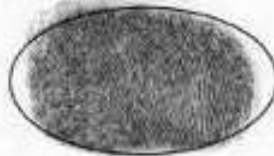


SIGNED AND DELIVERED

BY THE WITHINNAMED "MEMBERS"

MR. BHARAT G. SETPAL

Photograph Left Hand Thumb Impression



SIGNED AND DELIVERED

BY THE WITHINNAMED "MEMBERS"

MR. AVINASH SESHRAO UMAP

Photograph Left Hand Thumb Impression

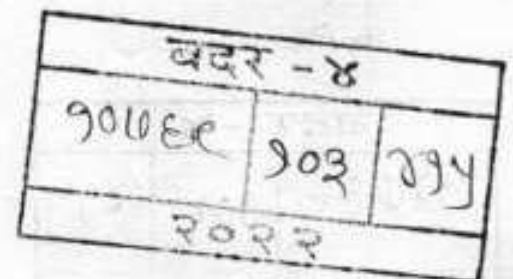


SIGNED AND DELIVERED

BY THE WITHINNAMED "MEMBERS"

MRS. SUDARSHAN DESRAJ MALHOTRA

Photograph Left Hand Thumb Impression



SIGNED AND DELIVERED

In the presence of-

1. Seema Sonawane Seema
2. Dinesh Utekar Dutekar

COMMON SEAL of the

Within named "DEVELOPER"

**LASHKARIA HOUSING & INFRASTRUCTURE
PRIVATE LIMITED**

was hereunto affixed pursuant to the resolution of the
Board of Directors Meeting dated 07/09/2022

Through its Director

Mr. Arshad Aslam Lashkaria

Photograph Left Hand Thumb Impression



in the presence of-

1. Seema Sonawane Seema
2. Dinesh Utekar Dutekar



बदर - ४		
१०८६६	१०४	४९५
२०२२		

For LASHKARIA HOUSING & INFRASTRUCTURE

TDR

ARSHAD ASLAM LASHKARIA

SECTION





Annexure - A
87

महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

3450

गाव/पैठ : आंबिवली	तालुका/ज.भू.का. : नगर भूमापन अधिकारी, अंधेरी				जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	खेज चौ.मी.	धारणाधिकार	सातवाला दिलेल्या आकाराचा किंवा मात्साचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
८३५/५४			३१८०.००	मोती	

भुविम. कार	
हक्काचा धारक	म. मोती
वर्ष : १९८२	(सि. म. नं. ३५/५ प्रमाणे)
पट्टेदार	
इतर मार	
इतर क्षेत्र	

दिनांक	प्रकार	खंड क्रमांक	नविन धारक(या) पट्टेदार(या) किंवा मार	साक्षात्कृत
१६/१२/२०१५	भा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म. राज्य) पुणे यांचेकडील आदेश क्र. मा.भु. ५/मि.५/अंधेरी मोट/ २०१५, पुणे दिनांक १६/०२/२०१५ च इकडील आदेश क्र.म.भु. आंबिवली /फे.क्र. ५९९ दिनांक १६/१२/२०१५ अन्वये केवळ चौकशी मोटवरील खेज न मिळकत पत्रिकेवरील क्षेत्र मोजात असलेले मिळकत पत्रिकेवर समुद अंकी क्षेत्र अंधेरी तीन हजार एकशे शतपैशी पुर्णक भुन्य दशांश चौ.मी. दाखल केले.			फेरकार क्र.५९९ प्रमाणे सही- १६/१२/२०१५ न.भु.अ.अंधेरी

हि मिळकत पत्रिका दिनांक १/१८/२०१९ १२:००:०० AM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही निषेधाची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक १६/१२/२०२२ १:४२:०५ PM
वेबसाइट पडताळणी साठी <http://apisochekr.mahachumi.gov.in/DSLR/propertycard> या संकेत स्थळावर जाऊन २२०४१००००१०३१४३८ हा क्रमांक वापरावा.

