145

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

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ANNEXURE - VI

BEAUTIFUL PROPERTIES PVT. LTD.

KANTILAL HOUSE, 14, MAMA PARMANAND MARG, MUMBAI - 400 004. • PHONE : 2368 1901/02/03/29/30 • FAX : 2364 0319
E-mail : corporate@nlpl.com • WWW : http://www.nlpl.com

CIN : U45202MH1991PTC061826

(Subject to Mumbai Jurisdiction)

Date: 29th September 2020

To,
The Hon. Chairman/ Secretary,
Bhavesha Co-Op. Hsg. Soc. Ltd.
Veera Desai Road, Andheri (W),
Mumbai - 400058.

Sub: Comprehensive Offer for the proposed redevelopment of your society situated on plot bearing CTS No. 640B of village Ambivali, at Veera Desai Road, Andheri (West), Mumbai 400058.

Ref:
1) Our Offer letter dated 22nd February 2020 for the above.
2) Our Revised Commercial Offer letter dated 02nd March 2020
3) Our communication dated 18th March 2020 in reply to the query.
4) Minutes of Google Meet on date 26th July 2020
5) Our Letter dated 04th September 2020 for approval of plans.
6) Our Letter dated 18th Sept 2020 Regarding Consent from Members.
7) Our letter dated 29th September 2020

Dear Sir,

We refer to the above mentioned communications made by us to the society from time to time relating to redevelopment of Bhavesha CHSL.

In order to summarize the entire communications we are writing this letter to you which includes entire commercial offers, terms & conditions, and specification for works as agreed by us to the society.

Commercial Considerations:

1.	Additional Carpet Area Offered to the Member	
	a. Residential Units	27%
	b. Non-Residential Units (Shops)	15%
2.	Rent per Sqft. of Existing Carpet Area	
	a. Residential Members	Rs. 75/-
	b. Non-Residential Members (Shops)	Rs. 175/-
3.	Brokerage for the rented accommodation per year	One month rent
4.	Yearly increase in rent	5%
5.	Shifting charges to transit accommodation and back to new flat/shop per unit.	Rs. 20,000/-
6.	Hardship allowance to Individual Member per Sqft.	

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	of Existing Carpet Area	Rs 1100/-
7.	Car parking (Including individual allotment to shop no 6 to be shifted on first floor of proposed commercial premise)	25 Nos.
8.	GST, Stamp Duty & Registration charges on the Development Agreement, Power of Attorney and Permanent Alternate Accommodation Agreement	Free of Cost
9.	Sale Rate for the additional Carpet area if required by Individual member. (Rate per Sq. Ft.) excluding taxes	Rs. 36,000/-

Also we are confirming following-

a. Plot Area is 1053.38 Sq. Mtr. as per PR card and matches with the physical area at site.
b. Above mentioned is the net plot area and plot is not affected by any road set back or any other municipal reservation.
c. Society has got deemed conveyance of the land.
d. Nos of members:
   i. Residential: 19 Nos
   ii. Non-Residential: 10 Nos
e. Member's area statement provided by society attached herewith as Annexure 'A'.
f. Shop no 6 owned by Mr. Vithal Narayan Kamath/ Mr. Pandurang Narayan Kamath and having existing Carpet Area of 245 Sq. Ft. as mentioned in the Annexure 'A' will be allotted space on the first floor of proposed commercial floor with revised floor area of 500 Sq. Ft. and with one allotted car parking space.

10. The work will be carried out as per the specification listed and attached herewith as Annexure 'B'.

11. Additional amenities over and above standard specification as mentioned in Annexure 'B' shall be as under.
   a. Society Office of Area not more than 20 Sq. Mtr.
   b. Fitness center as per the policy of MCGM under DPCR 2034- clause 31(1)(xvii) & 37(28)
   c. Air-conditioned entrance lobby for the Residential Area.
   d. Security cabin and entrance gate. CCTV Surveillance Camera on the ground floor common areas.
   e. Intercom system to every unit connected to security desk at the gate.
   f. Common Dish Antenna/Cable for TV.
   g. DG backup for common lighting, elevators, fire equipment's etc.
   h. Rainwater Harvesting System.
   i. Borewell to the society members subject to permission from MCGM and availability of potable underground water.

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j. Existing electrical and MGL connections of the members will be restored.
k. The plinth of the building including shops and the entrance hall of the building will be raised by 3' from the center of the concrete road.
l. Total floor height of the Shop measured from finished slab to the top of the slab shall be 3.65 Meters (12'-0") and that for the residential floor shall be 3.00 Meters (9' 10")
m. The existing width of the shop shall not be reduced even by an inch in the proposed shops to be allotted to the members.
n. All the shops on the ground floor as well as one commercial unit on the first floor allotted to Mr. Vitthal Narayan Kamath/ Mr. Pandurang Narayan Kamath will be provided with loft at the height of 8' and covering 1/3rd length of the shop/ commercial premise.
o. All the shops on the ground floor will be provided with independent washrooms with water and drainage supply for each unit.
p. Point no (3) and (4) above shall be got approved from MCGM accordingly.
q. Specifications for the shops shall be at par with residential units for items like flooring, electrification, plumbing etc. and as mentioned at the Annexure 'B' for Specification.
r. All the shops will be provided with good quality manually operated GI rolling shutter.
s. All the residential flats shall be provided with Safety Grill for the window of uniform and standard design.
t. All residential units shall be provided with the Safety Door of uniform and standard design

Other Conditions of the offer

Offer given herein above is subject to the following terms and conditions.

1. This offer is provided in good faith and subject to condition that all the development rights are with society and there are no encumbrances including any rights, title, interest etc. against the redevelopment work of the society.
2. Any claim arising out of the third party or from earlier developers engaged by the society for the redevelopment shall be settled by the society. We will provide necessary legal assistance for the same.
3. The offer is based on the FSI benefits available under DPCR 2034 and its amendment prevailing as on date. Any policy change by government at the time of processing of plan may affect offer.

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4. Incentive additional BUA available under DPCR 2034 clause 33(7)B of 10.00 Sq. Mtr. per residential tenement will be utilized by the Developer. No separate monetary compensation will be offered.
5. Any amount payable to society and/or its member under the contract shall be liable for TDS as per the prevailing Income Tax rule.
6. Carpet area measurement shall be as prescribed under the Real Estate (Regulation and Development) Act, 2016.
7. Request for additional carpet area if any from the members shall be provided within 15 days from the date of acceptance of this offer letter in order to finalize plans.
8. The extra area request shall be in conformity with the typical floor plan & typical flats. The exact amount of area to buy shall be informed once entire planning is finalized.
9. Developer reserves right to accept request for extra carpet area. Commercial units are not entitle for extra area request.
10. Applicable Statutory taxes such as GST, stamp duty and registration charges on the additional purchased carpet area other than that offered shall be borne by the respective member.
11. The amount receivable against the additional extra area shall be paid within 60 days from the date of the individual agreement (PAAA) by the respective member. Interest will applicable to delayed payment at rate prescribed under RERA.
12. The project will have commercial units on the ground and first floor. There will be separate entrance to the commercial and residential premises.
13. We will appoint our own architect for getting plans sanctioned from MCGM and from various authorities. We reserve our right to plan sale premises according to our needs.
14. The Society shall issue necessary certificates, letters, authority etc as and when needed / required by statutory authorities for various approvals and sanctions. The Society shall also supply copies of relevant documents, plans, Conveyance agreement etc. whenever required within reasonable earliest time frame.
15. Existing members plans will be presented to society for the approval. Once approved it will submitted to MCGM. No request will be entertained to review or to change the plan after this stage.
16. The project shall be completed in 24 calendar months including monsoon period from the date of commencement certificate obtained from the MCGM unless any untoward situation arises which is beyond our control.
17. All types of municipal taxes and levies pertaining to the society and its property till the time of handing over of complete vacant property for redevelopment shall be borne by the society.
18. We will complete process for NOC required under 79(A) of Maharashtra Co-operative Society Act on behalf of society. Society shall provide all necessary papers, records required for the process. Also society shall insure majority consent during the SGM attended by Dy. Registrar Co-op Societies or his

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI SUBURBAN DIST. (MUMBAI) सह. दुय्यम निबंधक, मुंबई उपनगर जिल्हा, सत्यमेव जयते

BEAUTIFUL PROPERTIES PVT. LTD. MUMBAI

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officers for the NOC under 79(A). The charges for the NOC process shall be borne by us.

19. Society shall admit new purchasers of residential flats/ commercial premises as the member of the society as per the rules prescribed under Maharashtra Co-operative Society Act.
20. The material used and the method of construction will be conforming to the relevant Indian Standard Code.

All the terms and conditions mentioned above including commercial terms and the annexures attached herewith shall be integral part of Development Agreement.

Regards,

Yours faithfully,
For **Beautiful Properties Pvt. Ltd.**

Prakash Parab
(Chief Engineer)

BEAUTIFUL PROPERTIES PVT. LTD. MUMBAI

Encl:

1. **Annexure 'A'**
2. **Annexure 'B'**

For BHAVESHA C. H. S. LTD.
Chairman Hon. Sec. Treasurer

BHAVESHA CO-OPERATIVE HOUSING SOCIETY LTD. BOMBAY R.C.I. K-WEST H.S.C. (TC) 1609 of 1995-96

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र. ६ सत्यमेव जयते मुंबई उपनगर जिल्हा, (वांद्रे) MUMBAI SUBURBAN DIST. (BANDRA)

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ANNEXURE – A

LIST OF MEMBERS OF BHAVESHA CO-OP SOC. LTD.

RESIDENTIAL MEMBERS

Floor No.	FLAT / No.	Name of Member	Existing Carpet Area in Sq. Ft.
G	1	Mr. PANKAJ KANTILAL DAMANIA Mr. PIYUSH KANTILAL DAMANIA	376.69
FIRST	101	Mr. MOHAMMAD SALEH KAFRAY	412.05
FIRST	102	Mrs. PARVATI SUKUMAR MENON	412.05
FIRST	103	Mr. VYAS RAO	467.12
FIRST	104	Mr. K. SHRINIVAS RAO	623.90
FIRST	105	Mrs. JASMINE AZHAR RASHID	623.90
FIRST	106	Mr. NITEEN RAMCHANDRA HAZARE	467.12
SECOND	201	Mrs. KARUNA TEJPAL THARWANI	412.05
SECOND	202	Mrs. SAILEE GOPAL YADAV Mr. GOPAL SHANKAR YADAV	412.05
SECOND	203	Smt. PREMA SEKARAN	467.12
SECOND	204	Mrs. SARITA B. KATHEWADI Mr. CHANDRESH B. KATHEWADI	623.90
SECOND	205	Mrs. CYNTIA VALINTINA FERNANDES	623.90
SECOND	206	Mr. RAMESH NARSINH BHANUSHALI	467.12
THIRD	301	Mrs. SULOCHANA KAJALIA Mr. PRADEEP MAHENDRA KAJALIA Mrs. KETNA PRADEEP KAJALIA	412.05
THIRD	302	Mr. SHAILESH PRATAPRAI ARYA Mrs. KALPANA SHAILESH ARYA	412.05
THIRD	303	Mr. NITIN DINKARRAY SHAH Mr. BHARAT DINKARRAY SHAH	467.12
THIRD	304	Mr. MANUEL FRANCISCO ANTONIO MARTINS MR. DWAYNE WERNER MARTINS	623.90
THIRD	305	Mrs. SMITA RAMDAS BANDEKAR	623.90
THIRD	306	Mr. RAMESH MARIAPPA DHOTRE Mrs. ARUNA RAMESH DHOTRE	467.12

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र. ६ सत्यमेव जयते मुंबई उपनगर जिल्हा, (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

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NON-RESIDENTIAL MEMBERS

Shop No.	Name of the Member	Carpet Area Sq. Ft.
1	Mr. PRABHUNARAYAN P. PANDE	144.00
2	Mrs. NEHA PREM AJWANI	362.25
3	Mr. JAGDEESH VASU SHETTY	330.00
4	Mr. BABU YASIN MANSOORI	297.00
5	Mr. NAGESH GURUSIDDAPPA SAJJAN	288.75
6	Mr. VITHAL NARAYAN KAMATH Mr. PANDURANG NARAYAN KAMATH	245.00
7	Mrs. URMILA SUDHAKAR MAYEKAR	297.00
8	Mr. SACHIN SUDHAKAR MAYEKAR	330.00
9	Mr. VISHAL VERINDER VERMA Mr. VARUN VERINDER VERMA Mr. VERINDER KUMAR VERMA	322.00
10	Mr. MELWIN FERNANDES Mrs. GRACE FERNANDES	139.50

a	Total Nos of Residential Members	19
b	Total Residential Carpet Area for Consideration, Sq. Ft.	9,395.11
c	Total Nos of Non-Residential Members	10
d	Total Non-Residential Carpet Area for Consideration, Sq. Ft.	2,755.50
e	Total Carpet Area for consideration, Sq. Ft.	12,150.61

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र. ६ सत्यमेव जयते मुंबई उपनगर जिल्हा (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

BEAUTIFUL PROPERTIES PVT. LTD. MUMBAI

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ANNEXURE – B

SPECIFICATION OF WORKS

1. RCC Framed Structure.
2. Total height of the residential floor will be 3.00 meters and that of shops on the ground floor and first commercial premise shall be 3.65 meters.
3. Partition Walls with Light Weight Concrete /AAC Blocks.
4. Internal Wall Finishes – Gypsum Plaster.
5. Plain Cement Plaster to external faces finished with resin bonded texture.
6. Painting
   - Luster Paint for Interior Walls
   - Acrylic Paint for the Exterior.
7. Flooring
   - Vitrified Tile (2 x 2) Flooring in flats, shops, office and common areas.
   - Wooden Flooring in Master Bedroom.
   - Designer Ceramic Tiles in Toilet.
   - Full height dado in Toilet.
   - Granite window sill for the windows
   - Granite threshold at the entrance and toilet doors.
8. Cooking Platform
   - Finished with Granite Stone, Designer Ceramic Tile for dado cooking platform up to 2' height & stainless steel sink with drain board.
9. Door
   - PU finished decorative flush door for all rooms with SS hardware & fittings.
10. Windows
    - UPVC/ Aluminium double glazed window for all the rooms with fly mesh shutter.
    - All windows provided with decorative safety grills.
11. Bathrooms
    - Imported ceramic and CP fittings in the toilet.
    - Hot & Cold lines for the showers.
12. Electrification
    - All stranded wires and cable as per IS & PWD specification.
    - Three phase, 63 amp electrical meters for all flats.
    - Provision for AC electrical points in living and Bed Room
    - Provision for Exhaust fan in Kitchen & all toilets.
    - Provision for hot & cold lines in all toilets.
    - Provision for filter water supply in the Kitchen.
13. High Speed Elevators- Otis or equivalent

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ANNEXURE - VII

Bhavesha Co-op. Housing Society Ltd.

(Reg. No. : BOM / K-W / HSG / TC / 1609 / 1985-86)

640-B, Veera Desai Road, Andheri (W), Mumbai - 400 058

9036	13	266
2020		

MINUTES OF S.G.M 01/11/2020

In response to the notice dated 27-10-2020, a Virtual Special General Body meeting was held on google meet at 11 am. Attendance as per the record. 20 Members out of total 29 eligible members (i.e. 69% of Total Strength of Members who are eligible to vote) attended the virtual meeting

Mr Ramesh Dhotre occupied the chair and the meeting was conducted as per agenda

1) The list of parking allotments received were discussed among the members present on line which was proposed by Mr. Sajjan (shop no.5) seconded by Mr. Ramesh Bhanushali (flat no206). It was then unanimously decided that the following members will not be allotted the parking as only 24 parking spaces are available with the society.
   (1) Mr Babu Yasin Mansoori
   (2) Mr Verinder Verma
   (3) Mr Sachin Mayekar (1 parking)
   (4) Mrs Prema Sekaran
2) Confirmation of consents for 79A for appointment of the developer by the authorized officer appointed by the Dy. Registrar as observer.

Chairman Shri. Ramesh Dhotre explained online before the present members that our society earlier had convened the Special General Body Meeting on Dt: 20/09/2020 where in the Authorized officer Shri. Dhananjay Kalokhe was unable to come to our society due to prohibitory orders issued by Mumbai Police U/s. 144 of CRPC. Henceforth on request from all the members that day written consents and video consents were obtained on 20/09/2020, which was submitted to registrar's office. And as necessary formal Resolution is required to be passed, He proposed all present members to confirm or raise any objection or suggestion in respect of Appointment of Developers, the Chairman invited confirmation or objection if any from any members today in presence of Authorized officer from the Dy. Registrar's office and requested to pass necessary resolution for appointment of developer. In response, all present members expressed their confirmation of appointment of M/s. Beautiful Properties Pvt. Ltd. as developer of Bhavesha Co-op. Hsg. Society Ltd. and no one has expressed their objections or suggestions or views and the following unanimous resolution is passed-

"**RESOLVED THAT** M/s. Beautiful Properties Pvt. Ltd be and is hereby appointed as the developers for The proposed Re-Development of Bhavesha Co-op. Hsg. Society Ltd.; having Regn. No. BOM / K-W / HSG / TC / 1609 / 1985-86 and having Regd. Address at 640-B, Veera Desai Road, Andheri (West), Mumbai – 400058 in accordance with the Re-Development Compliances U/s.79 (a) of The Maharashtra Co-operative Societies Act, 1960."

Proposed by: Shri. Shailesh Arya (Flat No. 302).

Seconded by: Shri. Gopal Yadav (Flat No. 202)

- Passed Unanimously.

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Bhavesha Co-op. Housing Society Ltd.

(Reg. No. : BOM / K-W / HSG / TC / 1609 / 1985-86)

640-B, Veera Desai Road, Andheri (W), Mumbai - 400 058

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3) All members present online unanimously decided to authorised committee members to execute the development agreement. It was proposed by Mr. Raghu (flat no 103) seconded by Mr. Ramesh Bhanushali (flat no.206).

With the vote of thanks, the meeting ended.

BHAVESHA CO-OPRATIVE HOUSING SOCIETY LTD. BOMBAY

For BHAVESHA C. H. S. LTD

Chairman Hon. Sec Treasurer

COLLECTOR ANDHERI

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA) सह. दुय्यम निबंधक, अंधेरी क्र - ६ सत्यमेव जयते मुंबई उपनगर जिल्हा, (वांद्रे)

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ANNEXURE-VII

Bhavesha Co-op. Housing Society Ltd.

(Reg. No. : BOM / K-W / HSG / TC / 1609 / 1985-86)

640-B, Veera Desai Road, Andheri (W), Mumbai - 400 058

Date: 03rd November 2020

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To,

Beautiful Properties Pvt Ltd
Kantilal House,
14 Mama Parmanand Marg,
Opera House, Mumbai-400004

Sub: **Letter of Intent for the redevelopment of Bhavesha Co-operative Housing Society Ltd. situated at 640-B, Veera Desai Road, Andheri (West), Mumbai-400058.**

Ref: **1) Your Offer letter dated 29th September 2020.**

2) NOC Received under 79 (A) of MCS Act.

Dear Sir,

We are pleased to inform that in the Special General Body Meeting held on Sunday 01st November 2020 you have been unanimously selected as Developer for redevelopment of our society Bhavesha Co-op. Hsg. Soc. Ltd. as per the terms and conditions mentioned in your final offer letter dated 29th September 2020 and also accordance to the NOC issued from Office of Dy. Registrar for Maharashtra Co-operative Societies under 79 (A) of MCS Act.

Also the draft Development Agreement submitted by you is approved in the SGM held on 01-11-2020.

We request you to proceed further for the redevelopment process at the earliest.

Thanking You

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 ★ सह. दुय्यम निबंधक, अंधेरी क्र. ६ ★ सत्यमेव जयते ★ मुंबई उपनगर जिल्हा, (वांद्रे) ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

For BHAVESHA C. H. S. LTD.

Chairman Hon. Sec. Treasurer

BHAVESHA CO-OP. HOUSING SOCIETY LTD. B.O.M. KURLA (W.S.) 1609 BOMBAY

N.P.A

K.P.K

D.T.T

Bhavesha Co-op. Housing Society Ltd.

(Reg. No. : BOM / K-W / HSG / TC / 1609 / 1985-86)

640-B, Veera Desai Road, Andheri (W), Mumbai - 400 058

Date : 01-11-2020

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To,

Beautiful Properties Pvt. Ltd.
Kantilal House, 14 Mama Parmanand Marg,
Opera House, Mumbai 400004.

Sub : Resolution passed in 01-11-2020 SGM

Respected Sir,

All members present online unanimously decided to authorized committee members to execute the development aggreement. It was proposed by Mr. Raghu Rao (flat no.103) seconded by Mr.Ramesh Bhanushali (flat no.206)

Thanking you

For BHAVESHA C. H. S. LTD.

Chairman Hon. Sec. Treasurer

BHAVESHA CO-OPRATIVE HOUSING SOCIETY LTD. BOMBAY

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र - ६ मुंबई उपनगर जिल्हा, (वांद्रे) सत्यमेव जयते MUMBAI SUBURBAN DIST. (BANDRA)

ANNEXURE-VIII

Bhavesha Co-op. Housing Society Ltd.

(Reg. No. : BOM / K-W / HSG / TC / 1609 / 1985-86)

640-B. Veera Desai Road, Andheri (W), Mumbai – 400 058

Minutes of The Managing Committee Meeting of Bhavesha Co-op. Hsg. Soc. Ltd, having its Regn.No. BOM / K-W / HSG / TC / 1609 / 1985-86. Having Regd. Address at 640-B, Veera Desai Road, Andheri (W), Mumbai- 400058 was held on 23rd February 2020 At Society's Premises at 09:00 p.m.

Mr. Ramesh Dhotre Chaired the Meeting and welcomed all members. As the quorum was sufficient, The Meeting Declared started and the following business was transacted:

1. **To Read & confirm the minutes of the last Managing Committee Meeting.**

Mr. Ramesh Dhotre read out the minutes of the last managing Committee Meeting, which was held on Dt. 26/01/2020 The present members heard and unanimously confirmed the same.

2. **To decide upon Letter of Requisition received from members to start Fresh Re-Development process of the society building.**

Hon. Secretary Mr. Mohammed Kafray put before the members; a letter of requisition received from 8 members of the society to convene a special general body meeting for start Fresh process of Re-Development of our society. The present members discussed the request in length and decided to call up a Special General Body Meeting of the members of the society to start the fresh Re-Development process of the society building. After discussions and suggestions, the present members of the society unanimously decided to call up the Special General Body meeting of the society on Date: 8th March 2020 at 11:00 am in Society Premises.

Resolution No.1

"**RESOLVED THAT** in view of a letter of requisition received from 8 members of the society to convene a special general body meeting for start Fresh process of Re-Development of our society., it was decided to call up a Special General Body Meeting of the members of the society on Date: 8th March 2020 at 11:00 am in Society Premises.

Since there was no other matter raised before the committee, The Meeting was ended with vote of thanks to the chair.

Chairman

Hon. Secretary

BHAVESHA CO-OPRATIVE HOUSING SOCIETY LTD. BOM K-WEST H. S. G. (TC) 1609 of 1985-86 BOMBAY

SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र - ६ मुंबई उपनगर जिल्हा, (बांद्रा) सत्यमेव जयते MUMBAI SUBURBAN DIST. (BANDRA)

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Bhavesha Co-op. Housing Society Ltd.

(Reg. No. : BOM / K-W / HSG / TC / 1609 / 1985-86)

640-B, Veera Desai Road, Andheri (W), Mumbai – 400 058

बदर-१७/ ९०३६० LL ९६६ २०२० Date :

Minutes of The Special General Body Meeting of Bhavesha Co-op. Hsg. Soc. Ltd, having its Regn.No. BOM / K-W / HSG / TC / 1609 / 1985-86. Having Regd. Address at 640-B, Veera Desai Road, Andheri (W), Mumbai- 400058 which was held on the 08/03/2020 at 11:00 am. at Society's Premises.

Mr. Ramesh Dhotre Chaired the Meeting and welcomed all members. Since the quorum was sufficient, The Meeting Declared started and the following business was transacted:

1. **To Read & confirm the minutes of the previous special general body meeting held on 16/02/2020.**

Mr. Ramesh Dhotre read out the minutes of the previous special general body meeting held on 16/02/2020, the present members heard and unanimously confirmed the same.

2. **To take decision for Fresh re-development process of the society's building.**

Hon. Secretary briefed the house about a letter of requisition was received to the society from 8 members of the society to convene a special general body meeting for fresh re-development process of the society. The present members had detailed discussions about termination previous developer and suggested to initiate fresh process of Redevelopment as per Govt. Guidelines Dated: 03/01/2009 and from time to time as required u/s.79 (a) of The M.C.S Act, 1960. to which all members agreed and unanimously decided to go for fresh re-development process of the society building. And the following resolution was passed unanimously.

Resolution No.1

"**RESOLVED THAT** the present members of the society has unanimously decided to go for fresh re-development process of the society. It was further decided that the society shall follow the Govt. Guidelines Dated: 03/01/2009 and from time to time as required u/s.79 (a) of The M.C.S Act, 1960."

