

369/3953

Tuesday, March 08, 2022

6:13 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4526 / दिनांक: 08/03/2022

गावाचे नाव: हरियाली

दस्तऐवजाचा अनुक्रमांक: करल1-3953-2022

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: कन्नमवार नगर तलोबा को-ऑप. हीसिंग सोसायटी लिमिटेड तर्फे चेअरमन चंद्रकांत राजाराम नर

चोंदणीची

रु. 100.00

दस्तावेजाची

रु. 700.00

एकूण:

रु. 800.00

आपणास मूळ दस्तऐवज विलेज ट्रिड, सूची-२ अर्दीने
6:33 PM ह्या वेळेस मिळाले.

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0803202217207 दिनांक: 08/03/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014253635202122E दिनांक: 08/03/2022

बँकेचे नाव व पत्ता:

M. Jagtap
उ. निबंधक कुल
(प्र) सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)





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Department ID: 5000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंध कक्षातयात नोंदणी करायच्या दस्ताखती लागू आहे. नोंदणी न करायच्या दस्ताखती सदर चलन लागू नाही.



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

Receipt of Document Handling Charges

PRN 0803202217207

Receipt Date 08/03/2022

Received from SELF, Mobile number 9800000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 3953 dated 08/03/2022 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 700

DEFACED

Payment Details

Bank Name KKBK

Payment Date 08/03/2022

Bank CIN 10004152022030814214

REF No. 0161451360

Deface No 0803202217207D

Deface Date 08/03/2022

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

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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0803202217207

Date 08/03/2022

Received from SELF, Mobile number 9800000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

Payment Details

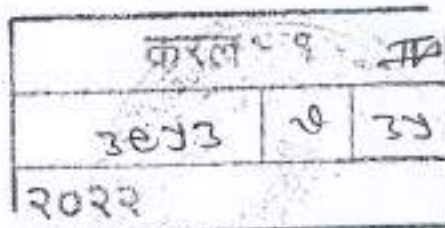
Bank Name KKBK

Date 08/03/2022

Bank CIN 10004152022030814214

REF No. 0161451360

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





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GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We KANNAMWAR NAGAR SALOKHA CO-OPERATIVE HOUSING SOCIETY LIMITED, a society registered under the Maharashtra Co- Operative Societies Act, 1960 bearing Registration No. B.O.M.(W.S.) H.S.G.(O-H)1333/84-85 dated 29-09-1984 through its [1] Chairman MR. CHANDRAKANT RAJARAM NAR, Aged about 54 years [2] Secretary MR. MANISH DATTARAM WAREKAR, Aged about 46 years and [3] Treasurer MR. SATYAWAN YESHWANT PARAB, Aged about 53 years and having its office at Building No.57, Kannamwar Nagar 1, Vikhroli East, Mumbai 400 083, hereinafter referred to as "Society", SEND GREETINGS:

For PRAGATI DEVELOPERS

Signature

Partner

Signature
Secretary
Kannamwar Nagar Salokha Co-op. Housing Soc. Ltd.

Signature
President
Kannamwar Nagar Salokha Co-op. Housing Soc. Ltd.

Signature
Treasurer
Kannamwar Nagar Salokha Co-op. Housing Soc. Ltd.

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WHEREAS		



- (i) The Society is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land ground situated at Harilyali in the Registration Sub-District of Mumbai City and Mumbai Suburban within the limits of Greater Mumbai situated at Building No.57, Kannamwar Nagar 1, Vikhroli, Mumbai - 400083, land bearing Survey No - 113, C.T.S. No. 356 (Pt.) of Hariyali Village in Kurla Taluka and land admeasuring area about 829.74 Sq. Mtrs or thereabout. A more particular description of the property is given in the Schedule hereunder written and hereinafter called "the said Property / the Said Plot";
- (ii) The 40 members of the society occupy the Said Building and each member occupies their respective flat area admeasuring about 23.77 Sq. Meters each and they are the owners / occupiers of the respective Flats.
- (iii) The Society is having a valid and subsisting Lease deed for 30 years Dated 13/08/2021 bearing Registration No. KRL-1/12641/2021 executed in societies favour from MHADA for a period of 30 years,
- (iv) The society has obtained conveyance of the said property from MHADA dated 13/08/2021 registered with the Sub Registrar of Assurance under Registration No. KRL-1-12642-2021;
- (v) As per the Development Control Rules, Under Section 33(5), the buildings constructed by MHADA are being allowed to redevelop by consuming FSI as may be granted at concessional rate by the said authorities viz. MHADA.
- (vi) By and under the Development Agreement dated 08/03/2022 entered into by the Society with M/S. PRAGATI DEVELOPERS, a Partnership firm having their Registered office at 101, 1st Floor, J. K. Chambers, Plot No.76, Sector-17, Vashi, Navi Mumbai-400703. Hereinafter called as "the Developers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners of the said firm for the time being, the survivor of survivors of them and the heirs, executors, administrators of the last surviving partner and his or their assigns) and registered with the Sub-Registrar, Kurla, under No. KRL- 1/ 3952 /2022 on 08/03/2022 (hereinafter referred to as "the said

For PRAGATI DEVELOPERS

M.S. Wadkar
Secretary
Kannamwar Nagar Salokha Co-op. Housing Soc. Ltd.