३. अन्वये नवीन धारक किंवा मार केले जावे



बंदर - ४		
१००६२	१०५	४९५
२०२२		

Page 1 of 1

Ambari
PR Khurain

[Signature]



बदर - ४		
१००६६	१०६	४१५
२०२२		



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34201905111222829 D.P. Rev. dt. Refer Inward Number: K/W/2019/111222832 Payment Dated 21/05/2019

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,

Mr./Mrs. Madhav Sudhir Bhagwat,
10/180, Parleshwar Society, Shahji Raje Road, Vile Parle East,

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 831/14 of AMBIVALI Village situated in K/W Ward, Mumbai.

Ref : Application u/no. K/W/2019/111222832 Payment Challan No. DP34201905111222829 Dated 21/05/2019 certifying payment of charges made under Receipt no. 18200055123 Dated 21/05/2019

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows:

Description	Nomenclature	Remarks
CTS No.	831/14	
Village	AMBIVALI	
Development Plan 2034 referred to Ward	K/W	
Zone (as shown on plan)	Residential(R)	
Existing Road affecting the Land (as shown on plan)	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Residential affecting the Land (as shown on plan)	NO	
Residential abutting the Land (as shown on plan)	NO	
Existing amenities affecting the Land (as shown on plan)	NO	
Existing amenities abutting the Land (as shown on plan)	NO	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed Grade-I heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	
Land affected by Coastal Regulation Zone as per CZMP approved u/no. J-17011/8/95-1A.III dt. 19.1.2000	The land under reference falls within the Coastal Regulation Zone (CRZ) as shown in the location plan and development thereof shall be governed as per the Government of India notification under No : SO 114(E) of 19.2.1991 as amended upto date, the HTL (High Tide Line) indicated in DP remarks is subjected to confirmation of the same by MCZMA or the appropriate authority. As per sanctioned CZMP, HTL is marked lines with map scale (as shown in	

This is electronically generated report. Hence personal signature is not required.

वदर - ४

CHE/DP34201905111222829/DP/K/W

3066E 306 894

2022

Amal
Anshu
Ramani

[Signature]



बदर - ४		
१०७६९	१०८	४९५
२०४३		

91
accompanying document for block and location plan overview) with respect to plot(s) under reference i.e. CTS/CS/FP No(s) 831/14, of village, AMB/VALI, the land under reference falls under CRZ II Category. Therefore the development shall be governed as per the Ministry of Environment and Forest, Govt. of India, Notification No. 114(E) of 19.02.1991 as amended up to date.

Note:

The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C.J.A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPB/4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB/4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB/4317/629/CR-118/2017/DP/UD-11 dt. 8.5.2018 & TPB/4317/629/CR-118/2017/EP/UD-11 dt. 8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

Additional information

Water pipeline Remark:

Water pipeline near the plot (0.00 meters far) has 300 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 13271401, 0.00 meters far) has invert level 23.66 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 28.40 meters and maximum 28.60 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):

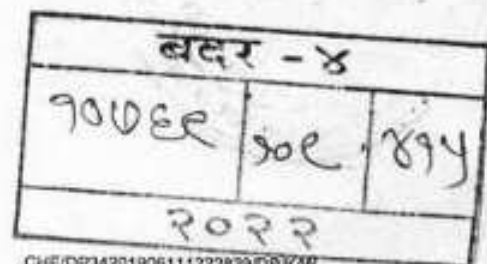
As far as Traffic department is concerned, there is no any proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 831/14 of Village/Division AMB/VALI in K/W ward of M.C.G.M. as shown bounded blue on accompanying plan.

You are also requested to obtain remarks from Asst. Engineer (Survey) K/W Ward. The earlier R.L. Remarks issued by this office if any shall be treated as cancelled.

The above remarks are issued without prejudice to the ownership, status of the structure, plot boundaries and will supercede to the earlier remarks and shall be valid for one year from the date of its issue.

Acc: & Plan

Note: The above information is as per the data received from concerned MCGM Departments.



This is electronically generated report. Hence personal signature is not required.