- Passed Unanimously.

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र. - ६ मुंबई उपनगर जिल्हा, (बांद्रा) सत्यमेव जयते MUMBAI SUBURBAN DIST. (BANDRA)

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Bhavesha Co-op. Housing Society Ltd.

(Reg. No. : BOM / K-W / HSG / TC / 1609 / 1985-86)

640-B, Veera Desai Road, Andheri (W), Mumbai – 400 058.

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Date : _____

3. **To authorize and empower the managing committee for taking all decisions in respect of fresh re-development process of the society's building.**

The present members discussed upon the agenda in length. After discussions, it was decided that the managing committee be and are hereby unanimously authorised to take all decisions for fresh Re-Development process. It was further decided to empower the managing committee members to obtain Quotations from P.M.C, Approve and Finalise Project Feasibility Report to be given by the P.M.C, to invite, accept, deal, negotiate to various developer's offers based on feasibility report of the society, and to get the comparison chart prepared from society's P.M.C of at least 3 (Three) best developer's offers in interest of the society.

And the following resolution was passed unanimously.

Resolution No.2

"**RESOLVED THAT** the managing committee be and are hereby unanimously authorised to take decisions for fresh re-development process of the society. It was further decided to empower the managing committee members to obtain quotations from P.M.C, Approve and Finalise Project Feasibility Report to be given by the P.M.C, To invite, accept, deal, negotiate to various developer's offers based on feasibility report of the society, and to get the comparison chart prepared from society's P.M.C of at least 3 (Three) best developer's offers in interest of the society.

Passed Unanimously.

There were no other matter raised before the committee and so, The Meeting was ended with vote of thanks to the chair.

Read & Confirmed;

Chairman

Hon. Secretary

THE SEAL OF THE SUB REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी मुंबई उपनगर जिल्हा MUMBAI SUBURBAN DIST. (BANDRA)

BHAVESHA CO-OPRATIVE HOUSING SOCIETY LTD. BOM K-WEST H. S. G. (TC) 1609 of 1985-86 BOMBAY

Bhavesha Co-op. Housing Society Ltd.

(Reg. No. : BOM / K-W / HSG / TC / 1609 / 1985-86)

640-B, Veera Desai Road, Andheri (W), Mumbai – 400 058

Date :

Minutes of The Managing Committee Meeting of Bhavesha Co-op. Hsg. Soc. Ltd, having its Regn.No. BOM / K-W / HSG / TC / 1609 / 1985-86. Having Regd. Address at 640-B, Veera Desai Road, Andheri (W), Mumbai- 400058 was held on 16th March 2020 At Society's Premises at 09:30 p.m.

Mr. Ramesh Dhotre Chaired the Meeting and welcomed all members. As the quorum was sufficient, The Meeting Declared started and the following business was transacted:

1. **To Read & confirm the minutes of the last Managing Committee Meeting.**

Mr. Ramesh Dhotre read out the minutes of the last managing Committee Meeting, which was held on Dt. 23/02/2020 The present members heard and unanimously confirmed the same.

2. **To discuss upon offers / quotations received from PMC.**

Hon. Secretary Mr. Mohammed Kafray informed the members that as per the authority given by the members in our Society's SGM held on 08/03/20. We have received 4 (Four) quotations from P.M.C for appointment of one Architect / Project Management Consultant for the society's fresh re-development process and for preparation of Project Feasibility Report which are as follows.

1) BNM ASSOCIATES & ARCHITECTS
2) DECON ENGINEERS SERVICES
3) S.S. JOGLEKAR & ASSOCIATES
4) TECHNO AIDS

He further suggested to conducting SGM to open sealed PMC offers, for which all members agreed and decided to call SGM on 21st March 2020. And passed the following resolution.

Resolution No.1

"**RESOLVED THAT** Special General Body Meeting be called on 21st March 2020 to open Sealed offers / quotations received form P.M.C.

Since there was no other matter raised before the committee, The Meeting was ended with vote of thanks to the chair.

BHAVESHA CO-OPRATIVE HOUSING SOCIETY LTD. BOM K-WEST H. S. G. (TC) 1609 of 1985-86 MUMBAI

Chairman

Hon. Secretary

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Bhavesha Co-op. Housing Society Ltd.

(Reg. No. : BOM / K-W / HSG / TC / 1609 / 1985-86)

640-B, Veera Desai Road, Andheri (W), Mumbai – 400 058

Date :

Minutes of The Special General Body Meeting of Bhavesha Co-op. Hsg. Soc. Ltd, having its Regn.No. BOM / K-W / HSG / TC / 1609 / 1985-86. Having Regd. Address at 640-B, Veera Desai Road, Andheri (W), Mumbai- 400058 which was held on the 21/03/2020 at Society's Premises.

Mr. Ramesh Dhotre Chaired the Meeting and welcomed all members. Since the quorum was sufficient, The Meeting Declared started and the following business was transacted:

1. **To Read & confirm the minutes of the previous special general body meeting held on 08/03/2020.**

Mr. Ramesh Dhotre read out the minutes of the previous special general body meeting held on 08/03/2020, the present members heard and unanimously confirmed the same.

2. **To select expert and experienced Architect / Project Management Consultant, for work of Re-development and to finalise the terms/ conditions and scope of work.**

Hon. Secretary tabled 4 (Four) sealed offers received to the managing committee of the society for appointment of one Architect / Project Management Consultant for work of re-development and for preparation of Project Feasibility Report. All 4 (Four) received sealed offers were opened one-by-one by the office bearers in presence of the members in the house. The Following P.M.Cs had submitted their respective offers:

1) BNM ASSOCIATES & ARCHITECTS
2) DECON ENGINEERS SERVICES
3) S.S. JOGLEKAR & ASSOCIATES
4) TECHNO AIDS

The present members, reviewed, compared and discussed in length upon all 4 offers received and after detailed discussions, it was decided unanimously to Appoint M/s. BNM Associates & Architects, Having its address at Shop No-3, Shantaram Chavan Chawl, Kajupada bus stop, Abhinav Nagar, Borivali (East), Mumbai. As the Project Management Consultant (P.M.C) of the society for the roles and responsibilities as follows:

1. To survey the said plot and the existing building of the society,
2. To get the details of conveyance of the said plot in favor of the society,
3. To obtain all information about available FSI and TDR and the balance development potential of the said plot in accordance with an existing DCR for the plot of the society's existing building
4. To prepare and present before the society, a workable / practical Project Feasibility Report after considering suggestions recommendations may be

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Bhavesha Co-op. Housing Society Ltd.

(Reg. No. : BOM / K-W / HSG / TC / 1609 / 1985-86)

640-B, Veera Desai Road, Andheri (W), Mumbai – 400 058.

बदर-१७/ १०३६४ ए२१६६ २०२०

Date : _____

submitted by society's members and also in consideration of additional areas can made available to existing members for their residential / commercial areas, space of garden, vacate areas and possible amenities, facilities etc. to the society.

5. To submit a project feasibility report to the managing committee of the society,

Hon. Secretary was then informed to issue an Appointment Letter to the Appointed P.M.C within 5 days of this meeting and the following resolution was passed unanimously.

Resolution No.2

"RESOLVED THAT M/s. BNM Associates & Architects, Having its address at Shop No-3, Shantaram Chavan Chawl, Kajupada bus stop, Abhinav Nagar, Borivali (East), Mumbai., be and is hereby appointed unanimously as the Project Management Consultant (P.M.C) of the society and the roles and responsibilities are as follows:

1. To survey the said plot and the existing building of the society,
2. To get the details of conveyance of the said plot in favor of the society,
3. To obtain all information about available FSI and TDR and the balance development potential of the said plot in accordance with an existing DCR for the plot of the society's existing building
4. To prepare and present before the society, a workable / practical Project Feasibility Report after considering suggestions, recommendations may be submitted by society's members and also in consideration of additional areas can made available to existing members for their residential / commercial areas, space of garden, vacate areas and possible amenities, facilities etc. to the society.
5. To submit within 1 Months a project feasibility report to the managing committee of the society."

Passed Unanimously.

There were no other matter raised before the committee and so, The Meeting was ended with vote of thanks to the chair.

Read & Confirmed;

Chairman

Hon. Secretary

BHAVESHA CO-OPRATIVE HOUSING SOCIETY LTD. BOM K-WEST H. S. G. (TC) 1609 of 1985-86 BOMBAY

Bhavesha Co-op. Housing Society Ltd.

(Reg. No. : BOM / K-W / HSG / TC / 1609 / 1985-86)

640-B, Veera Desai Road, Andheri (W), Mumbai – 400 058.

बदर-१७/ 903E8 E3 9EE २०२०

Date : _____

Minutes of The Special General Body Meeting of Bhavesha Co-op. Hsg. Soc. Ltd, having its Regn.No. BOM / K-W / HSG / TC / 1609 / 1985-86. Having Regd. Address at 640-B, Veera Desai Road, Andheri (W), Mumbai- 400058 which was held online at 11:00 am on 12/07/2020.

Mr. Ramesh Dhotre Chaired the Meeting and welcomed all members and Special Invitees P.M.C: M/s. BNM Associates & Architects. As the quorum was sufficient, The Meeting Declared started and the following business was transacted:

1. **To Read & confirm the minutes of the previous special general body meeting held on 21/03/2020.**

Mr. Ramesh Dhotre read out the minutes of the previous special general body meeting held on 21/03/2020, the present members heard and unanimously confirmed the same.

2. **To Discuss & Approve a project feasibility report submitted by P.M.C**

Hon. Secretary served the copy of the project feasibility report received from PMC to all the members, and requested PMC to explain in detail about Feasibility report to which he explained in length about Feasibility report and requested members that if they have any queries / suggestions about the same. The present members discussed the project feasibility report in length, after discussion it was decided to approve the project feasibility report with the recommendation given by the members. Hon. Secretary than informed the present members to obtain offers / quotations from reputed developers based on the Feasibility report within 15 days, and after that a Special General Body Meeting will be called to open Offers received from developers. And the following resolution was passed unanimously.

Resolution No.1

"**RESOLVED THAT** The Project Feasibility Report submitted by the society's P.M.C is approved unanimously for fresh re-development process of the society's building. Further resolved that to obtain offers / quotations from reputed developers based on the Feasibility report within 15 days, and after that a Special General Body Meeting will be called to open Offers received from developers. "

- Passed Unanimously.

There were no other matter raised before the committee and so, The Meeting was ended with vote of thanks to the chair.

BHAVESHA CO-OPERATIVE HOUSING SOCIETY LTD. BOM K-WEST H. S. G. (TC) 1609 of 1985-86 BOMBAY

Chairman

Hon. Secretary

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Bhavesha Co-op. Housing Society Ltd.

(Reg. No. : BOM / K-W / HSG / TC / 1609 / 1985-86)

640-B, Veera Desai Road, Andheri (W), Mumbai – 400 058.

Date : _____

Minutes of The Special General Body Meeting of Bhavesha Co-op. Hsg. Soc. Ltd, having its Regn.No. BOM / K-W / HSG / TC / 1609 / 1985-86. Having Regd. Address at 640-B, Veera Desai Road, Andheri (W), Mumbai- 400058 which was held on 30/08/2020 at Society premises at 11:00 am.

Mr. Ramesh Dhotre Chaired the Meeting and welcomed all members and Special Invitees P.M.C: M/s. BNM Associates & Architects As the quorum was sufficient, The Meeting Declared started and the following business was transacted:

1. **To Read & confirm the minutes of the previous Special General Body meeting which was held on 15/08/2020.**

Mr. Ramesh Dhotre read out the minutes of the previous Special General Body meeting held on 15/08/2020, the present members heard and unanimously confirmed the same.

2. **To Discuss about Comparison Chart received from PMC.**

Hon. Secretary tabled a comparison chart received from society's P.M.C upon which, the present members discussed about various comparison aspects as offered by various developers. After detailed discussions, the following Offers as received from developers to be voted finally by the society's members at the special general body meeting to be held in presence of The Authorized Officer as appointed by The Dy. Registrar of Co-operative Societies, "R North" Ward respectively.

1) M/s. Beautiful Properties Pvt. Ltd. (M/s. Nahalchand Laloochand Pvt. Ltd.)
2) M/s. Shivam Infrastructure
3) M/s. Vision Home

And the following resolution was passed unanimously.

Resolution No.1

"RESOLVED THAT the following 3 (Three) Offers as received from developers are to be voted finally by the society's members at the special general body meeting to be held in presence of The Authorized Officer as appointed by The Dy. Registrar of Co-operative Societies, "K-West" Ward respectively.

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Bhavesha Co-op. Housing Society Ltd.

(Reg. No. : BOM / K-W / HSG / TC / 1609 / 1985-86)

640-B, Veera Desai Road, Andheri (W), Mumbai – 400 058.

बदर-१७/

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२०२०		

Date : _____

1) M/s. Beautiful Properties Pvt. Ltd. (M/s. Nahalchand Laloochand Pvt. Ltd.)
2) M/s. Shivam Infrastructure
3) M/s. Vision Home

- Passed Unanimously.

There were no other matter raised before the committee and so, The Meeting was ended with vote of thanks to the chair.

Read & Confirmed;

Chairman

Hon. Secretary

BHAVESHA CO-OPRATIVE HOUSING SOCIETY LTD. BOM K-WEST H. S. G. (TC) 1609 of 1985-86 BOMBAY

COLLECTO AM

THE SEAL OF THE JOINT SUB-REGISTRAR AND सह. दुय्यम निबंधक, अंधेरी क्र. ६ मुंबई उपनगर जिल्हा, (वांद्रे) MUMBAI SUBURBAN DIST. (BANDRA) ६ सत्यमेव जयते

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ANNEXURE IX

STATEMENT OF FLAT Nos. AND AREA ALLOTTMENT TO THE MEMBERS OF BHAVESHA CHSL.

Sr. No.	RESIDENTIAL MEMBERS:	FLAT NUMBER	EXISTING CARPET AREA Sq. Ft	AREA ALLOTED AS PER ANNEXURE III	ALLOTED FLAT NUMBER	FLAT TYPE NEW	FLOOR
1	Mr. PANKAJ KANTILAL DAMANIA Mr. PIYUSH KANTILAL DAMANIA	1	376.69	479.00	103	1BHK	1st floor
2	Mr. MOHAMMAD SALEH KAFRAY	101	412.05	524.00	303 ~~503~~	2BHK	4th Floor
3	Mrs. PARVATI SUKUMAR MENON	102	412.05	524.00	203	2BHK	2nd Floor
4	Mr. VYAS RAO	103	467.12	793.00	301	3 BHK	3rd Floor
5	Mr. K. SHRINIVAS RAO	104	623.90	793.00	201	3 BHK	2nd Floor
6	Mrs. JASMINE AZHAR RASHID	105	623.90	793.00	302	3 BHK	3rd Floor
7	Mr. NITEEN RAMCHANDRA HAZARE	106	467.12	594.00	703	2BHK	7th Floor
8	Mrs. KARUNA TEJPAL THARWANI	201	412.05	524.00	403 ~~303~~ K.T.T	2BHK	3rd Floor
9	Mrs. SAILEE GOPAL YADAV Mr. GOPAL SHANKAR YADAV	202	412.05	907.00	1001	2BHK	10th Floor
10	Smt. PREMA SEKARAN	203	467.12	594.00	603	2BHK	6th Floor
11	Mrs. SARITA B. KATHEWADI Mr. CHANDRESH B. KATHEWADI	204	623.90	793.00	401	3 BHK	4th Floor
12	Mrs. CYNTIA VALINTINA FERNANDES	205	623.90	793.00	403	3 BHK	4th Floor
13	Mr. RAMESH NARSINH BHANUSHALI	206	467.12	594.00	803	2BHK	8th Floor
14	Mrs. SULOCHANA KAJALIA Mr. PRADEEP MAHENDRA KAJALIA Mrs. KETNA PRADEEP KAJALIA	301	412.05	524.00	503 ~~403~~	2BHK	5th Floor
15	Mr. SHAILESH PRATAPRAI ARYA Mrs. KALPANA SHAILESH ARYA	302	412.05	907.00	1002	2BHK	10th Floor
16	Mr. NITIN DINKARRAY SHAH Mr. BHARAT DINKARRAY SHAH	303	467.12	594.00	903	2BHK	9th Floor
17	Mr. MANUEL FRANCISCO ANTONIO MARTINS Mr. DWAYNE WERNER MARTINS	304	623.90	793.00	501	3 BHK	5th Floor
18	Mrs. SMITA RAMDAS BANDEKAR	305	623.90	793.00	~~503~~ 502	3 BHK	5th Floor
19	Mr. RAMESH MARIAPPA DHOTRE Mrs. ARUNA RAMESH DHOTRE	306	467.12	594.00	1003	2BHK	10th Floor

Sr. No.	NON RESIDENTIAL (SHOPS)	SHOP NO.	EXISTING CARPET AREA Sq. Ft	AREA ALLOTED AS PER ANNEXURE III	ALLOTED PREMISE NUMBER	SHOP/ OFFICE	FLOOR
1	Mr. PRABHUNARAYAN P. PANDE	1	144.00	165.60	1	Shop	Ground
2	Mrs. NEHA PREM AJWANI	2	362.25	416.59	2	Shop	Ground
3	Mr. JAGDEESH VASU SHETTY	3	330.00	379.50	3	Shop	Ground
4	Mr. BABU YASIN MANSOORI	4	297.00	341.55	4	Shop	Ground
5	Mr. NAGESH GURUSIDDAPPA SAJJAN	5	288.75	332.06	5	Shop	Ground
6	Mr. VITHAL NARAYAN KAMATH Mr. PANDURANG NARAYAN KAMATH	6	245.00	500.00	2	Office	First
7	Mrs. URMILA SUDHAKAR MAYEKAR	7	297.00	341.55	7	Shop	Ground
8	Mr. SACHIN SUDHAKAR MAYEKAR	8	330.00	379.50	8	Shop	Ground
9	Mr. VISHAL VERINDER VERMA Mr. VARUN VERINDER VERMA Mr. VERINDER KUMAR VERMA	9	322.00	370.30	9	Shop	Ground
10	Mr. MELWIN FERNANDES Mrs. GRACE FERNANDES	10	139.50	160.43	10	Shop	Ground

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, अंधेरी क्र - ६
मुंबई उपनगर जिल्हा, (वांद्रे)
सत्यमेव जयते

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ANNEXURE-X

SPECIFICATION OF WORKS

1. RCC Framed Structure.

2. Total height of the residential floor will be 3.00 meters and that of shops on the ground floor and first commercial premise shall be 3.65 meters.

3. Partition Walls with Light Weight Concrete /AAC Blocks.

4. Internal Wall Finishes – Gypsum Plaster.

5. Plain Cement Plaster to external faces finished with resin bonded texture.

6. Painting
   - Luster Paint for Interior Walls
   - Acrylic Paint for the Exterior.

7. Flooring
   - Vitrified Tile (2 x 2) Flooring in flats, shops, office and common areas.
   - Wooden Flooring in Master Bedroom.
   - Designer Ceramic Tiles in Toilet.
   - Full height dado in Toilet.
   - Granite window sill for the windows
   - Granite threshold at the entrance and toilet doors.

8. Cooking Platform
   - Finished with Granite Stone, Designer Ceramic Tile for dado cooking platform up to 2' height & stainless steel sink with drain board.

9. Door
   - PU finished decorative flush door for all rooms with SS hardware & fittings.

10. Windows
    - UPVC/ Aluminium double glazed window for all the rooms with fly mesh shutter.
    - All windows provided with decorative safety grills.

11. Bathrooms
    - Branded ceramic and CP fittings in the toilet.
    - Hot & Cold lines for the showers.

12. Electrification
    - All stranded wires and cable as per IS & PWD specification.
    - Three phase, 63 amp electrical meters for all flats.
    - Provision for AC electrical points in living and Bed Room
    - Provision for Exhaust fan in Kitchen & all toilets.
    - Provision for hot & cold lines in all toilets.
    - Provision for filter water supply in the Kitchen.

13. High Speed Elevators- Otis or equivalent.

THE SEAL OF THE JOINT SUB-REGISTRAR, ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र - ६ सत्यमेव जयते मुंबई उपनगर जिल्हा, (वांद्रे) MUMBAI SUBURBAN DIST. (BANDRA)

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14. Amenities over and above standard specification shall be as under.

(a) Society office of an area not more than 20 sq. mtrs.,

(b) Fitness Centre as per the policy of the Municipal Corporation of Greater Mumbai, as per D.C.P.R. 2034, Clauses 31(1)(xvii) and 37(xxviii).

(c) Air-conditioned entrance lobby for the residential area.

(d) Security cabin at entrance gate.

(e) CCTV, Surveillance Camera on the Ground Floor common area.

(f) Intercom system to every unit connected to the Security Desk at the gate.

(g) Video Door Phone for all individual residential units.

(h) Common Dish Antena/Cable for TV.

(i) D.G. back-up for common lighting, elevator, mechanical car parking etc.

(j) Rain water harvesting system as per the method presented to / approved by the Municipal Corporation of Greater Mumbai .

(k) Bore-well to the Society members subject to permission from the Municipal Corporation of Greater Mumbai and availability of potable underground water.

(l) Existing electrical and Mahanagar Gas Ltd. connections of the members will be restored.

(m) The plinth of the building including shops and the entrance hall of the building will be raised by 3' from the center of the front concrete road.

(n) The total floor height of the shop measured from finished slab to the top of the slab shall be 3.65 Meters (12' 0") and that for the residential floor shall be 3.00 Meters (9' 10").

(o) The existing width of the shop shall not be reduced even by an inch in the proposed shops to be allotted to the members.

(p) All the shops on the ground floor as well as one commercial unit on the first floor allotted to Mr. Vitthal Narayan Kamath/Mr. Pandurang Narayan Kamath will be provided with loft at the height of 8' and covering 1/3rd length of the shop/ commercial premise.

(q) All the shops on the ground floor will be provided with independent washrooms with water and drainage supply for each unit.

(r) Point no (o) and (p) above shall be got approved from MCGM accordingly.

(s) Shop No 7 & 8 shall be approved as 'Restaurant' with a provision of kitchen. No wall partition will be provided in between. The same shall be got approved by MCGM.

(t) Specifications for the shops shall be at par with residential units for items like flooring, electrification, plumbing etc. and as mentioned at the Annexure for Specification at ___.

(u) All the shops will be provided with good quality manually operated GI rolling shutter.

(v) All the residential flats shall be provided with full height glazed window.

(w) All the residential flats shall be provided with Safety Grill for the window of uniform and standard design.

(x) All residential units shall be provided with the Safety Door of uniform and standard design.

(y) The mechanical car parking system shall have 18 months warrantee wherein the manufacturer will service system free of cost as per the standard warrantee contract.

(z) Shop no 10 will be provided with the side door.

ANNEXURE - XI

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बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे

लेखा क्रमांक	मालमत्ता करवर्ष	देयक क्रमांक	देयक दिनांक
KW1610630110000	2019-2020	201910BIL10760771 201920BIL10760772	01/01/2020

पक्षकाराचे नाव व पत्ता : BHAVESHA CO-OP HSG SOC ,LTD VEERA DESAI,ROAD ANDHERI WEST,MUMBAI 400058

प्रेषक - सहा. क.व सं./ विभाग: Asstt. Assessor & Collector K/West Municipal Ward office ,3 rd floor,Paliram Path,behind Brahkumari Hospital,Andheri (W), Mumbai-400058.

मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एसक्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे .
KW 6134(2A) 640B VEERA DESAI ROAD HOUSE WITH SHOPS NEEL KAMAL CO-OP H SOCIETY LTD

प्रथम करनिर्धारण दिनांक: 01/04/1978 — एकूण भांडवली मूल्य: ₹ 86371520

एकूण भांडवली मूल्य: (अक्षरी) ₹ Eight Crore Sixty Three Lakh Seventy One Thousand Five Hundred Twenty Only

31/03/2010 या तारखेपर्यंतची थकबाकी ₹ 0 — दि. 01/04/2010 ते 31/03/2019 या तारखेपर्यंतची थकबाकी ₹ 0

देयक कालावधी: 01/04/2019 ते 31/03/2020

(सर्व रक्कम रुपयांमध्ये)

कराचे नाव	01/04/2019 ते 30/09/2019	01/10/2019 ते 31/03/2020
सर्वसाधारण कर	22225	22225
जल कर	0	0
जललाभ कर	13977	13977
मलनिःसारण कर	0	0
मलनिःसारण लाभ कर	8654	8654
[illegible] उपकर	8184	8184
राज्य [illegible] उपकर	6739	6739
रोजगार [illegible] उपकर	1124	1124
वृक्ष उपकर	410	410
पथकर	10511	10511
कलम 1[illegible] अ नुसार दंडाची रक्कम	0	0
[illegible] व्याजावरील व्याजाची वसुली	0	0
एकूण देयक रक्कम	71824	71824
अर्ली बर्ड योजनेनुसार लाभाची रक्कम	0	0
[illegible] बर्डच्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	0
आगाऊ अधिदानाचे समायोजन	0	0
भरावयाची निव्वळ रक्कम	71824	71824
प्रतिदानाची निव्वळ रक्कम	0	0
*31/01/2020 पर्यंत भरावयाची निव्वळ रक्कम	69282	69282
*29/02/2020 पर्यंत भरावयाची निव्वळ रक्कम	70553	70553
अक्षरी रुपये	₹ Seventy One Thousand Eight Hundred Twenty Four Only	₹ Seventy One Thousand Eight Hundred Twenty Four Only
अंतिम देय दिनांक	31/03/2020	31/03/2020

"To make payment through NEFT:
IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTKW1610630110000 , Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

* अर्ली बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी [illegible]

सदर करदेयकांत, मालमत्तेमधील ४६ [illegible] फूट [illegible] क्षेत्रफळ असणाऱ्या निव्वळ निवासी सदनिकांशी संबंधित असलेल्या मालमत्ता कराचा अंतर्भाव करण्यात आलेला [illegible] विधानाने या सदनिकांना [illegible] कारणी झाली असल्यास त्या सदनिकेचा कर वगळून मालमत्ता कराचे अधिदान करण्यात यावे व सदर [illegible] संबंधित विभागीय सहा. करनिर्धारक व संकलक यांचे निदर्शनास आणावी. तसेच dyaccomp.ac@mcgm.gov.in या ईमेल आयडी वर कळविण्यात यावी.