President

Treasurer

Partner

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Development Agreement"), the Society has granted the development rights of the said Property to the Developers inter alia authorizing the Developers to enter upon the said Property, more particularly described in the Schedule hereunder written, for the purpose of developing the said Property by demolishing the existing building thereon and to construct new building thereon by utilizing full F.S.I., Pro-rata, both present and future, including additional/fungible FSI etc. as may be available for the said Property from MHADA/MCGM) on the terms and conditions incorporated the said Development Agreement.

NOW KNOW YE AND THESE PRESENTS WITNESSES: THAT, We [1] Chairman **MR. CHANDRAKANT RAJARAM NAR**, Aged about 54 years [2] Secretary **MR. MANISH DATTARAM WAREKAR**, Aged about 46 years and [3] Treasurer **MR. SATYAWAN YESHWANT PARAB**, Aged about 53 years of the **KANNAMWAR NAGAR SALOKHA CO-OPERATIVE HOUSING SOCIETY LTD**, do hereby nominate, constitute and appoint **MR. TEJAS RAVARIYA**, Aged about 54 years, a partners of **M/S. PRAGATI DEVELOPERS** "the Developer" (hereinafter referred to as "the Attorney") as our true and lawful attorney in our name and on our behalf to do all or any of the acts, deeds, matters and things in respect of the said Development Property more particularly described in the Schedule hereunder written, as follows:



1. To make prepare and / or cause to be made and prepared as such lay outs, sub-divisions, plans, specifications, designs, maps, construction, etc. for the development or re-development of the said Property and to submit the same to the MHADA/ Municipal corporation of Greater Mumbai, Collectors, Town Planning etc. for obtaining approval (including IOA, I.O.D, & C. C. Occupation and Building completion Certificates) of the same and to apply and to submit proposals from time to time for the amendments or modification or variations or alterations of the said lay-out, sub- divisions, building plans, permissions, sanctions, approvals, etc., in respect of the building to be erected and/or to be constructed or constructed on the said Development Property to the said MHADA/Municipal corporation of Greater Mumbai and/or any other concerned authorities and / or Government of Maharashtra and / or local

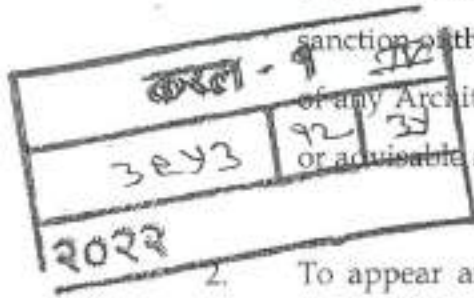
For PRAGATI DEVELOPERS

[Signature]

Partner

[Signature] Secretary
[Signature] President
[Signature] Treasurer
Kannamwar Nagar Salokha Co-op. Housing Soc. Ltd.

bodies including the Collector, Town Planning, MHADA etc. and to get sanction of the same from them and for that purpose to engage the services of any Architect, Engineer, Consultant or any person as may be necessary or advisable at the discretion of our said Attorney.



2. To appear and represent in our name and on our behalf before Town Planning and MCGM, MHADA authorities and to obtain final allotment of the plot and / or permission and sanction for development of the said development property.

3. To get the said development property surveyed by all authorities including by surveyors, Architects or S.L.R. authorities and upon such survey being done to execute Deed of Rectification, Supplemental agreements or any other writings or writing confirming the variation of the area if any, of the said development property and to do all necessary acts, deeds, things and matters including presenting and getting such documents registered with the authorities concerned and to get the area accordingly altered in all records with all authorities including Municipal, Revenue, etc.



4. To carry out all the terms and conditions of lay-out, IOA, I.O.D., C.C., O.C., and any other order or orders or scheme or schemes passed by any authorities concerned including MCGM and MHADA, authorities including handing over at any time to the authorities concerned on such terms and conditions as may be required by such authorities to construct roads, gardens and to take compensation or benefit of any nature available in respect or lieu thereof as may be permitted by the authorities concerned, and for that purpose to do all acts, deeds, things and matters and to sign, execute deliver any undertakings, declarations, affidavits, bonds, documents, etc. as may be required by the authorities concerned and get the same registered with the concerned Sub-registry.

5. To carry on correspondence with all concerned authorities and bodies including the Government of Maharashtra in all its departments, the Municipal Corporation of Greater Mumbai and / or Town Planning Department and / or other authorities and / or MCGM/MHADA

Mansur
Secretary
Kannamwar Nagar Saloshia Co-op. Housing Soc. Ltd.

Pragati
President

Pragati
Treasurer

For PRAGATI DEVELOPERS

Pragati

Partner

Authority, etc. and other concerned authorities in connection with Development or re-development of the said development property.