CHE/DP3420190511122829/DP/KW

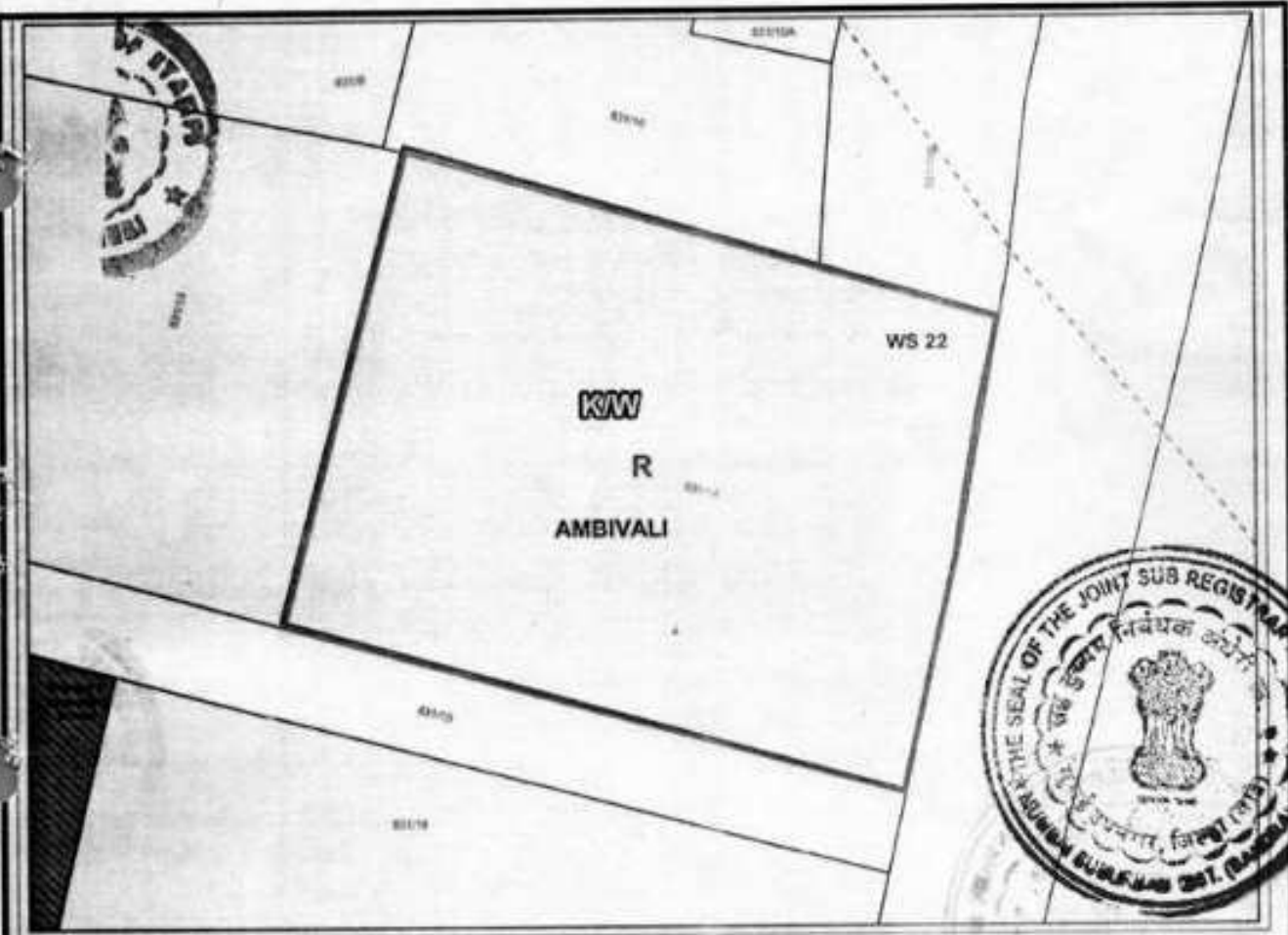
Handwritten signatures and initials at the bottom left of the page.

Handwritten signature at the bottom right of the page.