लोकशाही पंधरवडा :- २६.०१.[illegible] ते १०.[illegible]
माझा देश, माझी लोकशाही...
टिकवीन ती, घोटाला लावून शाई.

सं. रा. हसनाळे
डॉ. संगिता हसनाळे
करनिर्धारक व संकलक (प्र)

For BHAVESHA C. H. S. LTD.
Chairman Hon. Sec. Treasurer

BHAVESHA CO-OPERATIVE HOUSING SOCIETY LTD. BOMBAY

E & OE

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करदात्यांस सूचना

बृहन्मुंबई महानगरपालिकेच्या एक, अनेक अथवा सर्व करांविरूद्ध बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 217 अन्वये अधिदान करण्यासाठी. देयक बजाविल्यापासून एकवीस दिवसांची मुदत आहे.

सदर दिनांकापर्यंत देयकाचे अधिदान न केल्यास व देयक न भरण्याचे योग्य कारण बृहन्मुंबई महानगरपालिकेला आढळून आल्यास समाधान होईल अशा प्रकारे न दाखविल्यास कसूर करणाऱ्यावर अधिनियम कलम 202 अन्वये अशी अदत्त महापालिका कराची रक्कम किंवा त्याच्या रकमेचा भाग या व्यतिरिक्त, प्रत्येक महिन्यासाठी अथवा त्याच्या भागासाठी, अशा अदत्त करांच्या 2% इतकी रक्कम शास्ती म्हणून आकारण्यात येईल. तसेच, शासन अध्यादेशान्वये शासन कराची संबंधित रक्कम किंवा त्या रकमेचा भाग या व्यतिरिक्त प्रत्येक महिन्यासाठी अथवा त्याच्या भागासाठी, अशा अदत्त करांच्या 2% इतकी रक्कम शास्ती म्हणून आकारण्यात येईल. संबंधीत करांच्या पूर्ण रकमेचा भरणा होईपर्यंत उपरोक्त शास्ती देय असतील.

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152अ अन्वये, अवैध बांधकामांवर मालमत्ता कर व शास्ती वसविणे व ती गोळा करणे, यांचा, असे अवैध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असेतोपर्यंतच्या कोणत्याही कालावधीसाठी ते अवैध बांधकाम किंवा पुनर्बांधकाम विनियमित झाले आहे असा अन्वयार्थ लावला जाणार नाही.

करदात्यांस अधिकाधिक तत्पर सेवा पुरविण्याच्या अनुषंगाने, करदात्यांस आवाहन करण्यात येते की, त्यांनी आपली माहिती महापालिका संकेतस्थळावर अद्ययावत करावी., संकेतस्थळावरील Property Tax (New) ह्या पर्यायाची निवड करुन देयकावरील 15 अंकी मालमत्ता क्रमांक नोंदविल्यानंतर KYC Form मध्ये पॅन क्रमांक, मोबाईल क्रमांक, ई-मेल, जलजोडणी क्रमांक इत्यादी तपशील भरल्यास आपल्या देयकाबाबतची अद्ययावत माहिती त्वरित उपलब्ध करुन दिली जाईल. तत्पर पत्र व्यवहारासाठी पत्त्यातील बदल कृपया तावडतोब कळवावा.

अधिदान महानगरपालिकेने विहित केलेल्या निवडक 10 दिवसांव्यतिरिक्त रोज सकाळी 8.00 ते रात्री 8.00 या वेळेत विभाग कार्यालयातील नागरी सुविधा केंद्रावर स्वीकारले जाईल. मुंबईबाहेरील धनादेशांमध्ये महापालिकेने मंजूर केलेल्या दराने सेवाशुल्क (त्यावरील सेवाकरा सहित) अंतर्भूत करावे. देयकावर दाखवलेल्या थकबाकीत आदेशिका शुल्क (प्रोसेस फी) किंवा दंड (जर असेल तर) यांचा अंतर्भाव केलेला नाही. देयकाचे अधिदान महापालिकेच्या कुठल्याही केंद्रावर अथवा, ई-पेमेंटच्या माध्यमातून स्वीकारले जाईल. ह्या संबंधीची अधिक माहिती, महापालिकेच्या www.mcgm.gov.in या संकेतस्थळावर मिळू शकेल.

सूचना:-३० वर्षाहून जुन्या इमारतींचे संरचनात्मक परिक्षण करणे अनिवार्य आहे

करांच्या दराचा तक्ता

सन 2019-2020 या वर्षासाठी लागू केलेले करांचे दर

कराचे नाव :	कराची वर्गवारी		
	तक्ता क्र.1 मधील वापरकर्ता प्रवर्ग	तक्ता क्र.2 मधील वापरकर्ता प्रवर्ग	तक्ता क्र.3 मधील वापरकर्ता प्रवर्ग
सर्वसाधारण कर(अग्निशमन करासहीत)	0.110	0.270	0.500
जल कर	0.253	0.620	1.148
जललाभ कर	0.069	0.170	0.315
मलनिःसारण कर	0.163	0.400	0.740
मलनिःसारण लाभ कर	0.043	0.105	0.195
महापालिका शिक्षणउपकर	0.040	0.100	0.190
राज्य शिक्षण उपकर	0.035	0.080	0.148
रोजगार हमी उपकर	0.000	0.020	0.042
वृक्ष उपकर	0.002	0.005	0.010
पथ कर	0.050	0.130	0.230

तक्ता क्र.1ते 3 संबंधीची माहिती महापालिकेच्या www.mcgm.gov.in या संकेतस्थळावर किंवा विभाग कार्यालयांत विक्रीसाठी उपलब्ध आहे.

सूचना:- मालमत्ता कर आगाऊ भरणा-या करदात्यांना मालमत्ता करातून सवलत देण्याबाबत मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 200 अ हे सुधारित कलम अंतर्भूत केले असून त्याला अनुसरुन अर्ली बर्ड इन्सेन्टीव्ह स्कीमची ठळक वैशिष्टये खालीलप्रमाणे आहेत.

1. खालील दिनांकापर्यंत कराचे अधिदान करणा-या करदात्यांस निम्ननिर्देशीतकोष्टकात नमूद केल्यानुसार सवलतीचा लाभ मिळेल.

अ.क्र.	अधिदानाचे दिनांक	सवलत	सवलत
1	31/01/2020 पर्यंत	मागील थकबाकीसह प्रथम सहामाही देयकाचे संपूर्ण अधिदान केल्यास मागील थकबाकीसह द्वितीय सहामाही देयकाचे संपूर्ण अधिदान केल्यास	4% 4%
2	29/02/2020 पर्यंत	मागील थकबाकीसह प्रथम सहामाही देयकाचे संपूर्ण अधिदान केल्यास मागील थकबाकीसह द्वितीय सहामाही देयकाचे संपूर्ण अधिदान केल्यास	2% 2%

1) चालू आर्थिक वर्षातील मालमत्ता कर भरणा केल्यानंतरच करदात्यांना मालमत्ता करातून सवलत देण्यात येईल.
2) मागील थकबाकीसह (असल्यास) चालू वर्षासाठीच्या देयकाचे संपूर्ण अधिदान करणा-या मालमत्ता करदात्यास या योजनेचा लाभ घेता येईल.
3) मालमत्ता करीचा भरणा धनादेशाद्वारे केल्यास सदर सवलत धनादेश वटण्यासापेक्ष राहील व धनादेश न वटल्यास दिलेली सवलत रद्द करुन संपूर्ण रकमेची थकबाकी दाखविण्यात येईल.
4) उक्त सवलत केवळ महानगरपालिकेच्या कराबाबतच मर्यादित राहील. राज्य शासनाच्या राज्य शिक्षण उपकर, रोजगार हमी उपकर व वृक्ष उपकराकरिता सदर सवलत लागू होणार नाही.

बृहन्मुंबई महानगरपालिका आपातकालीन व्यवस्थापन केंद्र संपर्क क्र.22694727
लहान व गरजू मुलांच्या मदतीसाठी 24 तास तात्काळ सेवा दुरध्वनी क्र.1098

ANNEXURE - XII

Pandon 9-10-2020
673052 Svc

The power of service

स्वच्छाग्रह
स्वच्छता का सत्याग्रह

Scan code to pay your bill via UPI
Use any Bank/ UPI App

adani Electricity

बदर-१७/
CUSTOMER CARE CENTRE /CORRESPONDENCE ADDRESS / INTERNAL GRIEVANCE REDRESSAL CELL (IGRC)
1st Floor, Usha Kiran Bldg., S V Road, Andheri (W), Mumbai - 400 058
www.adanielectricity.com
helpdesk.mumbaielectricity@adani.com
Join us on
905E४ 909 २EE
२०२०

BILL OF SUPPLY	RESIDENTIAL

S B I EMP NEEL KAMAL CHS LTD
RE S C W P BHAVESH BLDG
VEERA DESAI ROAD ANDHERI
Mumbai 400058

Mobile No.
Email Id
Connected Load in kW 4.48

To update your email Id and mobile no., call us on 19122.

24x7 Powerline
19122 We're listening.

For power interruption, complaint or restoration status
SMS POWER <9 digit account no.> to 7065313030 from any mobile no.
Give us a missed call on 1800 532 9998 from your registered mobile no.
Whatsapp POWER <9 digit account no.> to 9594519122 from any mobile number.

Bill No. 101056705454 **Bill Date** 06-10-2020 **Type of Supply** THREE PHASE
Bill Distribution No. SOUTH CENTRAL/SCZ2-ANDHERI (W)/14/439/013/013/001 **Cycle No.** 14

YOUR CURRENT CONSUMPTION

Tariff	Meter number	Multiplying Factor (MF)	Energy consumption: Present reading	Previous reading	Consumption (Unit kWh)	Energy charge (₹)	Fixed charge (₹)
LT I (B)	4745299	1	26392.00	26150.00	242.00	2304.05	135.00
LT I (B)	7775513	1	77492.00	77277.00	215.00		
TOTAL					457.00	2304.05	135.00

ACCOUNT NO. 101379099

BILL MONTH Sep-20

DUE DATE* 27-10-2020

Electric Smiles — SMILES EARNED ** 1990

TRACK YOUR CONSUMPTION (UNITS)

Billing Month	Last year Units	Last year Amount ₹	This year Units	This year Amount ₹
SEP	627	6784	457	3781
Aug	650	7099	440	3614
Jul	706	7865	442	3634
Jun	541	5608	407	3291
May	529	5443	449	3702
Apr	630	6825	407	3291

Refer Important Message Section

IMPORTANT MESSAGE
- Tentative meter reading date for your Oct-20 bill is 31-10-2020

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र. ६ मुंबई उपनगर जिल्हा, (बांद्रा) सत्यमेव जयते MUMBAI SUBURBAN DIST. (BANDRA)

This electricity bill neither reflects a title nor is to be used as a proof of ownership of any property or premises.

DUE AMOUNT
₹7440.00*

THIS MONSOON, BE SAFE. Be it distancing from electric poles or replacing damaged electrical components - kindly do your bit to make it a safe monsoon.

DISCOUNTED BILL AMOUNT
Round sum bill payable(after discount of ₹31.57) on or before discount date 13-10-2020 ₹7400.00

LATE PAYMENT BILL AMOUNT
Round sum bill payable (including DPC of ₹ 47.26) after due date 27-10-2020 ₹ 7480.00#

*Refers only to current bill amount.
Previous balance is payable immediately.
#Payable until one month after due date thereafter interest applicable as per MERC tariff order.
**Electric Smile equals 1 reward point credited to your account.

R D NERURKAR
Commercial Management Head
(South Central Zone)

If paying by cheque, please remember:
- Cheque should be Account Payee of local clearing and not post-dated
- Always attach payment slip. Do not staple.
- Make cheque payable to **Adani Electricity Mumbai Ltd. A/C No. : 101379099**
- Mention A/c No. and respective amount on back of the cheque, when making multiple bill payments by single cheque.

DIV02/R02/439/013
D1951/A1951/B97/S5/R1951
439/97-180

01013790995000074402710202000007480000007400131020 20

b/f (₹) : 3614.41

Sep-20 101379099 /5/

Round sum payable : ₹7440.00 Discounted amount : ₹ 7400.00 Amount after due date : ₹7480.00

Due date : 27-10-2020 Discount date 13-10-2020

9,

HOW YOUR BILL WAS CALCULATED	RATE/TARIFF	INR (₹)
Electrical energy (HSN Code 27160000)		
Fixed Charge		135.00
Wheeling Charge		717.49
Regulatory Asset Charge		0.00
Energy Charge		2304.05
Fuel adjustment Charge (FAC)	(Refer your Tariff Structure below)	0.00
Government electricity duty	16.00%	505.05
Maharashtra Govt. tax on sale of electricity	26.04 p/unit	119.00
Current month's bill amount (A)		3780.59
Others		0.00
Delayed payment Charge on previous month's bill		45.08
Digital Payment Discount		0.00
Interest on arrears		0.00
Adjustments		0.00
Net other charges in current bill (B)		45.08
Current month charges (A+B)		3825.67
Previous month's bill amount		3614.41
Payment received up to 30-09-2020		0.00
Prompt payment discount		0.00
Net previous balance (C)		3614.41
Total bill amount (A+B+C)		7440.08
Amount deferred		0.00

#FAC is being included in your monthly charges in accordance with MERC (MYT 3rd Amendment) Regulations, 2014 dated 8th May 2014. Please refer to "your tariff structure" below. ##RAC are included in this bill as they continue to apply for consumption till 31.03.2020.

ROUND SUM PAYABLE WITH THIS BILL	₹ 7440.00
Your security deposit (SD) with us	₹ 4090.00
Your unpaid security deposit (SD)	₹ 2440.00
Meter reading date	30-09-2020
Previous meter reading date	01-09-2020

As per electricity supply code, you can also opt for your own meter (adhering to BIS Standards)

KEEP A WATCH TO MANAGE YOUR ENERGY CONSUMPTION

Your tariff structure (Effective from 01.04.2020)

Tariff Category LT I (B)) Residential Units/Month	Fixed Charge* ₹/Month	Energy Charge ₹/Unit	Wheeling Charge ₹/Unit	RA Charge ₹/Unit	FAC rate Paise/Unit Sep-20
0-100	70	2.90	1.57	0.00	0.00
101-300	110	4.85	1.57	0.00	0.00
301-500	110	6.65	1.57	0.00	0.00
> 500 (balance units)	135	7.80	1.57	0.00	0.00

*Additional Fixed charges are for single phase connections. Fixed charges of Rs. 100 per month are levied on three phase supply. Additional Fixed Charge of Rs. 135 per HP is levied on Pumps and Motors of Agriculture Tariff.

To avoid any supply disruptions, pay bills on time. Fixed charges are levied proportionately.

Electricity Duty as per Govt. of Maharashtra notification No. EL/2015/CR-1/Part-1 dt 31.03.2015.

Tax on sale of Electricity as per Govt. of Maharashtra Notification No. ... dt 31.03.2020.

Regd. Office: Adani Electricity Mumbai Ltd.
Adani House, 56, Shrimali Society, Nr. Mithakhali Six Roads, Navrangpura, Ahmedabad, Gujarat 380009
CIN U74999GJ2008PLC057235
PAN AACCD0088F
GSTN 27AACCD0088F1ZM
For Correspondence Address kindly refer the Front Page Customer Care Centre address.

NOTE
- To pay online, visit www.adanielectricity.com
- Cash payment limited to ₹ 20,000 or bill amount whichever is lower
- Get 7% interest on VDS (reducing balance)

If paying by cheque, please remember
- Cheque payment subject to realization, any dishonored cheque will
- Result in payment of bills by DD for subsequent 3 months
- Attract a penal amount of ₹ 250 per bill

Rs. 10/- discount per month if you opt for Paperless E-Bill. No hard copy will be generated. Log on to our website (www.adanielectricity.com) for more details.

*As per MERC, Interest on Security Deposit is at the bank rate declared by RBI as on 1st April of the financial year. For FY 2020-21, it is 4.65%

Power theft results in power tariff hike - Report them
Honest citizens bear the cost of power stolen by unauthorized elements.
If you spot an electrical theft, please report on 19122.

Consumer Grievance Redressal Forum (CGRF)

Only for grievances unsatisfied by IGRC, reach Consumer Grievance Redressal Forum at Adani Electricity, 1st, Floor, Devidyal Lane, Off. SVP Road, Near Devidayal Lane Telephone Exchange, Borivali West, Mumbai 400092
1800 4247
cgrf.adanielectricity@adani.com
www.cgrf.adanielectricity.com

THE SEAL OF THE JOINT SUB-REGISTRAR AND ... MUMBAI SUBURBAN DIST. (BANDRA)

ENERGY CONSERVATION TIPS

- Running your refrigerator at optimum temperature can help reduce energy wastage
- Ensuring usage of solar powered lights for outdoor lighting.
- Replacing conventional lighting fixtures with energy efficient ones.

PLEASE REMEMBER

Using electricity connection for purposes other than that provided for is a tariff violation and may lead to disconnection/penal action as per law.

Kindly note that theft of electricity in any manner attracts penal action under the Electricity Act, 2003.

Please quote your account no. 101379099 in all your correspondence.

DIV02/R02/439/013
D1951/A1951/B97/S5/R1951

बदर-१७/
१०३६२० | १०३ | १६६
२०२०

ANNEXURE - XIII

List of Members of the Society and their Contact Details

Sr. No.	Floor No.	FLAT No.	Name of Member	CONTACT Nos.
			RESIDENTIAL MEMBERS:	
1	G	1	Mr. PANKAJ KANTILAL DAMANIA Mr. PIYUSH KANTILAL DAMANIA	9370672273 9619857494
2	FIRST	101	Mr. MOHAMMAD SALEH KAFRAY	9967722392
3	FIRST	102	Mrs. PARVATI SUKUMAR MENON	9930080073
4	FIRST	103	Mr. VYAS RAO	9594088285
5	FIRST	104	Mr. K. SHRINIVAS RAO	9821828883
6	FIRST	105	Mrs. JASMINE AZHAR RASHID	9870438283
7	FIRST	106	Mr. NITEEN RAMCHANDRA HAZARE	9757229514
8	SECOND	201	Mrs. KARUNA TEJPAL THARWANI	9820355990
9	SECOND	202	Mrs. SAILEE GOPAL YADAV Mr. GOPAL SHANKAR YADAV	9322400205
10	SECOND	203	Smt. PREMA SEKARAN	022-26770827
11	SECOND	204	Mrs. SARITA B. KATHEWADI Mr. CHANDRESH B. KATHEWADI	9016842686
12	SECOND	205	Mrs. CYNTIA VALINTINA FERNANDES	965 65951336
13	SECOND	206	Mr. RAMESH NARSINH BHANUSHALI	9224385678
14	THIRD	301	Mrs. SULOCHANA KAJALIA Mr. PRADEEP MAHENDRA KAJALIA Mrs. KETNA PRADEEP KAJALIA	9892240188
15	THIRD	302	Mr. SHAILESH PRATAPRAI ARYA Mrs. KALPANA SHAILESH ARYA	9769356284
16	THIRD	303	Mr. NITIN DINKARRAY SHAH Mr. BHARAT DINKARRAY SHAH	9820294735
17	THIRD	304	Mr. MANUEL FRANCISCO ANTONIO MARTINS Mr. DWAYNE WERNER MARTINS	9892091058
18	THIRD	305	Mrs. SMITA RAMDAS BANDEKAR	88508668/25
19	THIRD	306	Mr. RAMESH MARIAPPA DHOTRE Mrs. ARUNA RAMESH DHOTRE	9324259878

Sr. No.	Floor No.	SHOP No.	NON RESIDENTIAL (SHOPS)	CONTACT Nos.
1	GROUND	1	Mr. PRABHUNARAYAN P. PANDE	9821814600
2	GROUND	2	Mrs. NEHA PREM AJWANI	9820070408
3	GROUND	3	Mr. JAGDEESH VASU SHETTY	9324121123
4	GROUND	4	Mr. BABU YASIN MANSOORI	9870112871
5	GROUND	5	Mr. NAGESH GURUSIDDAPPA SAJJAN	9324208895
6	GROUND	6	Mr. VITHAL NARAYAN KAMATH Mr. PANDURANG NARAYAN KAMATH	9833140368
7	GROUND	7	Mrs. URMILA SUDHAKAR MAYEKAR	9892091100
8	GROUND	8	Mr. SACHIN SUDHAKAR MAYEKAR	8879376750
9	GROUND	9	Mr. VISHAL VERINDER VERMA Mr. VARUN VERINDER VERMA Mr. VERINDER KUMAR VERMA	9821336869
10	GROUND	10	Mr. MELWIN FERNANDES Mrs. GRACE FERNANDES	9619201695

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. - ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१७/

१०३६८	१०८	१६६

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ANNEXURE - XIV

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

BHAVESHA CO OPERATIVE HOUSING SOCIETY LTD

[illegible]/02/1986

Permanent Account Number

AACAB8938P

Signature

For BHAVESHA C. H. S. LTD.

Chairman Hon. Sec. Treasurer

BHAVESHA CO-OPRATIVE HOUSING SOCIETY LTD. BOMBAY

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र. ६ सत्यमेव जयते मुंबई उपनगर जिल्हा, (वांद्रे) MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१७/
१०३६४ १०५ १६६
२०२०

ANNEXURE - XIV

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAACM3472B

नाम/ Name
BEAUTIFUL PROPERTIES PRIVATE LIMITED

10022020

निगमन / गठन की तारीख
Date of Incorporation / Formation
23/05/1991

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१७/
१०३.६७ | १०६ | १६६
२०२०

ANNEXURE - XV

Bhavesha Co-op. Housing Society Ltd.

(Reg. No. : BOM / K-W / HSG / TC / 1609 / 1985-86)

640-B, Veera Desai Road, Andheri (W), Mumbai - 400 058

Date : 02-08-2020

To

Beautiful Properties Pvt. Ltd.
Kantilal House, 14 Mama Parmanand Marg,
Opera House, Mumbai 400004.

Sub: Approval of the Plan for the redevelopment of

Bhavesha Co-op. Hsg. Society Ltd.

Dear Sir,

We had a SGM today i.e. 02/08/2020 with our society members regarding redevelopment, in which members unanimously decided to go ahead with M/s Beautiful properties pvt. ltd. and have approved the Plan for redevelopment of Bhavesha Co-op. Housing Society. As discussed you are advised to go ahead with the other formalities.

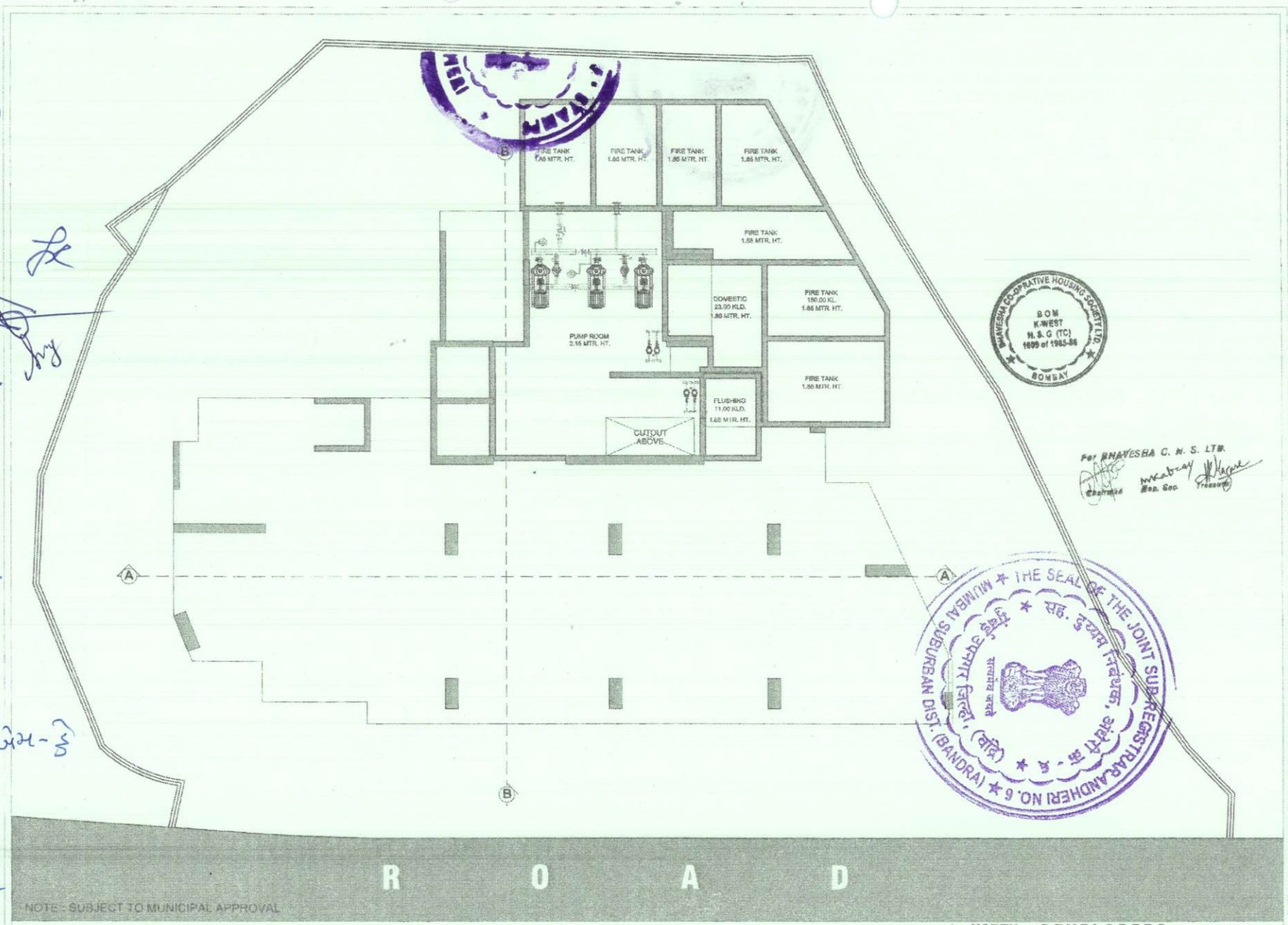
Thanking you

For BHAVESHA C. H. S. LTD.

Chairman Hon. Sec. Treasurer

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. II
सह. मुख्य निबंधक, अंधेरी क्र. २
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

CO-OPERATIVE HOUSING SOCIETY LTD
BOM
WEST
H. C. (TC)
1609 of 1985-86
BOMBAY



NOTE : SUBJECT TO MUNICIPAL APPROVAL

U.G TANK LVL. PLAN

DATE =01-09-2020

NORTH

DEVELOPERS

BEAUTIFUL PROPERTIES PVT. LTD.
Kantilal House, 14, Mama Parmanand Marg, Mumbai - 400 004
Tel. : + 91 - 22 - 23681901 / 23681902 / 23681903
WWW.nlpl.com

PROPOSED REDEVELOPMENT OF BHAVESHA CHSL. AT ANDHERI (WEST)

ANNEXURE - XV

सदर - १७/
१०३६४ १०८१६६
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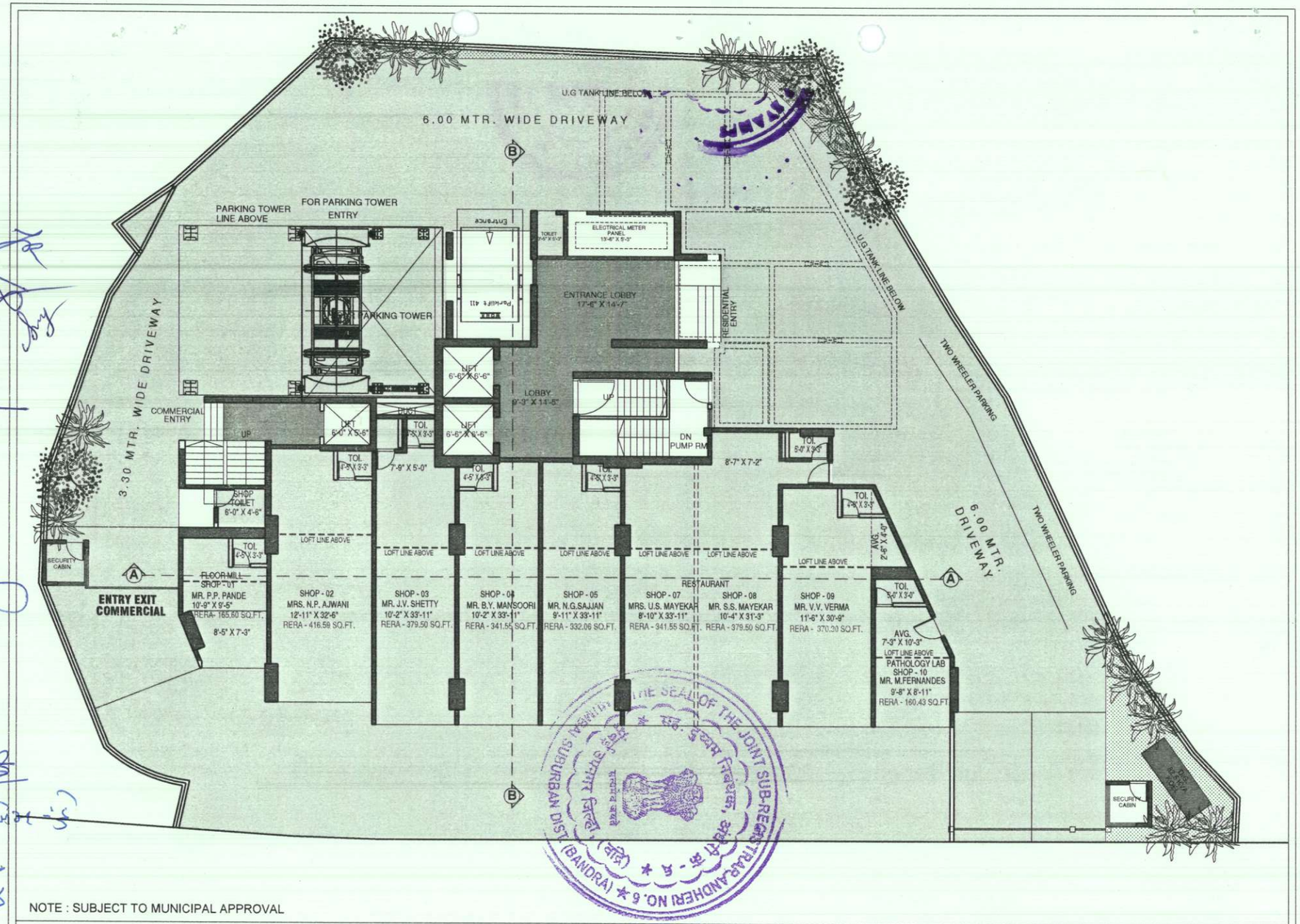
Mandey
Princenon
Dame
N.P.A
एस-एस-३
K.P.K
K.T.I



NOTE : SUBJECT TO MUNICIPAL APPROVAL

GROUND FLOOR PLAN **DATE =01-09-2020**

PROPOSED REDEVELOPMENT OF BHAVESHA CHSL. AT ANDHERI (WEST)

NORTH

DEVELOPERS

BEAUTIFUL PROPERTIES PVT. LTD.
Kantilal House, 14, Mama Parmanand Marg, Mumbai - 400 004
Tel. : + 91 - 22 - 23681901 / 23681902 / 23681903
WWW.nlpl.com

बंदर-१७/
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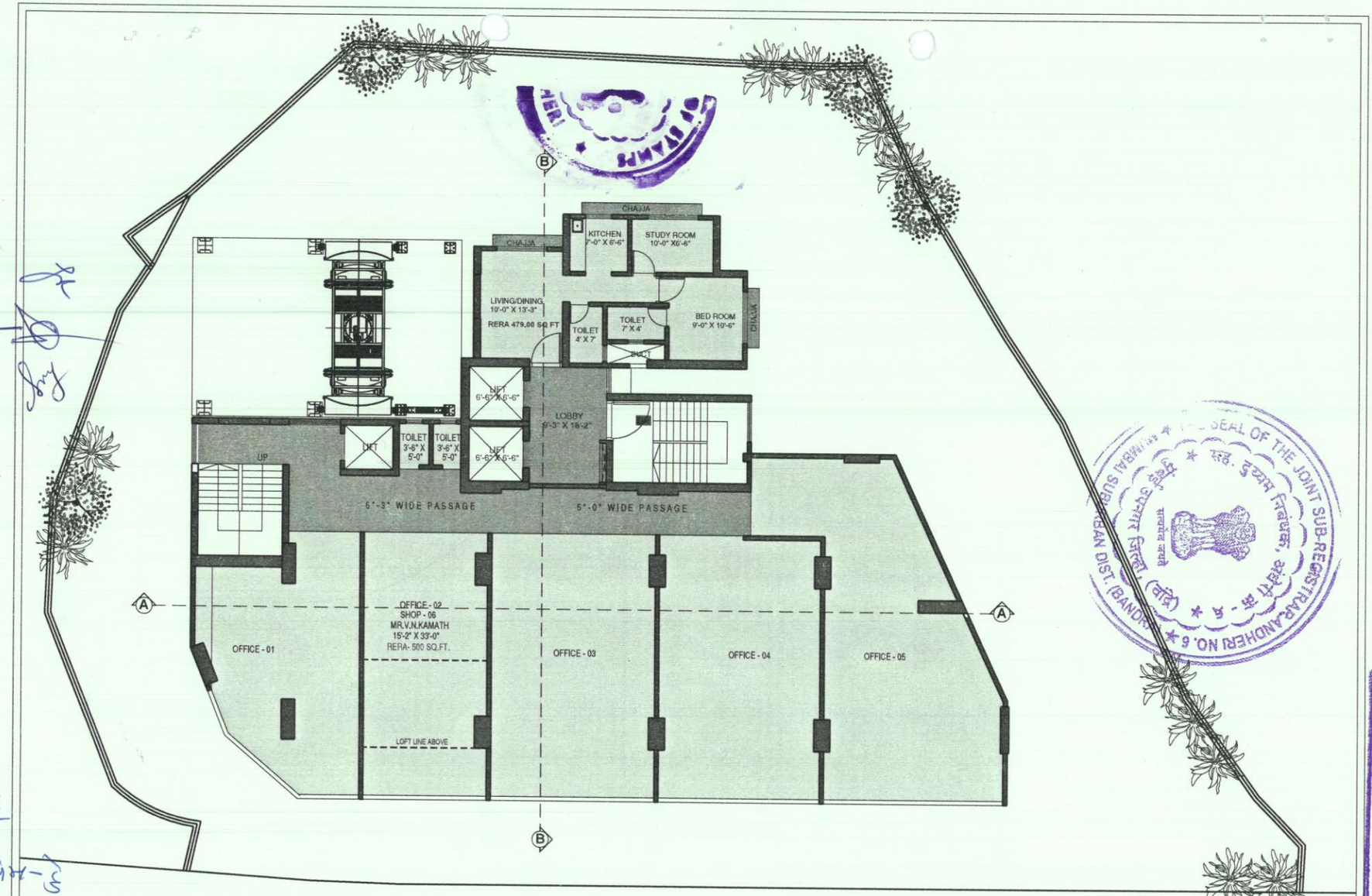

NOTE : SUBJECT TO MUNICIPAL APPROVAL

1ST FLOOR

DATE =01-09-2020

NORTH

DEVELOPERS

BEAUTIFUL PROPERTIES PVT. LTD.
Kantilal House, 14, Mama Parmanand Marg, Mumbai - 400 004
Tel. : + 91 - 22 - 23681901 / 23681902 / 23681903
WWW.nlpl.com

PROPOSED REDEVELOPMENT OF BHAVESHA CHSL. AT ANDHERI (WEST)

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

दस्त क्रमांक / नोंदणी
पावती
बुक नं. - १ - ६
दस्त क्रमांक
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बदर-१७/
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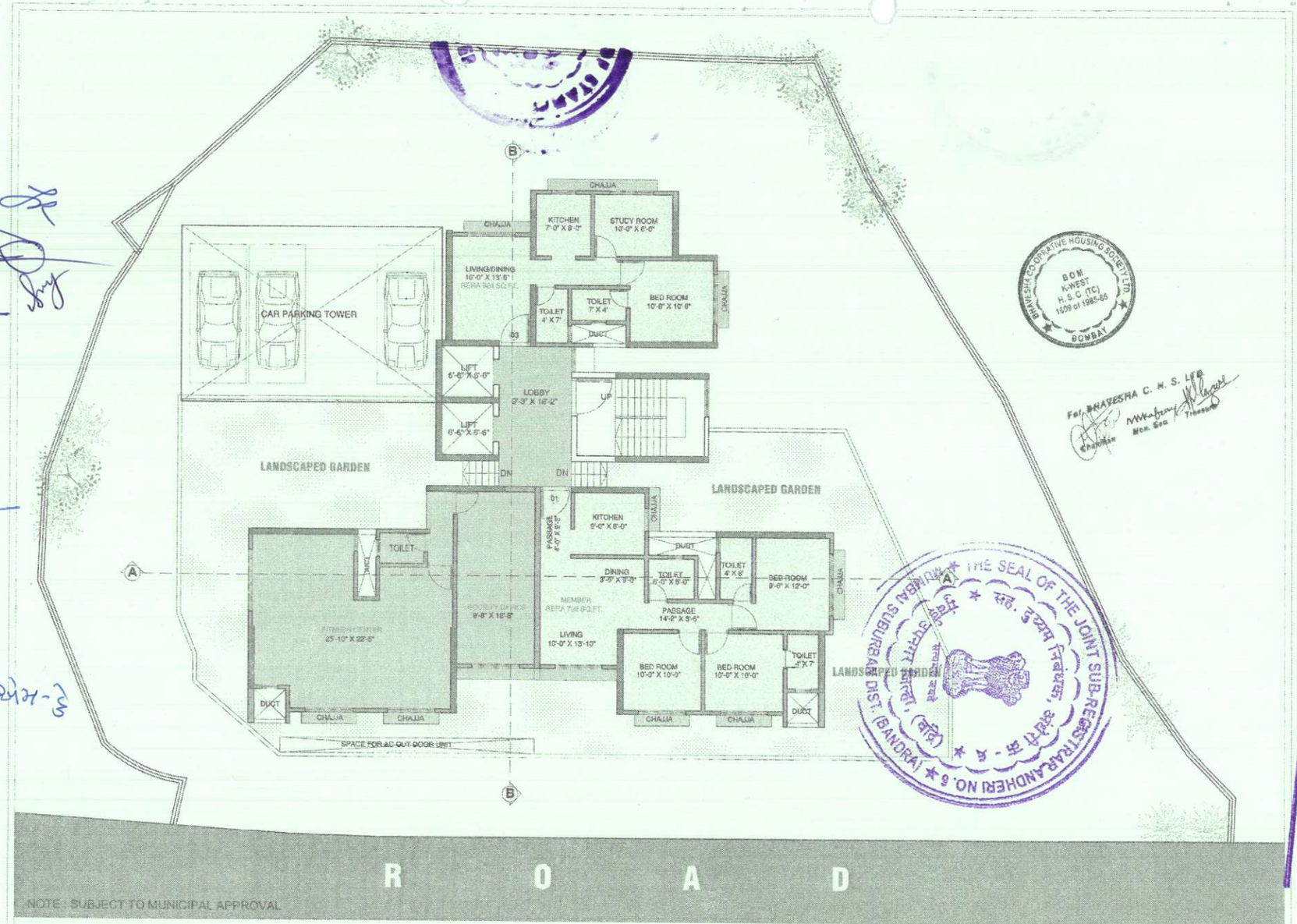


NOTE : SUBJECT TO MUNICIPAL APPROVAL

2ND FLOOR FLOOR

DATE =01-09-2020

PROPOSED REDEVELOPMENT OF BHAVESHA CHSL. AT ANDHERI (WEST)

NORTH

DEVELOPERS

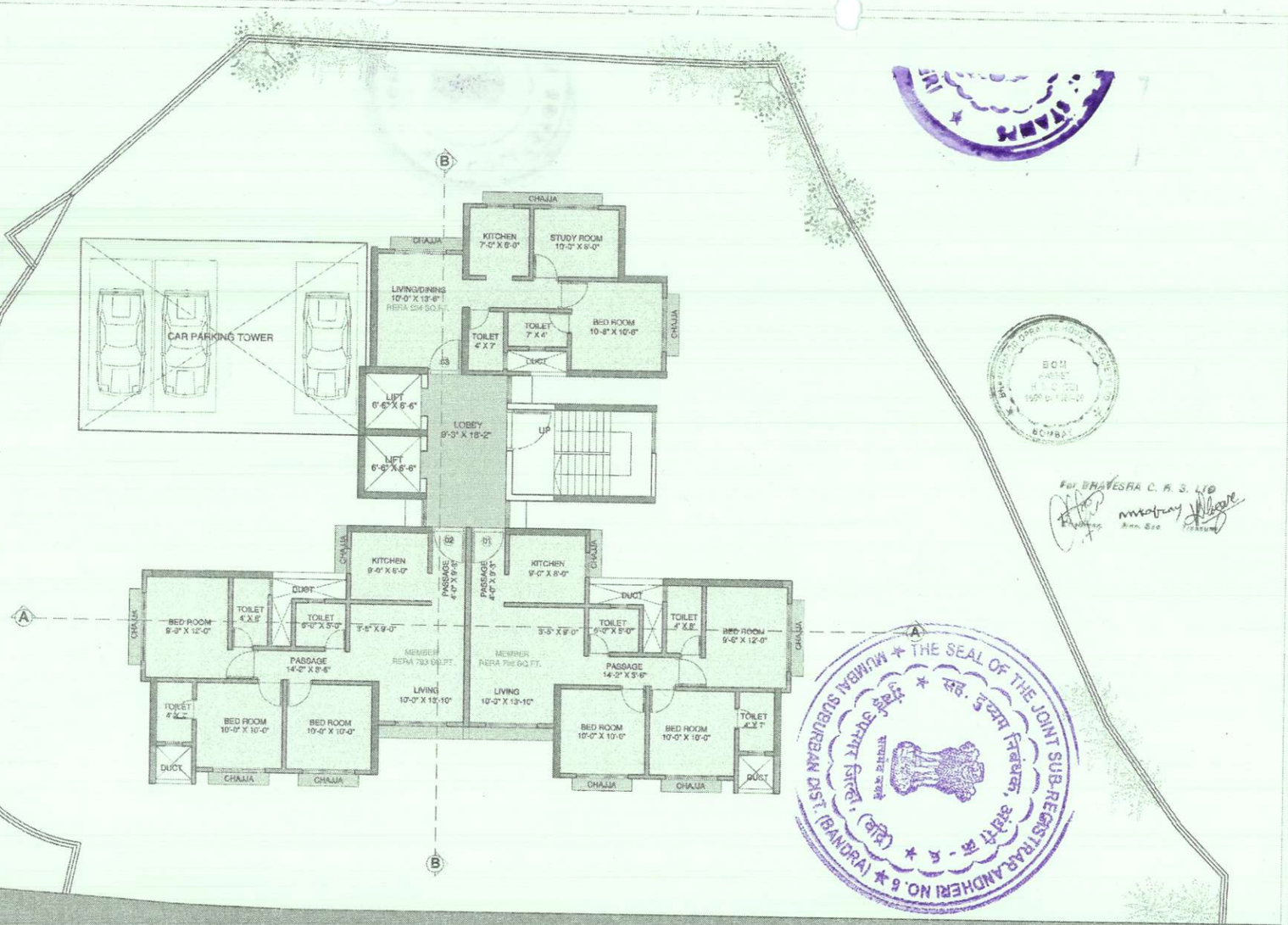
BEAUTIFUL PROPERTIES PVT. LTD.
Kantilal House, 14, Mama Parmanand Marg, Mumbai - 400 004
Tel. : + 91 - 22 - 23681901 / 23681902 / 23681903
WWW.nlpl.com

BHAVESHA CO-OPERATIVE HOUSING SOCIETY LTD.
BOM K-WEST H.S.C. (TC) 1609 of 1985-86
BOMBAY

For BHAVESHA C. H. S. LTD.
Chairman Hon. Sec. Treasurer

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

Baby
Mandey
P.menon
N.P.A
K.P.K
K.T.I



R O A D

NOTE : SUBJECT TO MUNICIPAL APPROVAL

TYPICAL FLOOR (3RD TO 5TH)

DATE =01-09-2020

NORTH

DEVELOPERS

BEAUTIFUL PROPERTIES PVT. LTD.
Kantilal House, 14, Mama Parmanand Marg, Mumbai - 400 004
Tel. : + 91 - 22 - 23681901 / 23681902 / 23681903
WWW.nlpl.com

PROPOSED REDEVELOPMENT OF BHAVESHA CHSL. AT ANDHERI (WEST)

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

For BHAVESHA C. H. S. LTD.

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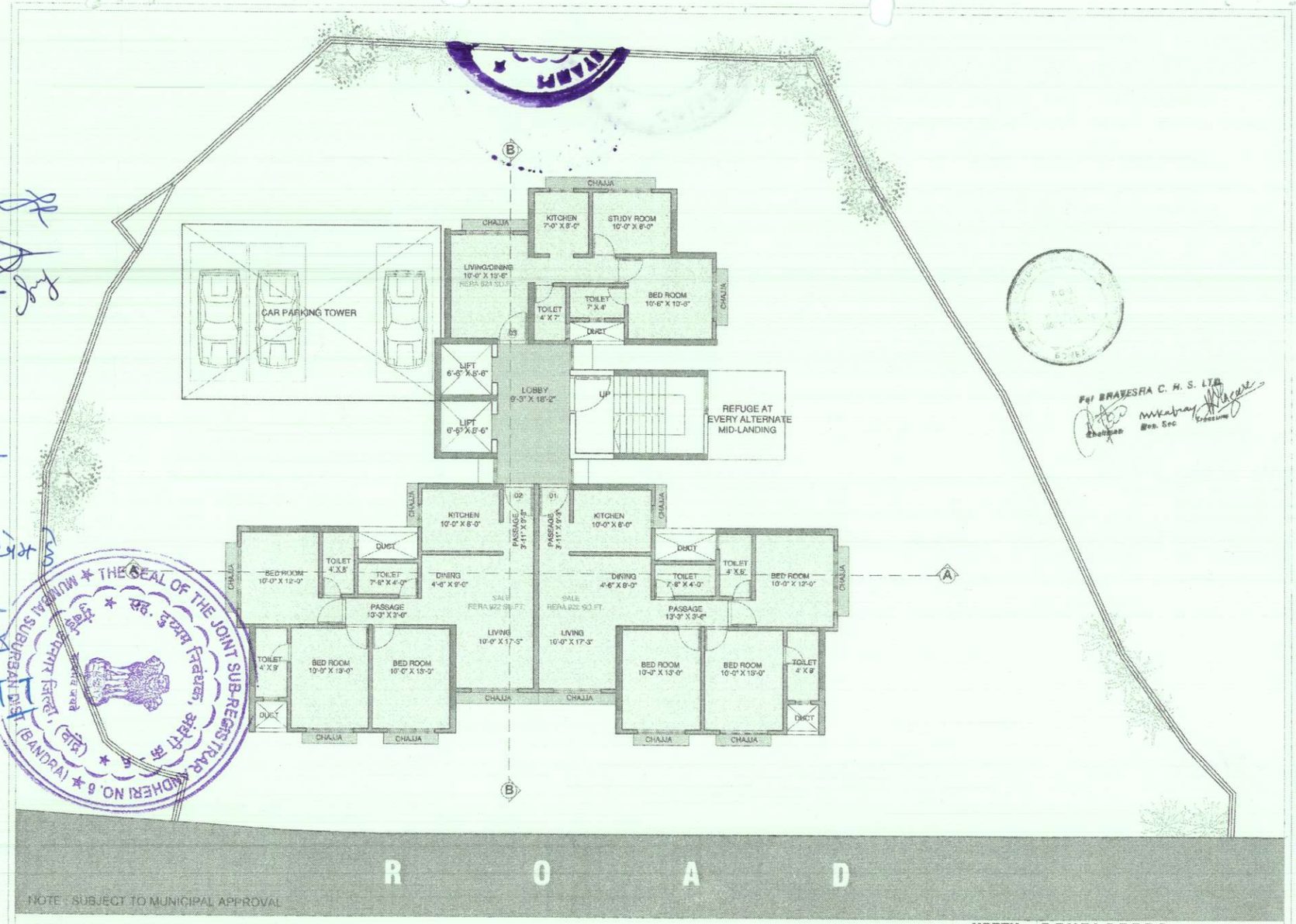

NOTE : SUBJECT TO MUNICIPAL APPROVAL

TYPICAL FLOOR (6TH TO 7TH)