बदर - ४		
१००६२	३३०	४९५
२०२३		

DP MAP REPORT:



	BLOCK PLAN	
	Scale 1:500	Land Bearing C.T.S.No(s) 831/14 of AMBIVALI Village in K/W Ward
		बदर - ४
		गोवर्धन १११ ४९५
		MUNICIPAL CORPORATION OF GREATER MUMBAI २०२२
(Development Plan Department)		Development Plan 2034

Amal
Railwani

[Signature]



COLLECTOR

बदर - ४		
१००६८	११२	४९५
२ २२		



महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक/सी.ओ.एफ./एच.एस.जी./3110/सन १९७२

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, इन्डसुर

को-ऑपरेटिव्ह इन्शुरन्स सोसायटी लिमिटेड ही संस्था महाराष्ट्र

राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये

राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१)

अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असे

उप-वर्गीकरण कोडेकड सहकारिदादा आहे.



दिनांक: २० डिसेंबर १९७२



सही व. क. बोकोले

सहाय्यक निबंधक, सहकारी संस्था
(गृह निर्माण शाखा), मुंबई

बंदर - ४		
१००६८	११३	४१५
२०२२		



बदर - ४		
१०७६६	११४	४१५
२०२२		

DP MAP REPORT:



बदर - ४		
१००६६	९९५	४९५
२०२२		

Handwritten signatures and notes:

Ambivali

Marlaani

Handwritten signature:



बदर - ४		
१००६६	७७६	४९५
२०२२		

INDRASUKH CO-OP HOUSING SOCIETY LTD

(REGD NO. BOM/HSG/3880 DT 27-12-72)
PLOT NO. 143/4/B, FOUR BUNGLOWS ROAD, ANDHERI (WEST), MUMBAI-400053
MEMBER: MUMBAI DIST CO-OP HOUSING FEDERATION LTD (M. NO. 2941)

ANNEXURE "B" List of Flat Owners

Sr. No	MEMBERS NAME	FLAT NO.	CURRENT CARPET AREA IN SQ. FT.	EXTRA MOFA CARPET AREA PER FLAT @ 55%	FINAL MOFA CARPET AREA SQ FT	OLD SHARE NO	SHARE CERTIFICATE NO.	NEW SHARE NO	NEW SHARE CERT NO
1	MRS. PRIYADARSHINI S. BALIGA	A 01	650	358	1007.50	221 TO 225	45	236 TO 240	101
2	MR. JAY PRAVINCHANDRA PANDIT	A 02	640	352	992.00	11 TO 15	3	241 TO 245	146
3	MRS. VIDHYA S. TANAVADE	A 03	470	259	728.50	16 TO 20	4	246 TO 250	103
4	MR. SALIM KHAN	A 11	650	358	1007.50	51 TO 55	11	251 TO 255	104
5	MR. ARUN B. RAWAL	A 12	640	352	992.00	56 TO 60	12	256 TO 260	105
6	MR. SAEED HUSAIN CHAUHAN MRS. SHAHNAZ SAEED CHAUHAN	A 13	470	259	728.50	61 TO 65	13	261 TO 265	106
7	MR. VEDAPUDI L. NARAYAN	A 21	650	358	1007.50	216 TO 220	266 TO 270	271 TO 275	107
8	MR. RAMESH D. RAUT	A 22	640	352	992.00	106 TO 110	271 TO 275	276 TO 280	108
9	MR. KAUSHIK M. JHAVERI	A 23	470	259	728.50	111 TO 115	276 TO 280	281 TO 285	109
10	MR. MONAL VIJAYSINH DUTIA	A 31	650	358	1007.50	161 TO 165	281 TO 285	286 TO 290	110
11	MR. LAKSHMAN HARIRAM KHATRI	A 32	640	352	992.00	166 TO 170	34	290 TO 294	111



बदर - ४		
१००६६	३०६	४९५
२०२२		



बदर - ४		
१००६६	१०८	४९५
२०२२		

INDRASUKH CO-OP HOUSING SOCIETY LTD

(REGD NO. DOM/HISG/3880 DT 27-12-72)
PLOT NO. 143/4/B, FOUR BUNGLOWS ROAD, ANDHERI (WEST), MUMBAI-400053
MEMBER: MUMBAI DIST CO-OP HOUSING FEDERATION LTD (M. NO. 2941)