DATE =01-09-2020

NORTH

DEVELOPERS

BEAUTIFUL PROPERTIES PVT. LTD.
Kantilal House, 14, Mama Parmanand Marg, Mumbai - 400 004
Tel. : + 91 - 22 - 23681901 / 23681902 / 23681903
WWW.nipl.com

PROPOSED REDEVELOPMENT OF BHAVESHA CHSL. AT ANDHERI (WEST)

For BHAVESHA C. H. S. LTD.
Chairman Hon. Sec Treasurer

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI SUBURBAN DIST. (BANDRA) NO. 6

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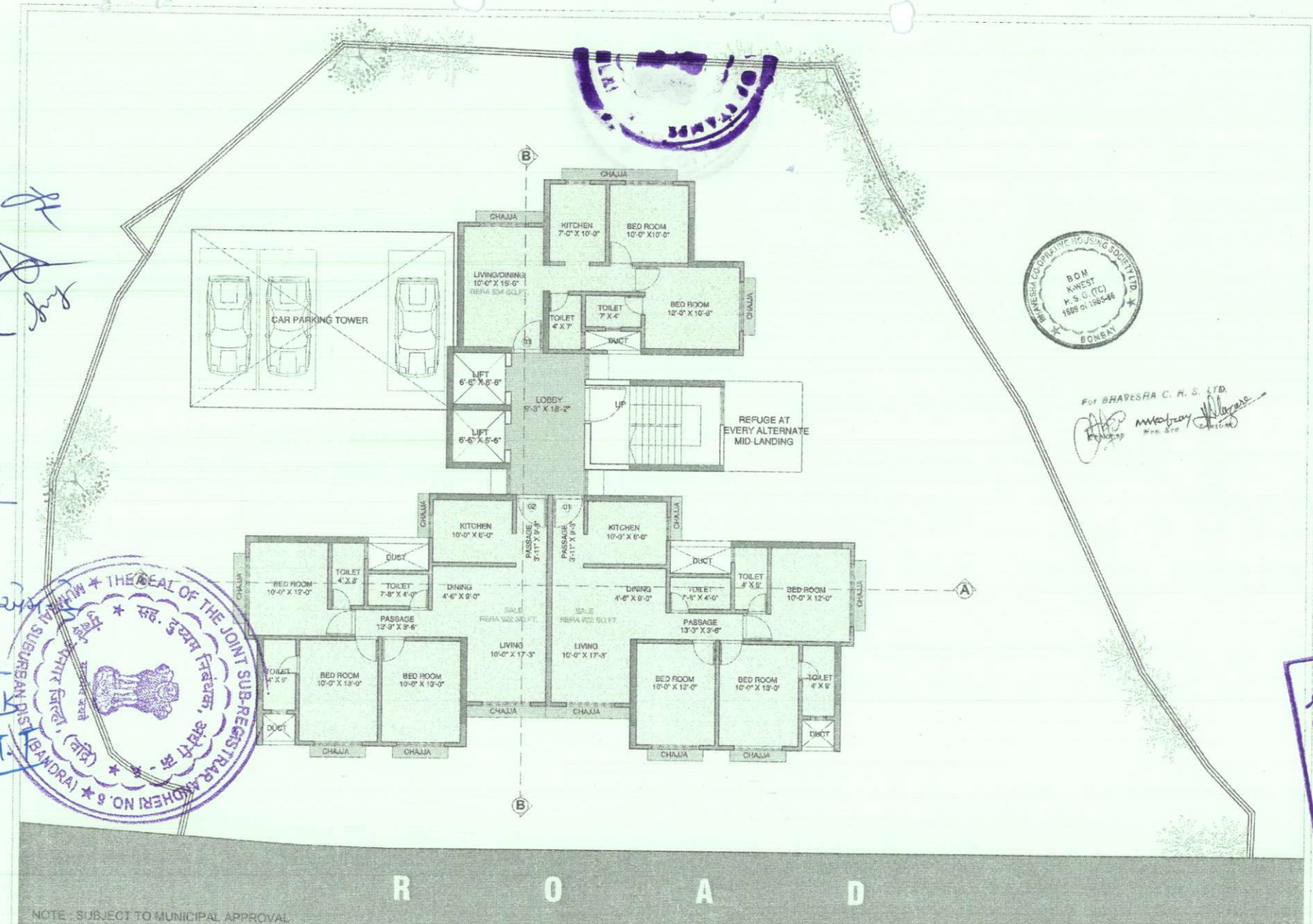
K.P.K
K.T.T



NOTE : SUBJECT TO MUNICIPAL APPROVAL

TYPICAL FLOOR (8TH TO 13TH)

DATE =01-09-2020

NORTH

DEVELOPERS

BEAUTIFUL PROPERTIES PVT. LTD.
Kantilal House, 14, Mama Parmanand Marg, Mumbai - 400 004
Tel. : + 91 - 22 - 23681901 / 23681902 / 23681903
WWW.nipl.com

PROPOSED REDEVELOPMENT OF BHAVESHA CHSL. AT ANDHERI (WEST)

BHAVESHA CO-OPERATIVE HOUSING SOCIETY LTD. BOM K-WEST R.S.C.(TC) 1505 of 1965-66 BONBAY

For BHAVESHA C. H. S. LTD.

THE SEAL OF THE JOINT SUB-REGISTRAR MOHERI NO. 6 ★ MUMBAI SUBURBAN DIST. BANDRA ★ सह. दुय्यम निबंधक, अंधेरी क्र. - ६ मुंबई उपनगर जिल्हा, (वांद्रे)

बदर - १७/
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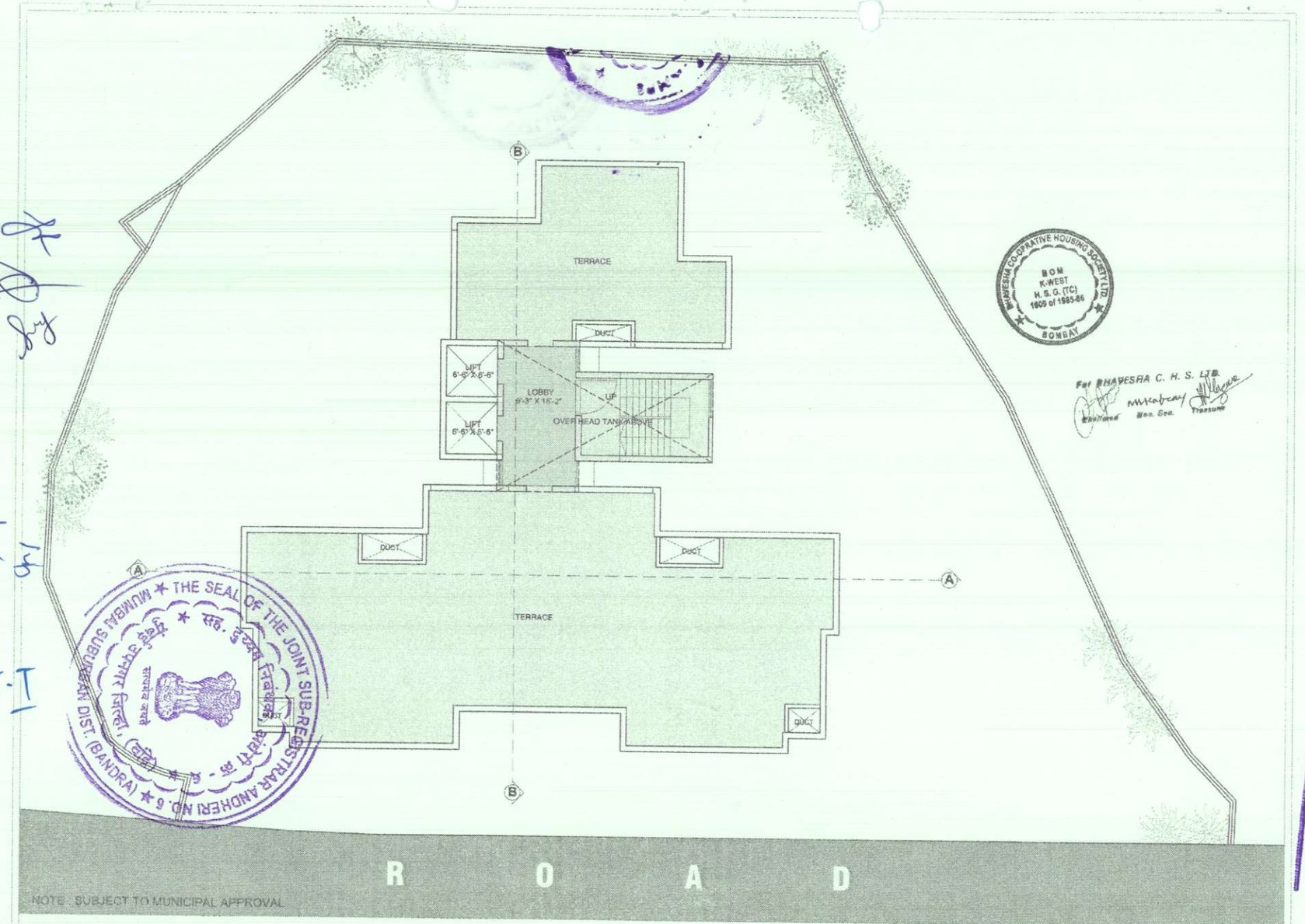
Babu
Sandey
P. McLean
K.P.K.
K.T.T.
N.V.P.A



NOTE : SUBJECT TO MUNICIPAL APPROVAL

TERRACE FLOOR PLAN

DATE =01-09-2020

NORTH

DEVELOPERS

BEAUTIFUL PROPERTIES PVT. LTD.
Kantilal House, 14, Mama Parmanand Marg, Mumbai - 400 004
Tel. : + 91 - 22 - 23881901 / 23881902 / 23881903
WWW.nlpl.com

PROPOSED REDEVELOPMENT OF BHAVESHA CHSL. AT ANDHERI (WEST)

BHAVESHA COOPERATIVE HOUSING SOCIETY LTD. BOM K-WEST H. S. G. (TC) 1609 of 1985-86 BOMBAY

For BHAVESHA C. H. S. LTD.
Chairman Hon. Sec. Treasurer

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

सदर-१७/
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	3 BHK FLAT NO. 1	3 BHK FLAT NO. 2	2 BHK FLAT NO. 3	
				TERRACE FLOOR (RESI.)
	SALE 907 SQ.FT	SALE 907 SQ.FT	SALE 625 SQ.FT	13TH FLOOR (RESI.)
	SALE 907 SQ.FT	SALE 907 SQ.FT	SALE 625 SQ.FT	12TH FLOOR (RESI.)
	SALE 907 SQ.FT	SALE 907 SQ.FT	SALE 625 SQ.FT	11TH FLOOR (RESI.)
	Mrs. Sailee Gopal Yadav Mr. Gopal Shankar Yadav MEMBERS 907 SQ.FT (524 + 383)	Mr. Shailesh Arya Mrs. Kalpana arya MEMBERS 907 SQ.FT (524 + 383)	Mr. Ramesh M. Dhotre Mrs. Aruna R. Dhotre MEMBERS 594 SQ.FT	10TH FLOOR (RESI.)
	SALE 907 SQ.FT	SALE 907 SQ.FT	Mr. Nitin D Shah Mr. Bharat D Shah MEMBERS 594 SQ.FT	9TH FLOOR (RESI.)
	SALE 907 SQ.FT	SALE 907 SQ.FT	Mr. Ramesh N. Bhanushali MEMBERS 594 SQ.FT	8TH FLOOR (RESI.)
	SALE 907 SQ.FT	SALE 907 SQ.FT	Mr. Niteen R. Hazare MEMBERS 594 SQ.FT	7TH FLOOR (RESI.)
	SALE 907 SQ.FT	SALE 907 SQ.FT	Smt. Prema Sekaran MEMBERS 594 SQ.FT	6TH FLOOR (RESI.)
	Mr. Manuel F. A. Martins Mr. Dwayne Werner Martins MEMBERS 793 SQ.FT	Mrs. Smita R Bandekar MEMBERS 793 SQ.FT	Mrs. Sulochana Kajalia Mr. Pradeep M. Kajalia Mrs. Ketna Kajalia MEMBERS 524 SQ.FT	5TH FLOOR (RESI.)
	Mrs. Sarita B. Kathewadi Mr. Chandresh B. Kathewadi MEMBERS 793 SQ.FT	Mrs. Cyntia V Fernandes MEMBERS 793 SQ.FT	Mrs. Karuna T. Tharwani ~~Mr. M. S. KAFRAY~~ MEMBERS 524 SQ.FT	4TH FLOOR (RESI.)
	Mr. Vyas Rao MEMBERS 793 SQ.FT	Mrs. Jasmine A. Rashid MEMBERS 793 SQ.FT	Mr. M.S. KAFRAY ~~Mrs. Karuna Tejpal Tharwani~~ MEMBERS 524 SQ.FT	3RD FLOOR (RESI.)
	Mr. K. Srinivas Rao MEMBERS 793 SQ.FT	FITNESS CENTER SOCIETY OFFICE	Mrs. Parvati S Menon MEMBERS 524 SQ.FT	2ND FLOOR (RESI.)
SERVICE FLOOR	SERVICE FLOOR		Mr. Pankaj K Damania Mr. Piyush K Damania MEMBERS 479 SQ.FT	1TH FLOOR (RESI.)
1TH FLOOR (COMM.)	COMMERCIAL			
GR. LVL. (COMM.)	COMMERCIAL		ENTRANCE LOBBY	GROUND LVL. (RESI.)

JOINT SUB-REGISTRAR ANDHERI
सह दुय्यम निबंधक, अंधेरी क्र.
सत्यमेव जयते
उपनगर जिल्हा, (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

NOTE : SUBJECT TO MUNICIPAL APPROVAL

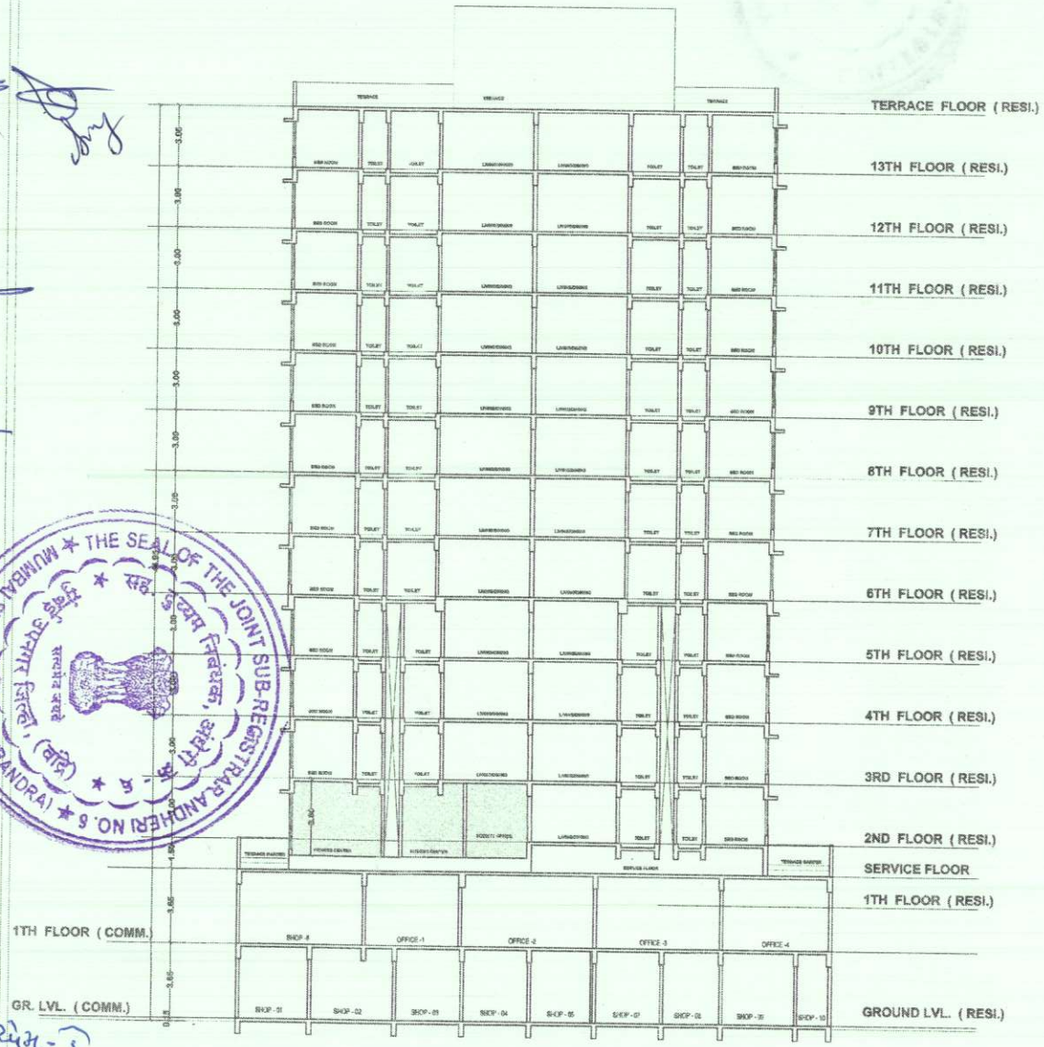
SCHEMATIC SECTION **DATE =29-09-2020**

PROPOSED REDEVELOPMENT OF BHAVESHA CHSL. AT ANDHERI (WEST)

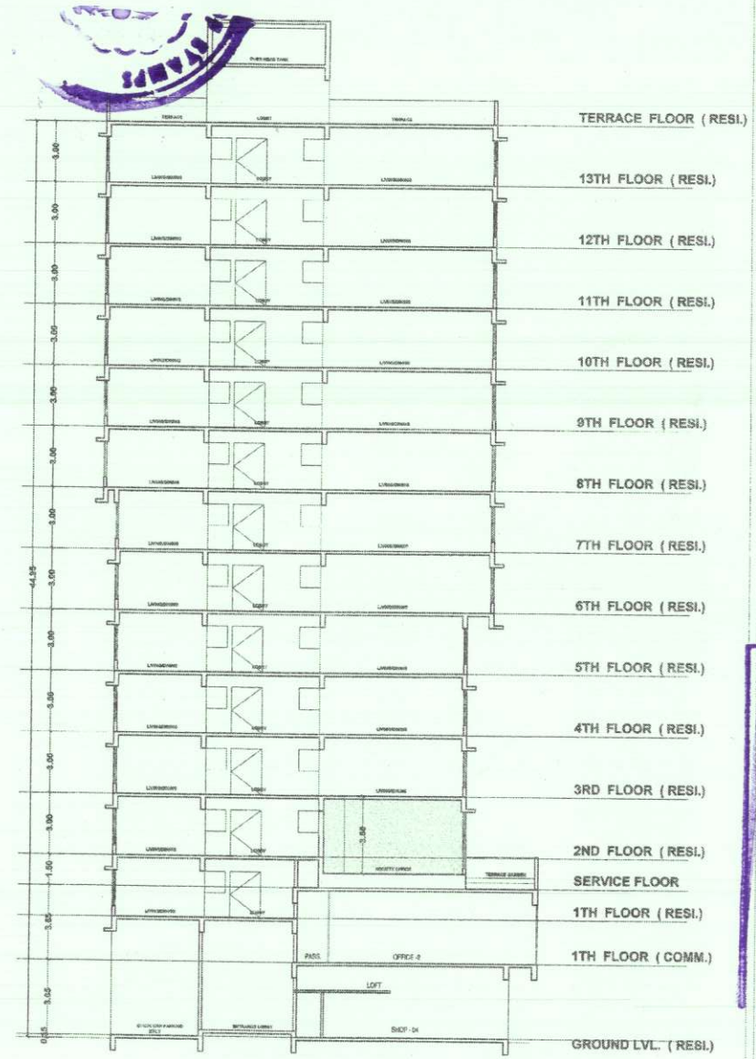
NORTH

DEVELOPERS

BEAUTIFUL PROPERTIES PVT. LTD.
Kantilal House, 14, Mama Parmanand Marg, Mumbai - 400 004
Tel. : + 91 - 22 - 23681901 / 23681902 / 23681903
WWW.nlpl.com



SECTION - A



SECTION - B

NOTE : SUBJECT TO MUNICIPAL APPROVAL

SCHEMATIC SECTION

DATE =01-09-2020

NORTH

DEVELOPERS

BEACONLEGE PROPERTIES PVT. LTD.

PROPOSED REDEVELOPMENT OF BHAVESHA CHSL. AT ANDHERI (WEST)

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

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ANNEXURE - XVI

उपनिबंधक,सहकारी संस्था, के/पश्चिम विभाग,मुंबई यांचे कार्यालय,

गृहनिर्माण भवन, तळ मजला, रुम नं.६९-ऐ, बांद्रा-पूर्व, मुंबई-४०० ०५१.

जा.क्रं.मुंबई/उपनि/के-प/बी-५/पुनर्विकास/ना हरकत/ /२०२०
दिनांक- ०२/ ११ /२०२० १३९९

प्रति,

१. अध्यक्ष/सचिव,
भाविशा को.ऑप.हौसिंग सोसा.लि.,
६४०-बी, विरा देसाई रोड,
अंधेरी (पश्चिम), मुंबई -४०० ०५८

२. **उपमुख्य अभियंता,**
इमारत प्रस्ताव विभाग,के/पश्चिम विभाग,
बृहन्मुंबई महानगर पालिका,अंधेरी (प), मुंबई - ५३

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 8 सह. दुय्यम निबंधक, अंधेरी क्र - ६ सत्यमेव जयते मुंबई उपनगर जिल्हा, (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

विषय :- संस्थेच्या पुनर्विकासाबाबत ना हरकत प्रमाणपत्र मिळणेबाबत.

संदर्भ :- १) संस्थेने दिनांक ०७/०९/२०२० रोजी सादर केलेला पुनर्विकासाबाबतचा प्रस्ताव
२) या कार्यालयाकडील महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ७९ (अे),अन्वये प्राधिकृत अधिकारी नियुक्तीबाबतचे पत्र दिनांक ०९/०९/२०२०
३) प्राधिकृत अधिकारी श्री.डी.डी.काळुखे यांचा दि. ०२/११/२०२० रोजीचा अहवाल

उपरोक्त संदर्भिय विषयाकडे आपले लक्ष वेधण्यात येत आहे.

२/- भाविशा को.ऑप.हौसिंग सोसा.लि., ६४०-बी, विरा देसाई रोड, अंधेरी (पश्चिम), मुंबई -४०० ०५८ ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१) अन्वये नोंदणीकृत संस्था असून तीचा नोंदणी क्रमांक बीओएम/डब्ल्यूकेडब्ल्यू/एचएसजी/टीसी/१६०९/१९८५-८६ असा आहे.

संस्थेने संदर्भ क्र.१ च्या पत्राद्वारे संस्थेच्या इमारतीच्या पुर्नविकासाचा प्रस्ताव या कार्यालयात दाखल करुन शासनाकडील पुर्नविकासाबाबतचे दि.०३/०१/२००९ (सुधारीत दि.०४/०७/२०१९) रोजीचे परिपत्रकामधील तरतुदीनूसार अंतिम विकासक निवडीसाठी बोलविलेल्या विशेष सर्वसाधारण सभेसाठी प्राधिकृत अधिकाऱ्याची नियुक्ती करणेकरीता विनंती केलेली होती. संस्थेच्या सदर पत्राच्या अनुषंगाने या कार्यालयाने संदर्भ क्र.२ च्या पत्रान्वये आपल्या संस्थेच्या दिनांक ०१/११/२०२० रोजी झालेल्या विशेष सर्वसाधारण सभेस उपस्थित राहणेसाठी या कार्यालयातील श्री.डी.डी.काळुखे,सहाय्यक सहकारी अधिकारी यांची प्राधिकृत अधिकारी म्हणून नियुक्ती करण्यात आलेली होती.

प्राधिकृत अधिकारी श्री.डी.डी.काळुखे यांनी संस्थेने दिनांक ०१/११/२०२० रोजी बोलविलेल्या विशेष सर्वसाधारण सभेस उपस्थित राहून विकासक नियुक्तीबाबत पारीत केलेल्या ठरावाबाबतचा अहवाल या कार्यालयात दिनांक ०२/११/२०२० रोजी सादर केलेला आहे. प्राधिकृत अधिकारी यांच्या उपरोक्त नमूद अहवालाचे अवलोकन

केले असता, सदरच्या सभेस संस्थेच्या एकूण २९ सभासदांपैकी २० सभासद उपस्थित होते. सदर सभेमध्ये उपस्थित सर्व २० सभासदांनी संस्थेच्या इमारतीच्या पुर्नविकास करण्यासाठी एकमताने विकासक म्हणून **मेसर्स ब्युटीफुल प्रॉपर्टीज प्रा.लि.,**यांची नियुक्ती केलेली आहे. सुधारीत परिपत्रकातील तरतुदीनूसार संस्थेच्या एकूण सभासदांच्या एकावन्न (५१५%) टक्के सभासदांची सहमती असणे आवश्यक आहे. सदर संस्थेमध्ये एकूण २९ पैकी २० सभासदांनी सभेस उपस्थित राहून विकासक नियुक्तीस सहमती दर्शविली आहे.

सबब संस्थेने या कार्यालयात दाखल केलेला पुर्नविकासाचा प्रस्ताव, संस्थेची दिनांक ०१/११/२०२० रोजी झालेली विशेष सर्वसाधारण सभेचे इतिवृत्त व प्राधिकृत अधिकारी यांनी या कार्यालयात दाखल केलेल्या अहवालाचे अवलोकन करता संस्थेने महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम व त्याखालील नियम १९६१ नूसार पुर्नविकासाची प्रक्रिया राबविण्यात आलेली असल्याने उक्त संस्थेस इमारतीच्या पुर्नविकासाबाबतची पुढील उचित कार्यवाही करण्यास या कार्यालयाची हरकत नाही.

उपनिबंधक,
सहकारी संस्था,के/पश्चिम विभाग,मुंबई

प्रत,
मेसर्स ब्युटीफुल प्रॉपर्टीज प्रा.लि.,,विकासक

बदर-१७/
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उपनिबंधक,
सहकारी संस्था,के/पश्चिम विभाग,मुंबई

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

Bhavesha Co-op. Housing Society Ltd.

(Reg. No. : BOM / K-W / HSG / TC / 1609 / 1985-86)

640-B, Veera Desai Road, Andheri (W), Mumbai - 400 058

Date : 03-11-2020

बदर-१७/
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To,

Beautiful Properties Pvt. Ltd.
Kantilal House, 14 Mama Parmanand Marg,
Opera House, Mumbai 400004.

Sub : Resolution passed in 03-11-2020 SGM

Respected Sir,

All members present online unanimously decided to authorized committee members to execute the development aggreement. It was proposed by Mr. Raghu Rao (flat no.103) seconded by Mr.Ramesh Bhanushali (flat no.206)

Thanking you

For BHAVESHA C. H. S. LTD.

Chairman Hon. Sec. Treasurer

BHAVESHA CO-OPRATIVE HOUSING SOCIETY LTD. BOMBAY

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र - ६ मुंबई उपनगर जिल्हा, (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

BEAUTIFUL PROPERTIES PVT. LTD.

KANTILAL HOUSE, 14, MAMA PARMANAND MARG, MUMBAI - 400 004.
PHONE : 2368 1901/2368 1902/2368 1903/2368 1929/2368 1930 FAX : 2364 0319 GRAM : "NAHALNOTE"

CIN : U45202MH1991PTC061826

बदर-१७/
४०३६८ | ९२० | ९६६
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Certified true copy of the resolution passed at the meeting of the Board of Directors of the Company held on 24th October 2020 at 11 a.m. at the registered office of the Company.

"**RESOLVED** that Mr. Rajesh Himatlal, Managing Director, Mr. Mukesh Himatlal, Director, Mr. Jai Rajesh, Director and Mr. Yash Rajesh, Director, be and are authorised to do the following severally or jointly on behalf of the Company.

1. To sign jointly or severally any Agreement for Sale on behalf of the Company in respect of flats / offices /shops /nursing home / clinics / basement parking/ mechanical parking /tower parking places /stilt parking places / stilt stack parking places / open parking places /open stack parking places and other premises that are for sale.

2. To sign jointly or severally any other Deed, Document, Letter or Receipt on behalf of the Company which may be needed by any Stamp Duty, Registration or any other Government / Semi Government Authority having the jurisdiction to record, affirm or transfer such sales in favor of the purchasers from time to time.

3. To sign jointly or severally any Agreement or any other Deed, Document, Letter or Receipt on behalf of the Company in respect of the projects undertaken by the Company for redevelopment and to present the said Agreement or any other Deed, Document, Letter or Receipt before the Government /Semi Government / Statutory Authorities as and when required.

4. To do jointly or severally all acts which are necessary for doing the registration and transfer of flats / offices /shops /nursing home / clinics / basement parking/ mechanical parking /tower parking places /stilt parking places / stilt stack parking places / open parking places /open stack parking places and other premises in favor of purchasers from time to time.

5. The Board of Directors hereby confirms the specimen signatures of Mr. Rajesh Himatlal, Mr. Mukesh Himatlal, Mr. Jai Rajesh and Mr. Yash Rajesh that are specifically shown below.

6. The Board of Directors hereby confirms that all acts done under the powers specified in this resolution will be legally binding on the Company."

SPECIMEN SIGNATURE OF MR. RAJESH HIMATLAL Rajesh Himatlal

SPECIMEN SIGNATURE OF MR. MUKESH HIMATLAL Mukesh Himatlal

SPECIMEN SIGNATURE OF MR. JAI RAJESH Jai Rajesh

SPECIMEN SIGNATURE OF MR. YASH RAJESH Yash Rajesh

FOR BEAUTIFUL PROPERTIES PVT. LTD.

Rajesh Himatlal

RAJESH HIMATLAL
DIRECTOR
RAJESH HIMATLAL
DIN NO.:00066334

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 * MUMBAI SUBURBAN DIST. (BANDRA) * सह. दुय्यम निबंधक, अंधेरी क्र. - ६ * मुंबई उपनगर जिल्हा, (वांद्रे) * सत्यमेव जयते

FLAT NO. 303

बदर-१७/

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२०२०

पावती

Original/Duplicate

Tuesday,January 31 ,2017

1:04 PM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 1189 दिनांक: 31/01/2017

गावाचे नाव: आंबिवली

दस्तऐवजाचा अनुक्रमांक: बदर1-1019-2017

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: भरत दिनकरराय शाहा - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 440.00
पृष्ठांची संख्या: 22	
एकूण:	रु. 540.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 1:22 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, अंधेरी-1

सह. दुय्यम निबंधक, अंधेरी क्र.-९, मुंबई उपनगर जिल्हा

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

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

2) देयकाचा प्रकार: By Cash रक्कम: रु 440/-

REGISTERED DOCUMENT
DELIVERED ON 01-2-2017

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 9
सह. दुय्यम निबंधक, अंधेरी क्र. ९
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

1019
2017

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CHALLAN

MTR Form Number-6

GRN MH008085733201617E	BARCODE	Date 31/01/2017-1	Form ID 25.2

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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Stamp Duty	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	BDR4__JT SUB REGISTRAR ANDHERI 2	Full Name	[illegible] CHALLAND OTHER
Location	MUMBAI		
Year	2016-2017 One Time	Flat/Block No.	Flat No. 303, [illegible]sha Apartment,
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Sale of NonJudicial Stamp	500.00	Road/Street	[illegible]
		Area/Locality	[illegible] bai
		Town/City/District	
		PIN	0 0 0 5
		Remarks (If Any)	
		Second Party Name	
Total	500.00	Amount	
		Words	
Payment Details	BANK OF MAHARASHTRA		BANK
Cheque-DD Details		Bank CIN / Ref. No.	40 430412789
Cheque/DD No.		Date	
Name of Bank		Bank-[illegible]	
Name of Branch		Scroll No. [illegible]	Not Applicable

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 सह. दुय्यम निबंधक अंधेरी क्र. १ मुंबई उपनगर जिल्हा, (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र. ६ मुंबई उपनगर जिल्हा, (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

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THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 7 MUMBAI SUBURBAN DIST.

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

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CHALLAN

MTR Form Number-6

GRN MH008085733201617E	BARCODE	Date 31/01/2017-10:57:53	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Stamp Duty	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	BDR4__JT SUB REGISTRAR ANDHERI 2	Full Name	BHARAT DINKARRAY SHAH AND OTHER
Location	MUMBAI		
Year	2016-2017 One Time	Flat/Block No.	Flat No. 303 Bhavesha Apartment,
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Sale of NonJudicial Stamp	500.00	Road/Street	640B Veera Desai Road,
		Area/Locality	Andheri (West), Mumbai
		Town/City/District	
		PIN	4 0 0 0 5 8
		Remarks (If Any)	
		SecondPartyName=MR JITUBHAI SHAH~	
		Amount In Words	Five Hundred Rupees Only
Total	500.00		
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	02300042017013153840 / 430412789
Cheque/DD No.		Date	31/01/2017-10:58:40
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

बदर-१७/

१०३.९४	९२४	९३९
२०१७		

DEFACED ₹500.00 DEFACED

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

Mobile No. : Not Available

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-322-1019	0004464286201617	31/01/2017-13:04:37	IGR166	500.00
			Total Defacement Amount		500.00

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

Print Date 31-01-2017 01:04:39

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THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1
सह. दुय्यम निबंधक अंधेरी क्र. १
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

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POWER OF ATTORNEY

(WITHOUT CONSIDERATION)

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TO ALL TO WHOM THESE PRESENTS SHALL COME, We, **(1) MR. BHARAT DINKARRAY SHAH** aged 66 years residing at Flat No. 303 Bhavesha Apartment, 640B Veera Desai Road, Andheri (West), Mumbai 400 058 and **(2) MR. NITIN DINKARRAY SHAH** aged 62 years residing at Flat No. 303 Bhavesha Apartment, 640B Veera Desai Road, Andheri (West), Mumbai 400 058 SEND GREETINGS:-

WHEREAS we are entitled to 5 shares of Rs.50 each bearing Nos. 76 to 80 entered in Share Certificate No. 31 issued by the Bhavesha Co-operative Housing Society Limited (hereinafter referred to as **"the said shares"**) and Flat No. 303 admeasuring 575 sq. ft. (carpet) on the 3rd floor in the building known as Bhavesha Apartment situate at 640B Veera Desai Road, Andheri (West), Mumbai 400 058 more particularly described in the Schedule hereunder written (hereinafter referred to as **"the said flat"**). The said shares and the said flat shall hereinafter if not individually referred to shall collectively be referred to as the said premises.

AND WHEREAS the Building Bhavesha Apartment wherein the said premises is situate is in the process of being redeveloped.

AND WHEREAS since we are going out of India for employment, we are unable to attend to the affairs relating to the said premises. We have therefore requested our friend Mr. Jitendra Shah aged 61 years residing at 19, Ashish Building, Road No. 5, Juhu Scheme, Vile Parle, Mumbai 400 056 to do execute and perform all or any of the following acts, deeds, matters and things.

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NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that

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२०२०		

We. **(1) MR. BHARAT DINKARRAY SHAH** and **(2) MR. NITIN DINKARRAY SHAH** do hereby nominate, constitute and appoint **MR. JITUBHAI SHAH** to be our true and lawful attorney to act for us and in our name for the purposes expressed that is to say:

1. TO LOOK after and manage and protect the said premises from any sort of encumbrances.

2. TO NEGOTIATE with any Builder/Developer for favourable terms in respect of redevelopment of the property in which the said premises is situate.

3. TO ATTEND the meetings of the Bhavesha Co-operative Housing Society Limited and take part in discussions and vote on the issue relating to redevelopment of the property in which the said premises is situate.

4. ~~TO SIGN~~ To admit and EXECUTE letter of consent, Agreement for Redevelopment or any other writing granting redevelopment rights in the said premises to the Builder/Developer or such other concerned persons on terms and conditions as may be agreed by the Attorney.

5. TO PRESENT, lodge for registration, admit execution of such agreement/writing and to take all further and other steps as the said Attorney may deem fit in this respect.

6. TO HANDOVER possession of the said premises to the concerned Builder/Developer for redevelopment.

7. TO ACCEPT the compensation for transit accommodation, corpus or any other benefits under the Agreement/writing from the Builder/Developer and to give valid receipt for the same.

8. TO ACCEPT the permanent alternate accommodation in lieu of the said premises and to give valid discharge for the same.

9. TO PRESENT, lodge for registration, admit execution and to do and carry out all acts, deeds, matters and things under the provisions of Indian Registration Act, 1908 for the purpose of registration of such agreements, contracts, deeds, documents and assurances, supplementary writings, confirmations, rectifications etc., and to take all further and other steps as the said Attorney may deem fit in this respect.

10. TO PAY the maintenance charges and other outgoings to the concerned Society/ Municipal authorities and/or any other local body or authority and/or to such person or persons in respect of the said premises/permanent alternate accommodation.

11. TO EXCHANGE correspondence with the Builder/Developer and/or the Bhavesha Co-operative Housing Society Limited in connection with the said permanent alternate accommodation.

12. FOR US on our behalf and in our name to accept service of any writ of summons or other legal process and to enter an appearance in and defend or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as the Attorney or his advisers shall think necessary for the recovery or protection of the said premises/permanent alternate accommodation.

13. TO COMMENCE and prosecute any action suits or other proceedings at law against any persons or person in respect of any of the said premises/permanent alternate accommodation and to appear to and defend any actions suits or other proceedings commenced or to be commenced against us.

14. TO DECLARE and affirm all Plaints, Written Statements, Applications, Petitions, Affidavits any other necessary documents in our name and on our behalf and to appear before any Judge

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Magistrate and other officer empowered by law to hear any suit or proceedings, or any other enquiry relating to the said premises/permanent alternate accommodation.

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15. IN GENERAL to do all such other acts, deeds, matters, and things whatsoever as may be necessary either particularly or generally set out hereinabove as amply and effectually and to all intents and purposes as we could do in our own proper person.

IT IS HOWEVER CLARIFIED THAT OUR ATTORNEY shall not be entitled to sell the said premises or create any third party rights in the said premises.

AND WE hereby agree to ratify and confirm all and whatsoever our said Attorney shall do or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF, we have hereunto set our hands at Mumbai aforesaid this 31st day of Jan 2017.

SIGNED SEALED AND DELIVERED by the withinnamed

1) MR. BHARAT DINKARRAY SHAH

and

(2) MR. NITIN DINKARRAY SHAH]

in the presence of.

1)

2)

me

Accepted by me:

MR. JITUBHAI SHAH

1)

2)

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सूची क्र.2

दुय्यम निबंधक : सह द.नि. अंधेरी 1

दस्त क्रमांक: 1018/2017

नोंदणी :

Regn:63m

31/01/2017

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गावाचे नाव : 1) आंबिवली

(1)विलेखाचा प्रकार	बक्षीसपत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	12352000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: सदनिका क्र.303,, माळा नं: 3 रा मजला,, इमारतीचे नाव: भावेश अपार्टमेंट,भावेश को ऑप हौ सो ली, ब्लॉक नं: अंधेरी पश्चिम,मुंबई 400058, रोड नं: 640 बी वीरा देसाई रोड, इतर माहिती: देणार व घेणार मध्ये आई मुलाचे नातेसंबंध इतर माहिती दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 640 B . ;))
(5) क्षेत्रफळ	1) 64.13 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:-तारामती दिनकरराय शाह - - वय:-90; पत्ता:-प्लॉट नं: सदनिका क्र.303, माळा नं: 3 रा मजला, इमारतीचे नाव: भावेश अपार्टमेंट, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: 640 बी वीरा देसाई रोड, , महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-DGTPS1293F
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भरत दिनकरराय शाह - - वय:-66; पत्ता:-सदनिका क्र.303, 3 रा मजला, भावेश अपार्टमेंट, अंधेरी पश्चिम, मुंबई, 640 बी वीरा देसाई रोड, , अन्धेरी राईळवार्ी स्टाटीऑण, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400058 पॅन नं:-GNVPS2654L 2): नाव:-नितीन दिनकरराय शाह - - वय:-62; पत्ता:-प्लॉट नं: सदनिका क्र.303, माळा नं: 3 रा मजला, इमारतीचे नाव: भावेश अपार्टमेंट, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: 640 बी वीरा देसाई रोड, , महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-GNXPS6838C
(9) दस्तऐवज करुन दिल्याचा दिनांक	31/01/2017
(10)दस्त नोंदणी केल्याचा दिनांक	31/01/2017
(11)अनुक्रमांक,खंड व पृष्ठ	1018/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, अंधेरी क्र - ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रा)

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THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र - ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

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THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST.

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

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पंजीयन प्रमाणपत्र CERTIFICATE OF REGISTRATION

विदेशी भारतीय नागरिक Overseas Citizen of India

उपनाम / Surname: SHAH

सं. / No. A 074486

दिया गया नाम / Given Name(s): NITIN D

राष्ट्रीयता / Nationality: USA

लिंग / Sex: M

जन्म तिथि / Date of Birth: 02/01/1954

जन्म स्थान / Place of Birth: BARODA INDIA

व्यवसाय / Occupation: ACCOUNTANT CPA

जारी करने का स्थान / Place of Issue: SAN FRANCISCO

जारी करने की तिथि / Date of Issue: 07/11/2006

V<INDSHAH<<NITIN<D<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<

A074486<<7USA5401026M5401015<<<<<<<<<<<<<<<<<2

CERTIFICATE OF REGISTRATION

विदेशी भारतीय नागरिक

OVERSEAS CITIZEN OF INDIA

This is to certify that the person named in this Certificate has been registered as an Overseas Citizen of India under the provisions of Section 7A of the Citizenship Act, 1955.

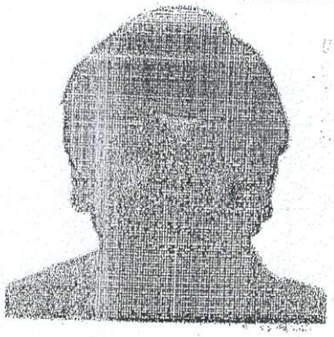
VIJAYAN MACHIN
Vice Consul
Consulate General
San Francisco (U.S.A.)

जारी करने वाले अधिकारी के हस्ताक्षर
Signature & Seal of Issuing Authority

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

भारत सरकार GOVERNMENT OF INDIA

विदेशी भारतीय नागरिक Overseas Citizen of India



उपनाम / Surname

SHAH

दिया गया नाम / Given Name(s)

BHARAT D

राष्ट्रीयता / Nationality

USA

लिंग / Sex

M

जन्मतिथि / Date of Birth

18/10/1950

जन्म स्थान / Place of Birth

INDIA

व्यवसाय / Occupation

PHYSICIAN

जारी करने का स्थान / Place of Issue

SAN FRANCISCO

जारी करने की तिथि / Date of Issue

03/11/2009

सं. / No. A 503619

१०१८ | ०३ | २३

२०१७

बदर-१७/

१०३६४ | ९३४ | १६६

२०२०

V<INDSHAH<<BHARAT<D<<<<<<<<<<<<<<<<<<<<<<<<<<

A503619<<8USA5010187M5010176<<<<<<<<<<<<<<<6

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१७/

१०३६४	१३५	१६६

२०२०

१०१८	१५	२३

२०१७

THE SEAL OF THE JOINT SUB-REGISTRAR, ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

आयकर विभाग
INCOME TAX DEPARTMENT

BHARAT D SHAH

DINKARRAY SHAH

18/10/1950

Permanent Account Number

GNVPS2594L

Signature

बदर - १

भारत सरकार
GOVT. OF INDIA

९५	२३

२०१७

बदर-१७/

१०३९४	९३९	१९९

२०२०

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 6
MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सत्यमेव जयते
MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१७/		
२०३६४	९३७	१६६
२०२०		

१०१८	६	२३

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAFPS4107H

नाम /NAME

JITENDRA C SHAH

बदर - १

पिता का नाम /FATHER'S NAME

C SHAH

१०१८ | १५ | २३

जन्म तिथि /DATE OF BIRTH

20-03-1955

२०१७

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

बदर-१७/

१०३६४ | ३३८ | १६६

२०२०

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर निदेशक (पद्धति)
ए. आर. ए. सेन्टर, भूतल
ई-2, झन्डेवालान एक्सटेन्शन
नई दिल्ली - 110 055

In case this card is lost/found,kindly inform/return to
the issuing authority :
Director of Income Tax (Systems)
ARA Centre, Ground Floor
E-2, Jhandewalan Extn.
New Delhi - 110 055

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

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बदर-१७/		
१०३६४	१३e	१६६
२०२०		

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN

सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रा)
THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
MUMBAI SUBURBAN DIST. (BANDRA)

भारत सरकार
GOVERNMENT OF INDIA

वैभव वसंत जेधे
Vaibhav Vasant Jedhe
जन्म वर्ष / Year of Birth : 1990
पुरुष / Male

बदर - १

१९९०	१९	२३
	२०१७	

8215 5382 4515

आधार – आम आदमी का अधिकार

बदर-१७/

१०३६४	१४०	१६६
	२०२०	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VAIBHAV VASANT JEDHE

VASANT JEDHE

19/07/1990

Permanent Account Number

ASZPJ4145J

Signature

06022012

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: छत्रपति चाळ कमिटी, मलंग नाईनाथ सेवा समिती, धोबिघाट, तानाजी नगर, गणेश मैदान जवळ, मालाड पूर्व, मुंबई, मालाड पूर्व, महाराष्ट्र, 400097

Address: Chatrapati Chawl Committee, Salabma Sanath Seva Samiti, Dhobighat, Tanaji Nagar, Near Ganesh Maidan, Malad East, Mumbai, Malad East, Maharashtra, 400097

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947, Bengaluru-560 001

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 6 सब. दुय्यम निबंधक, अंधेरी क्र. ६ मुंबई उपनगर जिल्हा, (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सब. दुय्यम निबंधक, अंधेरी क्र. ६ सत्यमेव जयते मुंबई उपनगर जिल्हा, (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१७/

१०३६४	१४१	१६६

२०२०

२०१९	२०	२३

२०१७

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

बदर - १

१०१९	२९	२३

२०१७

बदर-१७/

१०३६४	१४२	१३६

२०२०

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TARAMATI D SHAH

MAGANLAL PANACHAND KOTHARI

02/03/1926

Permanent Account Number

DGTPS1293F

Signature

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1
सह. दुय्यम निबंधक अंधेरी क्र. १
मुंबई उपनगर जिल्हा (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1
सह. दुय्यम निबंधक अंधेरी क्र. १
मुंबई उपनगर जिल्हा
MUMBAI SUBURBAN DIST.

बदर - ३१

५६५	८

२०१२

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

मंगळवार,31 जानेवारी 2017 1:05 म.नं.

दस्त गोषवारा भाग-1

वदर1
दस्त क्रमांक: 1019/2017

दस्त क्रमांक: वदर1 /1019/2017

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

बदर - १		
१०१९	२२	२३
२०१७		

दु. नि. सह. दु. नि. वदर1 यांचे कार्यालयात

अ. क्रं. 1019 वर दि.31-01-2017

रोजी 1:01 म.नं. वा. हजर केला.

पावती:1189 पावती दिनांक: 31/01/2017

सादरकरणाराचे नाव: भरत दिनकरराय शाहा - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 440.00
पृष्टांची संख्या: 22	
एकुण:	540.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक, अंधेरी क्र. १

सह. दुय्यम निबंधक, अंधेरी क्र. १

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबीहून अन्य असा एकाच संव्यवहारात एकाच किंवा अधिक व्यक्तींस काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 31 / 01 / 2017 12 : 59 : 03 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 31 / 01 / 2017 01 : 02 : 37 PM ची वेळ: (फी)

बदर-१७/		
१०३९	१४३	१९९
२०२०		

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

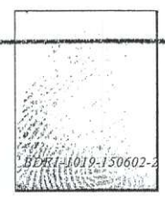
31/01/2017 1 06:52 PM

दस्त गोषवारा भाग-2

वदर1
दस्त क्रमांक:1019/2017

दस्त क्रमांक :वदर1/1019/2017
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

बदर - १
९०१८ | २३ | २३
२०१७

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भरत दिनकरराय शाहा - - पत्ता:सदनिका क्र.303, 3 रा मजला, भावेश अपार्टमेंट, अंधेरी पश्चिम, मुंबई, 640 बी वीरा देसाई रोड, अन्धेरी राईळवाी स्टाटीऑण , MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:GNVPS2654L	कुलमुखत्यार देणार वय :-66 स्वाक्षरी:-		
2	नाव:नितीन दिनकरराय शाहा - - पत्ता:प्लॉट नं: सदनिका क्र.303, माळा नं: 3 रा मजला, इमारतीचे नाव: भावेश अपार्टमेंट, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: 640 बी वीरा देसाई रोड महाराष्ट्र, मुम्बई. पॅन नंबर:GNXPS6838C	कुलमुखत्यार देणार वय :-62 स्वाक्षरी:-		
3	नाव:जितेंद्र शाहा - - पत्ता:प्लॉट नं: 19, माळा नं: -, इमारतीचे नाव: आशिष बिल्डिंग, ब्लॉक नं: जुहू स्कीम,विलेपार्ले मुंबई, रोड नं: रोड नं 5, महाराष्ट्र, मुम्बई. पॅन नंबर:AAFPS4107H	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-61 स्वाक्षरी:-		

वरील इसम ऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:31 / 01 / 2017 01 : 03 : 38 PM

बदर-१७१
१०३६४ | १११ | १६६
२०२०

ओळख

खालील इसम बदर निवेदन करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:तारामती शाह - - वय:90 पत्ता:लिहून देणाऱ्या प्रमाणे पिन कोड:400058	स्वाक्षरी		
2	नाव:वैभव जेधे - - वय:28 पत्ता:38 ए , ऑनलुकर बिल्डिंग, सर पी एम रोड, फोर्ट मुंबई पिन कोड:400001	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:31 / 01 / 2017 01 : 04 : 27 PM

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण 23 पाने आहेत.
पुस्तक क्र.१/बदर-१/क्रमांक ९०१८/२०१७
नोंदणी पुस्तक 4 मध्ये नोंदला, दिनांक 31 JAN 2017

शिक्का क्र.5 ची वेळ:31 / 01 / 2017 01 : 04 : 41 PM

सह. दुय्यम निबंधक, अंधेरी-1
सह. दुय्यम निबंधक, अंधेरी क्र. १

सह. दुय्यम निबंधक, अंधेरी क्र. १
मुंबई उपनगर जिल्हा.