Sr. No	MEMBERS NAME	FLAT NO.	CURR ENT CARP ET AREA IN SQ. FT.	EXTRA MOFA CARPET AREA PER FLAT @ 55%	FINAL MOFA CARPET AREA	OLD SHARE NO	SHAR E CERT IFIC ATE NO.	NEW SHAR E NO	NE W SHA RE CER T NO
12	MR. K. B. RAMKRISHNA MURTY	A 33	470	259	728.50	171 TO 175	35	291 TO 295	112
13	MR. MAHESH R. CHOUGHULE	B 01	470	259	728.50	21 TO 25	5	296 TO 300	113
14	MR. R. A. V. KUMAR	B 02	640	352	992.00	26 TO 30	6	301 TO 305	114
15	MRS. INDIRA MEHTA MRS. ANJANA DAVE	B 03	510	281	790.50	36 TO 40	8	306 TO 310	115
16	MRS. SEEMA SURESH AANAND	B 11	470	259	728.50	66 TO 70	14	311 TO 315	116
17	MR. JAYANT VITTAL KAUP MRS. PRIYANKA JAYANT KAUP	B 12	640	352	992.00	71 TO 75	15	316 TO 320	117
18	MRS. PARVATHI SIVARAMAN	B 13	650	358	1007.50	6 TO 10	18	321 TO 325	118
19	MR. CHETAN GURUNATH NAIK	B 21	470	259	728.50	116 TO 120	24	326 TO 330	119
20	MRS. ALEYAMMA M. JOHN	B 22	640	352	992.00	121 TO 125	25	331 TO 335	120
21	MR. VINAY B. CHAUDHARY	B 23	650	358	1007.50	126 TO 130	25	336 TO 340	121
22	MR. NARAYAN RAOJI GAIKWAD	B 31	470	259	728.50	176 TO 180	36	336 TO 340	121

बदर - ४

१००६६ ३३६ ४९५

२०२२

:: 2 ::

Amul
R. R. R.

PS



बदर - ४		
१००६९	१२०	४१५
२०२२		

INDRASUKH CO-OP HOUSING SOCIETY LTD

(REGD NO. BOM/HSG/3880 DT 27-12-72)

PLOT NO. 143/4/B, FOUR BUNGLOWS ROAD, ANDHERI (WEST), MUMBAI-400053

MEMBER: MUMBAI DIST CO-OP HOUSING FEDERATION LTD (ML NO. 2941)

Sr. No	MEMBERS NAME	FLAT NO.	CURRENT CARPET AREA IN SQ. FT.	EXTRA MOFA CARPET AREA PER FLAT @ 55%	FINAL MOFA CARPET AREA	OLD SHARE NO	SHARE CERTIFICATE NO.	NEW SHARE NO	NEW SHARE CERT NO
23	MR. BHAGWAN PARSRAM KHILNANI	B 32	640	352	992.00	181 TO 185	37	346 TO 350	123
24	MRS. ROMA SIRKAR	B 33	650	358	1007.50	191 TO 195	39	351 TO 355	124
25	MRS. AMITA BALKRISHNA MUSALE	C 02	640	352	992.00	31 TO 35	7	356 TO 360	125
26	MR. PRABHAKAR CHINTAMAN CHURI	C 03	470	259	728.50	226 TO 230	46	361 TO 365	126
27	MRS. MALA ARJAN BHATIA MR. ARJAN NARAINDAS BHATIA	C11	650	358	1007.50	76 TO 80	16	366 TO 370	127
28	MRS. S. B. KHOSLA	C 12	640	352	992.00	81 TO 85	17	371 TO 375	128
29	MR. PRATAPMAL DHANROOPMAL JAIN	C 13	470	259	728.50	86 TO 90	18	376 TO 380	129
30	MRS. LALITA NITIN NAIK MRS. SNEHAL PRASHANT CHAVAN	C 21	650	358	1007.50	131 TO 135	27	381 TO 385	130
31	MRS. NATHALINE D'SOUZA MR. FREDDY D'SOUZA	C 22	640	352	992.00	136 TO 140	55	386 TO 390	131



140	बदर - ४	390
9066	129	894
२०२२		

:: 3 ::

Handwritten signatures and initials at the bottom left of the page.

Handwritten signature at the bottom right of the page.



बदर - ४		
१०७६६	१२२	४९५
२०२२		