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH008085733201617E	0004464286201617

1019 /2017

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAI RAJESH
RAJESH HIMATLAL
21/01/1985
Permanent Account Number
AFZPR2912N
Signature

बदर-१७/

१०३६४	१४५	१६६

२०२०

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTITSL
प्लाट नं: ३, सेक्टर ११ , सी.बी.डी.बेलापूर,
नवी मुंबई-४०० ६१४.

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. - ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAOPS7441K

नाम / Name
NAGESH GURUSIDDAPPA SAJJAN

पिता का नाम / Father's Name
GURUSIDDAPPA SAJJAN

जन्म की तारीख / Date of Birth
02/07/1964

हस्ताक्षर / Signature

/PERMANENT ACCOUNT NUMBER
AACPK9088J

नाम /NAME
VITHAL NARAYAN KAMATH

पिता का नाम /FATHER'S NAME
NARAYAN VENKAJRAI KAMATH

जन्म तिथि /DATE OF BIRTH
23-12-1949

हस्ताक्षर /SIGNATURE

आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

URMILA SUDHAKAR MAYEKAR
VISHWANATH SHANKAR KARGUTKAR

31/07/1946
Permanent Account Number
ADFPM3516R

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SACHIN S MAYEKAR

SUDHAKAR SHANTARAM MAYEKAR

06/03/1972
Permanent Account Number
AODPM6627C

Signature

11102006

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

MELWIN FERNANDES

EUGENIO FERNANDES

28/05/1965
Permanent Account Number
AAAPF7608K

Signature

20072006

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

GRACE FERNANDES

SALINO RODRIGUES

30/06/1969
Permanent Account Number
AAFPF4507Q

Signature

06112007

बदर-१७/

१०३६४	१४६	१३६

३७२०

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★
सह. दुय्यम निबंधक, अंधेरी क्र - ६ ★ मुंबई उपनगर जिल्हा, (बांद्रे) ★
सत्यमेव जयते

बदर-१७/

१०३६४ | १४७१६६ | २०२०

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAUPM3665K

नाम /NAME
MANUEL FRANCISCO ANTONIO MARTINS

पिता का नाम /FATHER'S NAME
GERALDO AQUINO MARTINS

जन्म तिथि /DATE OF BIRTH
10-05-1948

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SMITA RAMDAS BANDEKAR
ANANTRAO GANESH GADKARI
09/08/1957
Permanent Account Number
AJYPB8589J

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

RAMESH MARIAPPA DHOTRE
MARIAPPA YENKAPPA DHOTRE
23/06/1973
Permanent Account Number
AAKPD6233E
Signature
06062013

INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

ARUNA RAMESH DHOTRE
VIJAY ANNA SHINDE
14/07/1975
Permanent Account Number
ASJPD7019H
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PRABHU PARASNATH PANDEY
PARASNATH PANDEY
17/08/1955
Permanent Account Number
AABPP3180B
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

NEHA PREM AJWANI
RAMCHAND CHUHARMAL KATHPAL
21/09/1961
Permanent Account Number
AEJPA1785P
Signature

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AACPS1179C

नाम /NAME
JAGDEESH VASU SHETTY

पिता का नाम /FATHER'S NAME
VASU YELLUR GUTTU SHETTY

जन्म तिथि /DATE OF BIRTH
31-08-1961

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card
AGBPM7292D

BABU MANSURI
Father's Name
YASIN MANSURI
15/08/1973
Signature

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१७/

१०३६	१४८	१६६

२०२०

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

GOPAL SHANKAR YADAV

SHANKAR JYOTI YADAV

31/01/1966

Permanent Account Number

AAAPY0638E

Signature

INCOME TAX DEPARTMENT
GOVT. OF INDIA

BHANUSHALI RAMESH NARSHI

NARSHI MURJI BHANUSHALI

14/09/1961

Permanent Account Number

AIGPB0122N

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAHPK4875G

नाम /NAME

SULOCHANA MAHENDRA KAJALIA

पिता का नाम /FATHER'S NAME

HARILAL ANICHAND SHAH

जन्म तिथि /DATE OF BIRTH

12-10-1948

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Centre)

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PRADEEP MAHENDRA KAJALIA

MAHENDRA MALJI KAJALIA

13/09/1963

Permanent Account Number

AAEPK2641M

Signature

07052008

INCOME TAX DEPARTMENT
GOVT. OF INDIA

KEDIA PRADEEP KAJALIA

KANAIYALAL JAGJIVANDAS MEHTA

448
5
97477

Permanent Account Number

AABPM4013E

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SHAILESH PRATAPRAI ARYA

PRATAPRAI NANJIBHAI ARYA

10/10/1973

Permanent Account Number

AFMPA0703R

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

KALPNABEN S ARYA

D G PATEL

22/06/1980

Permanent Account Number

AKEPA2631F

Signature

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAFPS4107H

नाम /NAME

JITENDRA C SHAH

पिता का नाम /FATHER'S NAME

C SHAH

जन्म तिथि /DATE OF BIRTH

20-03-1955

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१७/

१०३६४	१२६	१३६

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
DAMANIA PANKAJ
KANTILAL THAKORDAS DAMANIA
12/01/1966
Permanent Account Number
AJZPD2913M
Signature
09092006

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
DAMANIA PANKAJ
KANTILAL THAKORDAS DAMANIA
ABMPD8760G
Signature

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACJPK5539R
नाम /NAME
MOHAMMADSALEH KAFRAY
पिता का नाम /FATHER'S NAME
MOHMMADISMAIL KAFRAY
जन्म तिथि /DATE OF BIRTH
16-06-1954
हस्ताक्षर /SIGNATURE
आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
PARVATI MENON
VASUDEVAN NAIR
03/05/1962
Permanent Account Number
AODPM3743F
Signature
10/12/2006

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
JASMINE AZHAR RASHID
KABIRUDDIN VIRANI
27/07/1972
Permanent Account Number
BMHPR9570G
Signature
31/01/2013

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAAPH2801C
नाम /NAME
NITIN RAMCHANDRA HAZARE
पिता का नाम /FATHER'S NAME
RAMCHANDRA HAZARE
जन्म तिथि /DATE OF BIRTH
11-04-1950
हस्ताक्षर /SIGNATURE
आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

/PERMANENT ACCOUNT NUMBER
ACCPT9767B
KARUNA TEJPAL THARWANI
BALKISHIN MANGHIRMAL ROCHLANI
26-07-1953

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
SAILEE G YADAV
GANPAT KOYANDE
03/10/1974
Permanent Account Number
AALPY6987B
Signature
15/02/2006

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा
MUMBAI SUBURBAN DIST. (BANDRA)

T. Thenwen

बदर-१७/

१०३६०	१५०१६६	
२०२०		

ADVOCATE

Bar Council of Maharashtra & Goa

HIGH COURT, BOMBAY

Name : KADAM MILIND MANOHAR

Residence : SANTACRUZ , Dist. MUMBAI

Roll No. : MAH/3290/2002

Enrolled On : 09-11-2002

Date Of Birth : 13-04-1977

70024 B0000057078

CHAIRMAN

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

सह. दुय्यम निबंधक, अंधेरी क्र - ६

मुंबई उपनगर जिल्हा, (बांद्रा)

सत्यमेव जयते

THE UNION OF INDIA

MAHARASHTRA STATE MOTOR DRIVING LICENCE

सत्यमेव जयते

DL No MH47 20150000501 DOI 15-05-2015

Valid Till 14-05-2035 (NT)

FORM 7 RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	15-05-2015

DOB 23-06-1987 BG

Name UMESH NAGE

S/D/W of KRISHNA NAGE

Add ROOM NO.26 PLTO NO.9, N.C.C., GATE NO.7, MALWANI MALAD WEST MUMBAI

PIN 400095

Signature & ID of Issuing Authority MH47 20153

Signature/Thumb Impression of Holder

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

AKSHAY SANJAY PEDNEKAR

SANJAY VINAYAK PEDNEKAR

29/10/1991

Permanent Account Number

CDIPP1166P

Signature

बदर-१७/

१०३६४	१५१	१६६

२०२०

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No :MH01 20130024835
Valid Till : 01-07-2033 (NT)

DOI : 02-07-2013
01-07-2016 (TR)

FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
3W-TR	02-07-2013
MCWG	02-07-2013
LMV-TR	02-07-2013

DOB : 29-10-1991 BG :

Name :AKSHAY PEDNEKAR
S/D/W of :SANJAY PEDNEKAR
Add :SEWRI MARKET GANESH NAGAR
R NO 36, 9/13, A D MARG,
SEWRI MUMBAI
PIN :400015
Signature & ID of Issuing Authority: MH01 20132

Signature/Thumb Impression of Holder

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

ADVOCATE

Bar Council of Maharashtra & Goa

HIGH COURT BOMBAY

Name : KADAM MILIND MANOHAR

Residence : SANTACRUZ , Dist. MUMBAI

Roll No. : MAH/3290/2002

Enrolled On : 09-11-2002

Date Of Birth : 13-04-1977

70024 B0000057078

CHAIRMAN

बदर-१७/

१०३६४	९५२	१६६

२०२०

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No :MH01 20130024835
Valid Till : 01-07-2033 (NT)

DOI : 02-07-2013
01-07-2016 (TR)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

FORM 7
RULE 16 (2)

COV	DOI
3W-TR	02-07-2013
MCWG	02-07-2013
LMV-TR	02-07-2013

DOB : 29-10-1991 BG

Name :AKSHAY PEDNEKAR
S/D/W of SANJAY PEDNEKAR
Add :SEWRI MARKET GANESH NAGAR
R NO 36, 9/13, A D MARG,
SEWRI MUMBAI
PIN :400015
Signature & ID of Issuing Authority: MH01 20132

Signature/Thumb Impression of Holder

A18

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र - ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

513/10364
मंगळवार,15 डिसेंबर 2020 6:35 म.नं.

दस्त गोषवारा भाग-1

बदर17
दस्त क्रमांक: 10364/2020

दस्त क्रमांक: बदर17 /10364/2020

बाजार मुल्य: रु. 15,87,64,000/- मोबदला: रु. 10,96,50,000/-

भरलेले मुद्रांक शुल्क: रु.79,38,200/-

दु. नि. सह. दु. नि. बदर17 यांचे कार्यालयात
अ. क्रं. 10364 वर दि.15-12-2020
रोजी 6:28 म.नं. वा. हजर केला.

पावती:10759 पावती दिनांक: 15/12/2020

सादरकरणाराचे नाव: ब्युटीफुल प्रॉपर्टीज प्रायव्हेट लिमिटेड चे संचालक जय राजेश

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2000.00
पृष्टांची संख्या: 100	
एकुण:	32000.00

दस्त हजर करणाऱ्याची सही:

कमी पडलेली पाने फी : 9320/-रु
दिनांक 28/12/20 पावती क्रमांक 9921E
DHC क्र. 2E9220200 1000
अन्वये वसुल केली.

सह.दु.नि.का.अंधेरी-6
सह. दुय्यम निबंधक, अंधेरी - ६
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, अंधेरी - ६
मुंबई उपनगर जिल्हा.

सह.दु.नि.का.अंधेरी-6
सह. दुय्यम निबंधक, अंधेरी - ६
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: विकसनकरारनामा

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

शिक्का क्रं. 1 15 / 12 / 2020 06 : 28 : 29 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 15 / 12 / 2020 06 : 29 : 18 PM ची वेळ: (फी)

प्रमाणित करणेच येते की, या दस्तामध्ये एकूण 9EE पाने आहेत

सह. दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता व कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक जे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे (दिनांकासहीत स्वाक्षरी)

लिहून घेणारे (दिनांकासहीत स्वाक्षरी)

बदर-१७/

१०३६४	१५३	१९९
२०२०		

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, अंधेरी क्र. - ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा. (बांद्रा)

Summary-2(दस्त गोषवारा भाग - २)

बदर-१७/

१०३६४ | १५४ | १६६

दस्त गोषवारा भाग-2

२०२०

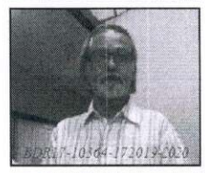
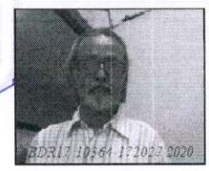
15/12/2020 6 40:37 PM

बदर17

दस्त क्रमांक:10364/2020

दस्त क्रमांक :बदर17/10364/2020

दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:ब्युटीफुल प्रॉपर्टीज प्रायव्हेट लिमिटेड चे संचालक जय राजेश पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांतीलाल हाऊस, १४, मामा परमानंद मार्ग, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AAACM3472B	लिहून घेणार वय :-35 स्वाक्षरी:-		
2	नाव:भावेशा को.ऑप.हौ.सो.लि. चे चेअरमन रमेश मरीअप्पा धोत्रे पत्ता:प्लॉट नं: 640-बी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AACAB8938P	लिहून देणार वय :-47 स्वाक्षरी:-		
3	नाव:भावेशा को.ऑप.हौ.सो.लि. चे सेक्रेटरी मोहम्मद सालेह काफरे पत्ता:प्लॉट नं: 640-बी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AACAB8938P	लिहून देणार वय :-66 स्वाक्षरी:-		
4	नाव:भावेशा को.ऑप.हौ.सो.लि. चे ट्रेजरर नितिन रामचंद्र हजारे पत्ता:प्लॉट नं: 640-बी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AACAB8938P	लिहून देणार वय :-70 स्वाक्षरी:-		
5	नाव:मोहम्मद सालेह काफरे - पत्ता:प्लॉट नं: फ्लॅट नं. 101, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:ACJPK5539R	लिहून देणार वय :-66 स्वाक्षरी:-		
6	नाव:नितिन रामचंद्र हजारे - पत्ता:प्लॉट नं: फ्लॅट नं. 106, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAAPH2801C	लिहून देणार वय :-70 स्वाक्षरी:-		
7	नाव:रमेश मरीअप्पा धोत्रे - पत्ता:प्लॉट नं: फ्लॅट नं. 306, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAKPD6233E	लिहून देणार वय :-47 स्वाक्षरी:-		
8	नाव:अरुणा रमेश धोत्रे - पत्ता:प्लॉट नं: फ्लॅट नं. 306, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:ASJPD7019H	लिहून देणार वय :-45 स्वाक्षरी:-		
9	नाव:विठ्ठल नारायण कामत - पत्ता:प्लॉट नं:-शॉप नं. 6, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AACPK9088J	लिहून देणार वय :-71 स्वाक्षरी:-		
10	नाव:मेलविन फर्नांडीस - पत्ता:प्लॉट नं: शॉप नं. 10, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAAPF7608K	लिहून देणार वय :-55 स्वाक्षरी:-		

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 ★ सह. दुय्यम निबंधक, अंधेरी क्र - ६ ★ सत्यमेव जयते मुंबई उपनगर जिल्हा, (बांद्रा) ★ MUMBAI SUBURBAN DIST. (BANDRA)

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Summary-2(दस्त गोषवारा भाग - २)

बदर-१७१

11	नाव:ग्रेस फर्नांडिस - पत्ता:प्लॉट नं: शॉप नं. 10, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAFPF4507Q	लिहून देणार वय :-5 स्वाक्षरी:-

वरील दस्तऐवज करुन देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:मिलिंद कदम वय:44 पत्ता:ऑफिस नं. १७, ३ रा मजला, हाय लाईफ मॉल, सांताक्रुझ पश्चिम, मुंबई पिन कोड:400054	स्वाक्षरी		
2	नाव:उमेश नागे वय:32 पत्ता:ऑफिस नं. १७, ३ रा मजला, हाय लाईफ मॉल, सांताक्रुझ पश्चिम, मुंबई पिन कोड:400054	स्वाक्षरी		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	सचिन सुधाकर मयेकर :- प्लॉट नं: शॉप नं. 8, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AODPM6627C
2	उर्मिला सुधाकर मयेकर :- प्लॉट नं: शॉप नं. 7, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. ADFPM3516R
3	नागेश गुरुसिद्दप्पा सज्जन :- प्लॉट नं: शॉप नं. 5, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAOPS7441K
4	बाबू यासीन मन्सुरी :- प्लॉट नं: शॉप नं. 4, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AGBPM7292D
5	जगदीश वासु शेट्टी :- प्लॉट नं: शॉप नं. 3, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AACPS1179C
6	नेहा प्रेम अजवानी :- प्लॉट नं: शॉप नं. 2, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AEJPA1785P
7	स्मिता रामदास बांदेकर :- प्लॉट नं: फ्लॅट नं. 305, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AJYPB8589J
8	नितिन दिनकरराय शाह तर्फे मुखत्यार :जितेंद्र सी शाह प्लॉट नं: फ्लॅट नं. 303, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAFPS4107H
9	कल्पना शैलेश आर्या :- प्लॉट नं: फ्लॅट नं. 302, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AKEPA2631F
10	शैलेश प्रतापराय आर्या :- प्लॉट नं: फ्लॅट नं. 302, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AFMPA0703R
11	केतना प्रदीप कजालिया :- प्लॉट नं: फ्लॅट नं. 301, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AABPM4013E
12	प्रदीप महेंद्र कजालिया :- प्लॉट नं: फ्लॅट नं. 301, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAEPK2641M

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 5 सह. दुय्यम निबंधक, अंधेरी क्र. - ५ मुंबई उपनगर जिल्हा (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

13	सुलोचना कजालिया :- प्लॉट नं: फ्लॅट नं. 301, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAHPK4875G
14	रमेश नरसिंह भानुशाली :- प्लॉट नं: फ्लॅट नं. 206, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AIGPB0122N
15	गोपाल शंकर यादव :- प्लॉट नं: फ्लॅट नं. 202, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAAPY0638E
16	सायली गोपाल यादव :- प्लॉट नं: फ्लॅट नं. 202, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AALPY8987B
17	करूणा तेजपाल थारवानी :- प्लॉट नं: फ्लॅट नं. 201, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. ACCPT9767B
18	जास्मीन अज़हर रशीद :- प्लॉट नं: फ्लॅट नं. 105, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. BMHPR9570G
19	पार्वती सुकुमार मेनन :- प्लॉट नं: फ्लॅट नं. 102, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AODPM3743F
20	पंकज कांतिलाल दमानिया :- प्लॉट नं: फ्लॅट नं. 1, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AJZPD2913M
21	प्रभुनारायण पी पांडे :- प्लॉट नं: शॉप नं. 1, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AABPP3180B
22	मॅनुएल फ्रांसीस्को एंटोनियो मार्टिन्स :- प्लॉट नं: फ्लॅट नं. 304, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAUPM3665K
23	भरत दिनकरराय शाह तर्फे मुखत्यार :जितेंद्र सी शाह प्लॉट नं: फ्लॅट नं. 303, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAFPS4107H
24	पियुष कांतिलाल दमानिया :- प्लॉट नं: फ्लॅट नं. 1, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. ABNPD8760G

सह.द.नि.अंधेरी-6

सह. दुय्यम निबंधक, अंधेरी - ६
मुंबई उपनगर जिल्हा.

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/529/2020	ADJ/529/20	7938200	SD		
2		DHC		1512202017891	2000	RF	1512202017891D	15/12/2020
3		eChallan		MH008086162202021E	30000	RF	0003841940202021	15/12/2020

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

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२०२०		

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, अंधेरी क्र - ६
मुंबई उपनगर जिल्हा, (वांद्रे)
सत्यमेव जयते

16/12/2020 6 34:15 PM

दस्त गोषवारा भाग-2

बदर17
दस्त क्रमांक:10364/2020

दस्त क्रमांक :बदर17/10364/2020
दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पार्वती सुकुमार मेनन - पत्ता:प्लॉट नं: फ्लॅट नं. 102, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AODPM3743F	लिहून देणार वय :-58 स्वाक्षरी:-		
2	नाव:करूणा तेजपाल थारवानी - पत्ता:प्लॉट नं: फ्लॅट नं. 201, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:ACCPT9767B	लिहून देणार वय :-67 स्वाक्षरी:-		
3	नाव:रमेश नरसिंह भानुशाली - पत्ता:प्लॉट नं: फ्लॅट नं. 206, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AIGPB0122N	लिहून देणार वय :-59 स्वाक्षरी:-		
4	नाव:स्मिता रामदास बांदेकर - पत्ता:प्लॉट नं: फ्लॅट नं. 305, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AJYPB8589J	लिहून देणार वय :-63 स्वाक्षरी:-		
5	नाव:जगदीश वासु शेट्टी - पत्ता:प्लॉट नं: शॉप नं. 3, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AACPS1179C	लिहून देणार वय :-59 स्वाक्षरी:-		
6	नाव:नागेश गुरुसिद्दप्पा सज्जन - पत्ता:प्लॉट नं: शॉप नं. 5, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAOPS7441K	लिहून देणार वय :-56 स्वाक्षरी:-		
7	नाव:उर्मिला सुधाकर मयेकर - पत्ता:प्लॉट नं: शॉप नं. 7, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:ADFPM3516R	लिहून देणार वय :-74 स्वाक्षरी:-		
8	नाव:सचिन सुधाकर मयेकर - पत्ता:प्लॉट नं: शॉप नं. 8, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AODPM6627C	लिहून देणार वय :-48 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:मिलिंद कदम वय:44 पत्ता:ऑफिस नं. १७, ३ रा मजला, हाय लाईफ मॉल, सांताक्रुझ पश्चिम, मुंबई पिन कोड:400054	स्वाक्षरी		

बदर-१७/
१०३६४ | १५७ | १६६
२०२०

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र - ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१७/

१०३६४	१५८	१६६

२०२०

Summary-2(दस्त गोषवारा भाग - २)

2 नाव:उमेश नागे
वय:32
पत्ता:ऑफिस नं. १७, ३ रा मजला, हाय लाईफ मॉल, सांताक्रुझ पश्चिम, मुंबई
पिन कोड:400054

स्वाक्षरी

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	ब्युटीफुल प्रॉपर्टीज प्रायव्हेट लिमिटेड चे संचालक :जय राजेश प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांतीलाल हाऊस, १४, मामा परमानंद मार्ग, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. AAACM3472B
2	भावेशा को.ऑप.हौ.सो.लि. चे चेअरमन :रमेश मरीअप्पा धोत्रे प्लॉट नं: 640-बी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AACAB8938P
3	रमेश मरीअप्पा धोत्रे :- प्लॉट नं: फ्लॅट नं. 306, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAKPD6233E
4	भावेशा को.ऑप.हौ.सो.लि. चे सेक्रेटरी :मोहम्मद सालेह काफरे प्लॉट नं: 640-बी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AACAB8938P
5	मोहम्मद सालेह काफरे :- प्लॉट नं: फ्लॅट नं. 101, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. ACJPK5539R
6	भावेशा को.ऑप.हौ.सो.लि. चे ट्रेजरर :नितिन रामचंद्र हजारे प्लॉट नं: 640-बी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AACAB8938P
7	नितिन रामचंद्र हजारे :- प्लॉट नं: फ्लॅट नं. 106, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAAPH2801C
8	विठ्ठल नारायण कामत :- प्लॉट नं: शॉप नं. 6, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AACPK9088J
9	मेलविन फर्नांडीस :- प्लॉट नं: शॉप नं. 10, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAAPF7608K
10	ग्रेस फर्नांडीस :- प्लॉट नं: शॉप नं. 10, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAFPF4507Q
11	अरुणा रमेश धोत्रे :- प्लॉट नं: फ्लॅट नं. 306, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. ASJPD7019H

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	बाबू यासीन मन्सुरी :- प्लॉट नं: शॉप नं. 4, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AGBPM7292D
2	नेहा प्रेम अजवानी :- प्लॉट नं: शॉप नं. 2, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AEJPA1785P
3	शैलेश प्रतापराय आर्या :- प्लॉट नं: फ्लॅट नं. 302, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AFMPA0703R
4	प्रदीप महेंद्र कजालिया :- प्लॉट नं: फ्लॅट नं. 301, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAEPK2641M
5	सुलोचना कजालिया :- प्लॉट नं: फ्लॅट नं. 301, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAHPK4875G

6	गोपाल शंकर यादव :- प्लॉट नं: फ्लॅट नं. 202, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAAPY0638E
7	सायली गोपाल यादव :- प्लॉट नं: फ्लॅट नं. 202, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AALPY8987B
8	जास्मीन अज़हर रशीद :- प्लॉट नं: फ्लॅट नं. 105, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. BMHPR9570G
9	पंकज कांतिलाल दमानिया :- प्लॉट नं: फ्लॅट नं. 1, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AJZPD2913M
10	नितिन दिनकरराय शाह तर्फे मुखत्यार :जितेंद्र सी शाह प्लॉट नं: फ्लॅट नं. 303, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAFPS4107H
11	कल्पना शैलेश आर्या :- प्लॉट नं: फ्लॅट नं. 302, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AKEPA2631F
12	केतना प्रदीप कजालिया :- प्लॉट नं: फ्लॅट नं. 301, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AABPM4013E
13	प्रभुनारायण पी पांडे :- प्लॉट नं: शॉप नं. 1, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AABPP3180B
14	मॅनुएल फ्रांसीस्को एंटोनियो मार्टिन्स :- प्लॉट नं: फ्लॅट नं. 304, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAUPM3665K
15	भरत दिनकरराय शाह तर्फे मुखत्यार :जितेंद्र सी शाह प्लॉट नं: फ्लॅट नं. 303, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAFPS4107H
16	पियुष कांतिलाल दमानिया :- प्लॉट नं: फ्लॅट नं. 1, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. ABNPD8760G

सह.दु.नि.का.अंधेरी-6

सह. दुय्यम निबंधक, अंधेरी - ६
मुंबई उपनगर जिल्हा.

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/529/2020	ADJ/529/20	7938200	SD		
2		DHC		1512202017891	2000	RF	1512202017891D	15/12/2020
3		eChallan		MH008086162202021E	30000	RF	0003841940202021	15/12/2020

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THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, अंधेरी क्र - ६
मुंबई उपनगर जिल्हा, (बांद्रे)
सत्यमेव जयते

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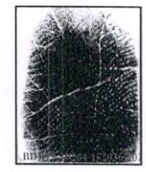
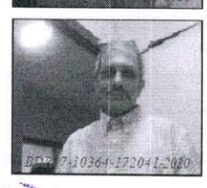
दस्त गोषवारा भाग-2

बदर17
दस्त क्रमांक:10364/2020

दस्त क्रमांक :बदर17/10364/2020
दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पंकज कांतिलाल दमानिया - पत्ता:प्लॉट नं: फ्लॅट नं. 1, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AJZPD2913M	लिहून देणार वय :-54 स्वाक्षरी:-		
2	नाव:पियुष कांतिलाल दमानिया - पत्ता:प्लॉट नं: फ्लॅट नं. 1, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:ABNPD8760G	लिहून देणार वय :-51 स्वाक्षरी:-		
3	नाव:सायली गोपाल यादव - पत्ता:प्लॉट नं: फ्लॅट नं. 202, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AALPY8987B	लिहून देणार वय :-46 स्वाक्षरी:-		
4	नाव:गोपाल शंकर यादव - पत्ता:प्लॉट नं: फ्लॅट नं. 202, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAAPY0638E	लिहून देणार वय :-54 स्वाक्षरी:-		
5	नाव:सुलोचना कजालिया - पत्ता:प्लॉट नं: फ्लॅट नं. 301, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAHPK4875G	लिहून देणार वय :-80 स्वाक्षरी:-		
6	नाव:प्रदीप महेंद्र कजालिया - पत्ता:प्लॉट नं: फ्लॅट नं. 301, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAEPK2641M	लिहून देणार वय :-57 स्वाक्षरी:-		
7	नाव:केतना प्रदीप कजालिया - पत्ता:प्लॉट नं: फ्लॅट नं. 301, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AABPM4013E	लिहून देणार वय :-55 स्वाक्षरी:-		
8	नाव:शैलेश प्रतापराय आर्या - पत्ता:प्लॉट नं: फ्लॅट नं. 302, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AFMPA0703R	लिहून देणार वय :-47 स्वाक्षरी:-		
9	नाव:कल्पना शैलेश आर्या - पत्ता:प्लॉट नं: फ्लॅट नं. 302, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AKEPA2631F	लिहून देणार वय :-40 स्वाक्षरी:-		
10	नाव:नितिन दिनकरराय शाह तर्फे मुखत्यार जितेंद्र सी शाह पत्ता:प्लॉट नं: फ्लॅट नं. 303, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAFPS4107H	लिहून देणार वय :-65 स्वाक्षरी:-		

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THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, अंधेरी क्र - ६
मुंबई उपनगर जिल्हा, (वांद्रे)

बदर - १७/
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Summary(दस्त गोषवारा भाग २)

11	नाव:भरत दिनकरराय शाह तर्फे मुखत्यार जितेंद्र सी शाह पत्ता:प्लॉट नं: फ्लॅट नं. 303, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAFPS4107H	लिहून देणार वय :-65 स्वाक्षरी:-		
12	नाव:मॅनुएल फ्रांसीस्को एंटोनियो मार्टिन्स - पत्ता:प्लॉट नं: फ्लॅट नं. 304, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAUPM3665K	लिहून देणार वय :-72 स्वाक्षरी:-		
13	नाव:प्रभुनारायण पी पांडे - पत्ता:प्लॉट नं: शॉप नं. 1, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AABPP3180B	लिहून देणार वय :-65 स्वाक्षरी:-		
14	नाव:नेहा प्रेम अजवानी - पत्ता:प्लॉट नं: शॉप नं. 2, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AEJPA1785P	लिहून देणार वय :-59 स्वाक्षरी:-		
15	नाव:बाबू यासीन मन्सुरी - पत्ता:प्लॉट नं: शॉप नं. 4, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AGBPM7292D	लिहून देणार वय :-47 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:17 / 12 / 2020 06 : 38 : 30 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:मिलिंद कदम वय:44 पत्ता:ऑफिस नं. १७, ३ रा मजला, हाय लाईफ मॉल, सांताक्रुझ पश्चिम, मुंबई पिन कोड:400054	स्वाक्षरी		
2	नाव:अक्षय पेडणेकर वय:27 पत्ता:ऑफिस नं. १७, ३ रा मजला, हाय लाईफ मॉल, सांताक्रुझ पश्चिम, मुंबई पिन कोड:400054	स्वाक्षरी		

THE SEAL OF JOINT SUB-REGISTRAR ANDHERI NO. 6 SUBURBAN DIST. सह. दुय्यम निबंधक, अंधेरी क्र. ६

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
	व्यवस्थापक प्रॉपर्टीज प्रायव्हेट लिमिटेड चे संचालक :जय राजेश
1	प्लॉट नं: माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांतीलाल हाऊस, १४, मामा परमानंद मार्ग, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. AAACM3472B
	भावेशा को.ऑप.हौ.सो.लि. चे चेअरमन :रमेश मरीअप्पा धोत्रे
2	प्लॉट नं: 640-बी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AACAB8938P
	रमेश मरीअप्पा धोत्रे :-
3	प्लॉट नं: फ्लॅट नं. 306, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAKPD6233E
	भावेशा को.ऑप.हौ.सो.लि. चे सेक्रेटरी :मोहम्मद सालेह काफरे
4	प्लॉट नं: 640-बी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AACAB8938P
	मोहम्मद सालेह काफरे :-
5	प्लॉट नं: फ्लॅट नं. 101, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. ACJPK5539R

6	भावेशा को.ऑप.हौ.सो.लि. चे ट्रेजरर :नितिन रामचंद्र हजारे प्लॉट नं: 640-बी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AACAB8938P
7	नितिन रामचंद्र हजारे :- प्लॉट नं: फ्लॅट नं. 106, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAAPH2801C
8	विठ्ठल नारायण कामत :- प्लॉट नं: शॉप नं. 6, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AACPK9088J
9	मेलविन फर्नांडीस :- प्लॉट नं: शॉप नं. 10, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAAPF7608K
10	ग्रेस फर्नांडीस :- प्लॉट नं: शॉप नं. 10, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAFPF4507Q
11	अरुणा रमेश धोत्रे :- प्लॉट नं: फ्लॅट नं. 306, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. ASJPD7019H
12	पार्वती सुकुमार मेनन :- प्लॉट नं: फ्लॅट नं. 102, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AODPM3743F
13	करूणा तेजपाल थारवानी :- प्लॉट नं: फ्लॅट नं. 201, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. ACCPT9767B
14	रमेश नरसिंह भानुशाली :- प्लॉट नं: फ्लॅट नं. 206, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AIGPB0122N
15	स्मिता रामदास बांदेकर :- प्लॉट नं: फ्लॅट नं. 305, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AJYPB8589J
16	जगदीश वासु शेट्टी :- प्लॉट नं: शॉप नं. 3, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AACPS1179C
17	नागेश गुरुसिद्दप्पा सज्जन :- प्लॉट नं: शॉप नं. 5, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAOPS7441K
18	उर्मिला सुधाकर मयेकर :- प्लॉट नं: शॉप नं. 7, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. ADFPM3516R
19	सचिन सुधाकर मयेकर :- प्लॉट नं: शॉप नं. 8, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AODPM6627C

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	जास्मीन अज़हर रशीद :- प्लॉट नं: फ्लॅट नं. 105, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. BMHPR9570G

सह.दु.नि.का.अंधेरी-6
सह. दुय्यम निबंधक, अंधेरी - ६
मुंबई उपनगर जिल्हा.

बदर-१७/
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THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र - ६
सत्यमेव जयते
मुंबई उपनगर जिल्हा (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

Summary-2(दस्त गोषवारा भाग - २)

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/529/2020	ADJ/529/20	7938200	SD		
2		DHC		1512202017891	2000	RF	1512202017891D	15/12/2020
3		eChallan		MH008086162202021E	30000	RF	0003841940202021	15/12/2020

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

10364 /2020

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बदर-१७/

१०३६४ | १६३ | १६६

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OFFICE OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 ★ सह. दुय्यम निबंधक, अंधेरी क्र. ६ ★ सत्यमेव जयते ★ मुंबई उपनगर जिल्हा, (बांद्रे) ★ MUMBAI SUBURBAN DIST. (BANDRA)

Summary-2(दस्त गोषवारा भाग - २)

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दस्त गोषवारा भाग-2

21/12/2020 7 33:33 PM

बदर17	
दस्त क्रमांक:10364/2020	

दस्त क्रमांक :बदर17/10364/2020

दस्ताचा प्रकार :-विकसनकरारनामा

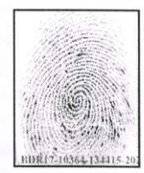
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जास्मीन अज़हर रशीद - पत्ता:प्लॉट नं: फ्लॅट नं. 105, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:BMHPR9570G	लिहून देणार वय :-48 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:17 / 12 / 2020 06 : 38 : 30 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:उमेश नागे वय:32 पत्ता:ऑफिस नं. १७, ३ रा मजला, हाय लाईफ मॉल, सांताक्रुझ पश्चिम, मुंबई पिन कोड:400054	स्वाक्षरी		
2	नाव:राजाराम इस्वलकर वय:45 पत्ता:ऑफिस नं. १७, ३ रा मजला, हाय लाईफ मॉल, सांताक्रुझ पश्चिम, मुंबई पिन कोड:400054	स्वाक्षरी		

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	ब्युटीफुल प्रॉपर्टीज प्रायव्हेट लिमिटेड चे संचालक :जय राजेश प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांतीलाल हाऊस, १४, मामा परमानंद मार्ग, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. AAACM3472B
2	भावेशा को.ऑप.हौ.सो.लि. चे चेअरमन :रमेश मरीअप्पा धोत्रे प्लॉट नं: 640-बी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AACAB8938P
3	रमेश मरीअप्पा धोत्रे :- प्लॉट नं: फ्लॅट नं. 306, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAKPD6233E
4	भावेशा को.ऑप.हौ.सो.लि. चे सेक्रेटरी :मोहम्मद सालेह काफरे प्लॉट नं: 640-बी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AACAB8938P
5	मोहम्मद सालेह काफरे :- प्लॉट नं: फ्लॅट नं. 101, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. ACJPK5539R
6	भावेशा को.ऑप.हौ.सो.लि. चे ट्रेजरर :नितिन रामचंद्र हजारे प्लॉट नं: 640-बी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AACAB8938P
7	नितिन रामचंद्र हजारे :- प्लॉट नं: फ्लॅट नं. 106, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAAPH2801C
8	विठ्ठल नारायण कामत :- प्लॉट नं: शॉप नं. 6, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AACPK9088J
9	मेलविन फर्नांडीस :- प्लॉट नं: शॉप नं. 10, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAAPF7608K
10	ग्रेस फर्नांडीस :- प्लॉट नं: शॉप नं. 10, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAFPF4507Q

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक अंधेरी क्र. ६ मुंबई उपनगर जिल्हा, (वांद्रे) सत्यमेव जयते MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१७/

Summary-2(दस्त गोषवारा भाग - २)

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अरुणा रमेश धोत्रे :-
11 प्लॉट नं: फ्लॅट नं. 306, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI.
ASJPD7019H

पार्वती सुकुमार मेनन :-
12 प्लॉट नं: फ्लॅट नं. 102, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI.
AODPM3743F

करूणा तेजपाल थारवानी :-
13 प्लॉट नं: फ्लॅट नं. 201, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI.
ACCPT9767B

रमेश नरसिंह भानुशाली :-
14 प्लॉट नं: फ्लॅट नं. 206, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI.
AIGPB0122N

स्मिता रामदास बांदेकर :-
15 प्लॉट नं: फ्लॅट नं. 305, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI.
AJYPB8589J

जगदीश वासु शेट्टी :-
16 प्लॉट नं: शॉप नं. 3, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI.
AACPS1179C

नागेश गुरुसिद्दप्पा सज्जन :-
17 प्लॉट नं: शॉप नं. 5, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI.
AAOPS7441K

उर्मिला सुधाकर मयेकर :-
18 प्लॉट नं: शॉप नं. 7, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI.
ADFPM3516R

सचिन सुधाकर मयेकर :-
19 प्लॉट नं: शॉप नं. 8, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI.
AODPM6627C

पंकज कांतिलाल दमानिया :-
20 प्लॉट नं: फ्लॅट नं. 1, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI.
AJZPD2913M

पियुष कांतिलाल दमानिया :-
21 प्लॉट नं: फ्लॅट नं. 1, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI.
ABNPD8760G

सायली गोपाल यादव :-
22 प्लॉट नं: फ्लॅट नं. 202, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI.
AALPY8987B

गोपाल शंकर यादव :-
23 प्लॉट नं: फ्लॅट नं. 202, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI.
AAAPY0638E

सुलोचना कजालिया :-
24 प्लॉट नं: फ्लॅट नं. 301, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI.
AAHPK4875G

प्रदीप महेंद्र कजालिया :-
25 प्लॉट नं: फ्लॅट नं. 301, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI.
AAEPK2641M

केतना प्रदीप कजालिया :-
26 प्लॉट नं: फ्लॅट नं. 301, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI.
AABPM4013E

शैलेश प्रतापराय आर्या :-
27 प्लॉट नं: फ्लॅट नं. 302, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI.
AFMPA0703R

कल्पना शैलेश आर्या :-
28 प्लॉट नं: फ्लॅट नं. 302, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI.
AKEPA2631F

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

29	मॅनुएल फ्रांसीस्को एंटोनियो मार्टिन्स :- प्लॉट नं: फ्लॅट नं. 304, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAUPM3665K
30	प्रभुनारायण पी पांडे :- प्लॉट नं: शॉप नं. 1, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AABPP3180B
31	नेहा प्रेम अजवानी :- प्लॉट नं: शॉप नं. 2, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AEJPA1785P
32	बाबू यासीन मन्सुरी :- प्लॉट नं: शॉप नं. 4, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AGBPM7292D
33	नितिन दिनकरराय शाह तर्फे मुखत्यार :जितेंद्र सी शाह प्लॉट नं: फ्लॅट नं. 303, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAFPS4107H
34	भरत दिनकरराय शाह तर्फे मुखत्यार :जितेंद्र सी शाह प्लॉट नं: फ्लॅट नं. 303, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. AAFPS4107H

शिक्का क्र.4 ची वेळ:21 / 12 / 2020 07 : 26 : 34 PM

सह.दु.नि.का.अंधेरी-6

सह. दुय्यम निबंधक, अंधेरी - ६
मुंबई उपनगर जिल्हा.

.Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/529/2020	ADJ/529/20	7938200	SD		
2		DHC		1512202017891	2000	RF	1512202017891D	15/12/2020
3		eChallan		MH008086162202021E	30000	RF	0003841940202021	15/12/2020

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10364 /2020

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दिनांक.२१..माहे.डिसेंबर..२०२०

सह.दुय्यम निबंधक, अंधेरी क्र.६
मुंबई उपनगर जिल्हा

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA) सह. दुय्यम निबंधक, अंधेरी क्र - ६ मुंबई उपनगर जिल्हा, (बांद्रे)

बदर-१७/		
१०३६४	१६६	१६६
२०२०		

21/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6
दस्त क्रमांक : 10364/2020
नोदंणी :
Regn:63m

गावाचे नाव : **आंबिवली**

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	109650000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	158764000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: सर्व जमीन क्षेत्र 1053.40 चौ.मी.,सी.टी.एस. क्र. 640बी,गाव - आंबिवली,ता. अंधेरी व त्यावरील तळ + 3 मजले असलेली ईमारत भावेशा को.ऑप.हौ.सो.लि.,वीरा देसाई रोड,अंधेरी पश्चिम,मुंबई - 400058. सदर दस्त मुद्रांक जिल्हा अधिकारी यांनी ADJ/1100900/529/2020 नुसार अभिनिर्णीत केला आहे((C.T.S. Number : 640B ;))
(5) क्षेत्रफळ	1) 1053.40 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:-भावेशा को.ऑप.हौ.सो.लि. चे चेअरमन रमेश मरीअप्पा धोत्रे वय:-47; पत्ता:-प्लॉट नं: 640-बी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AACAB8938P 2): नाव:-भावेशा को.ऑप.हौ.सो.लि. चे सेक्रेटरी मोहम्मद सालेह काफरे वय:-66; पत्ता:-प्लॉट नं: 640-बी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AACAB8938P 3): नाव:-भावेशा को.ऑप.हौ.सो.लि. चे ट्रेजरर नितिन रामचंद्र हजारे वय:-70; पत्ता:-प्लॉट नं: 640-बी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AACAB8938P 4): नाव:-पंकज कांतिलाल दमानिया - वय:-54; पत्ता:-प्लॉट नं: फ्लॅट नं. 1, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AJZPD2913M 5): नाव:-पियुष कांतिलाल दमानिया - वय:-51; पत्ता:-प्लॉट नं: फ्लॅट नं. 1, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-ABNPD8760G 6): नाव:-मोहम्मद सालेह काफरे - वय:-66; पत्ता:-प्लॉट नं: फ्लॅट नं. 101, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-ACJPK5539R 7): नाव:-पार्वती सुकुमार मेनन - वय:-58; पत्ता:-प्लॉट नं: फ्लॅट नं. 102, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AODPM3743F 8): नाव:-जास्मीन अज़हर रशीद - वय:-48; पत्ता:-प्लॉट नं: फ्लॅट नं. 105, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-BMHPR9570G 9): नाव:-नितिन रामचंद्र हजारे - वय:-70; पत्ता:-प्लॉट नं: फ्लॅट नं. 106, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAAPH2801C 10): नाव:-करूणा तेजपाल थारवानी - वय:-67; पत्ता:-प्लॉट नं: फ्लॅट नं. 201, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-ACCPT9767B 11): नाव:-सायली गोपाल यादव - वय:-46; पत्ता:-प्लॉट नं: फ्लॅट नं. 202, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AALPY8987B 12): नाव:-गोपाल शंकर यादव - वय:-54; पत्ता:-प्लॉट नं: फ्लॅट नं. 202, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAAPY0638E 13): नाव:-रमेश नरसिंह भानुशाली - वय:-59; पत्ता:-प्लॉट नं: फ्लॅट नं. 206, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AIGPB0122N 14): नाव:-सुलोचना कजालिया - वय:-80; पत्ता:-प्लॉट नं: फ्लॅट नं. 301, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAHPK4875G 15): नाव:-प्रदीप महेंद्र कजालिया - वय:-57; पत्ता:-प्लॉट नं: फ्लॅट नं. 301, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAEPK2641M 16): नाव:-केतना प्रदीप कजालिया - वय:-55; पत्ता:-प्लॉट नं: फ्लॅट नं. 301, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AABPM4013E

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 ★ सह. दुय्यम निबंधक, अंधेरी क्र. - ६ ★ मुंबई उपनगर जिल्हा, (वांद्रे) ★ MUMBAI SUBURBAN DIST. (BANDRA)

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18): नाव:-कल्पना शैलेश आर्या - वय:-40; पत्ता:-प्लॉट नं: फ्लॅट नं. 302, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AKEPA2631F

19): नाव:-नितिन दिनकरराय शाह तर्फे मुखत्यार जितेंद्र सी शाह वय:-65; पत्ता:-प्लॉट नं: फ्लॅट नं. 303, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAFPS4107H

20): नाव:-भरत दिनकरराय शाह तर्फे मुखत्यार जितेंद्र सी शाह वय:-65; पत्ता:-प्लॉट नं: फ्लॅट नं. 303, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAFPS4107H

21): नाव:-मॅनुएल फ्रांसीस्को एंटोनियो मार्टिन्स - वय:-72; पत्ता:-प्लॉट नं: फ्लॅट नं. 304, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAUPM3665K

22): नाव:-स्मिता रामदास बांदेकर - वय:-63; पत्ता:-प्लॉट नं: फ्लॅट नं. 305, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AJYPB8589J

23): नाव:-रमेश मरीअप्पा धोत्रे - वय:-47; पत्ता:-प्लॉट नं: फ्लॅट नं. 306, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAKPD6233E

24): नाव:-अरुणा रमेश धोत्रे - वय:-45; पत्ता:-प्लॉट नं: फ्लॅट नं. 306, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-ASJPD7019H

25): नाव:-प्रभुनारायण पी पांडे - वय:-65; पत्ता:-प्लॉट नं: शॉप नं. 1, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AABPP3180B

26): नाव:-नेहा प्रेम अजवानी - वय:-59; पत्ता:-प्लॉट नं: शॉप नं. 2, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AEJPA1785P

27): नाव:-जगदीश वासु शेट्टी - वय:-59; पत्ता:-प्लॉट नं: शॉप नं. 3, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AACPS1179C

28): नाव:-बाबू यासीन मन्सुरी - वय:-47; पत्ता:-प्लॉट नं: शॉप नं. 4, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AGBPM7292D

29): नाव:-नागेश गुरुसिद्दप्पा सज्जन - वय:-56; पत्ता:-प्लॉट नं: शॉप नं. 5, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAOPS7441K

30): नाव:-विठ्ठल नारायण कामत - वय:-71; पत्ता:-प्लॉट नं: शॉप नं. 6, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AACPK9088J

31): नाव:-उर्मिला सुधाकर मयेकर - वय:-74; पत्ता:-प्लॉट नं: शॉप नं. 7, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-ADFPM3516R

32): नाव:-सचिन सुधाकर मयेकर - वय:-48; पत्ता:-प्लॉट नं: शॉप नं. 8, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AODPM6627C

33): नाव:-मेलविन फर्नांडीस - वय:-55; पत्ता:-प्लॉट नं: शॉप नं. 10, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAAPF7608K

34): नाव:-ग्रेस फर्नांडीस - वय:-51; पत्ता:-प्लॉट नं: शॉप नं. 10, माळा नं: -, इमारतीचे नाव: भावेशा सीएचएसएल, ब्लॉक नं: वीरा देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAFPF4507Q

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ब्युटीफुल प्रॉपर्टीज प्रायव्हेट लिमिटेड चे संचालक जय राजेश वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कांतीलाल हाऊस, १४, मामा परमानंद मार्ग, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400004 पॅन नं:-AAACM3472B
(9) दस्तऐवज करुन दिल्याचा दिनांक	15/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	21/12/2020
(11)अनुक्रमांक,खंड व पृष्ठ	10364/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	7938200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण द्स्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील द्स्तप्रकारनुसार आवश्यक नाही

Index-2(सूची - २)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/529/2020	ADJ/529/20	7938200	SD		
2		DHC		1512202017891	2000	RF	1512202017891D	15/12/2020
3		eChallan		MH008086162202021E	30000	RF	0003841940202021	15/12/2020

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

सह. दुय्यम निबंधक, अंधेरी -६
मुंबई उपनगर जिल्हा.

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

DATED THIS DAY OF 2020.

BETWEEN

BHAVESHA CO-OPERATIVE HOUSING SOCIETY LTD. .....THE SOCIETY

AND

1. PANKAJ KANTILAL DAMANIA & ORS.
..... CONFIRMING PARTIES

AND

BEAUTIFUL PROPERTIES PVT. LTD.,
And
(1) SHRI. RAJESH HIMATLAL,
(2) SHRI MUKESH HIMATLAL,
(3) SHRI JAI RAJESH AND
(4) SHRI YASH RAJESH
AUTHORISED DIRECTORS OF
BEAUTIFUL PROPERTIES PVT. LTD.
.....THE DEVELOPER

DEVELOPMENT AGREEMENT

RAJESH N. KACHARE,
Advocate, High Court,
R. No.8, 1st Floor, Soman Bldg.,
228, Raja Ram Mohan Roy Road,
Nr. Girgaon Portuguese Church,
Mumbai-400 004.