6. To appear and represent before all concerned authorities and parties including Municipal/MHADA, Collector or Commissioner of Income Tax, Collector of the Land Revenue and Assessor of Municipal Rates and Taxes, Commissioner of Police and Municipal Officers, etc. as may be necessary in connection with the development or re-development or for other purpose as may be necessary under local Acts or Rules and Regulations or before any Public or Government Officer or authority whomsoever.

7. To appoint from time-to-time Architects, R.C.C. consultants, Contractors and other personnel and workmen for carrying out the development or re-development of the said development property as also construction of building thereon and to pay their fees, salaries and / or wage.

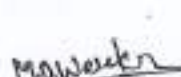
8. To pay various deposits to the Municipal Corporation of Greater Mumbai and other concerned authorities as may be necessary for the purpose of carrying out the development or re-development work on the said development property and construction of the structures or buildings thereon and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipts in our name and on our behalf in connection with the refund of such deposits.

9. To approach the Maharashtra Government in all its departments and its officers as also the Municipal Corporation of Greater Mumbai in all its departments and the Officers, including the Hydraulic Engineer, City Engineer or Dy. City Engineer, Executive Engineer (Building Proposals) under any scheme and all other concerned officers / authorities for the purpose of obtaining of various permission and other service connections and no objection certificates (including water connections and electricity connections) for carrying out and completing the development and / or re-development of the said development property.

10. To apply for and obtain water connections for the building to be constructed on the said development property and drainage, Occupation

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Secretary

President

Treasurer
Kannamwar Nagar Sakokha Co-op. Housing Soc. Ltd.

For PRAGATI DEVELOPERS


Partner

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and Completion Certificates and other certificates in respect of the said building or any part or parts thereof and / or relating to the said development property from the Municipal Corporation on Greater Mumbai, MHADA and other concerned authorities.

To execute in favour of the Adani Electricity and / or Municipal corporation of Greater Mumbai, a lease in respect of any portion or part of the said development property for the purpose of enabling them or any of them to put and the erect an Electric Sub-Station for the supply of electricity to the said building or building on the said development property.

12. To make necessary representation to the Adani Electricity or the M.T.N.L. Ltd., and other concerned authorities to obtain and to install electric power or supply electric Transformer and cables, Telephone Cables, sewerage, road, etc. on or to the said development property and the building to be constructed thereon.



13. To make necessary representations including filing of complaints and to appear before Assessors and collectors, MHADA/ Municipal corporation of Greater Mumbai and other concerned authorities in regard to the fixation of rateable value in respect of the buildings or structures or any part thereof on the said development property and / or any portion thereof by the Assessor and Collector, Municipal corporation of Greater Mumbai.

14. To sign and execute and / or give such letters and writings and / or undertakings, Indemnity Bond and / or indemnities as may be required from time to time by Municipal Corporation of Greater Mumbai and / or other concerned authorities for the purpose of carrying out the development or re-development work in respect of the said development property as also in respect of the construction of the buildings thereon and also for obtaining I.O.A. / Intimation for Disapproval, Commencement Certificate, Occupation Certificates and / or building/s completion certificates in respect of the said building or any part or parts thereof and also to lodge such documents with the sub-registrar of Assurance, Mumbai

For PRAGATI DEVELOPERS

Signature

Partner

Signature Secretary
Signature President
Signature Treasurer
Kannamwar Nagar Salohia Co-op. Housing Soc. Ltd.

and to admit execution thereof and to pay necessary fees and also to apply
and obtain Index II and certified copies of such documents

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15. To approach the Municipal Corporation of Greater Mumbai, Government of Maharashtra, MHADA and all concerned authorities for the purpose of obtaining release of any portion of the said development property and / or structure thereon from "reservation" if any.
16. To enter into, sign, seal, execute and perform any or all acts and deeds to deliver any instruments, deeds, documents and papers for the purpose set out in these presents in respect of the said development property.
17. To sign, execute and enter into Permanent Alternate Accommodation Modification Deed, Supplementary agreement, Undertaking Rectification Deed, Correction Deed in respect of the Members flat premises to be constructed on the said property and to register the said agreements with the Sub-Registrar of Assurance.
18. To sign, seal, execute and deliver all contracts, leases, Joint Venture, surrenders, assignments, and other documents or instruments or assurance or deeds or writings including by way of becoming Confirming party to any documents deed writing etc. as may be required for and on our behalf in respect of the said development property in pursuance of the said agreement referred to in recital formalities for vesting the title of the said development property in favour of the Developer or their nominees or nominee, for development purpose only.
19. To make necessary application under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation or for obtaining compensation of any kind and for that purpose to sign or execute such applications, writings and undertakings as may be required and to prefer an appeal from the order of the Competent Authority / Land Acquisition Officers, etc.

For PRAGATI DEVELOPERS
Teja
Partner

Secretary President Treasurer
Kannamwar Nagar Salokha Co-op. Housing Soc. Ltd.

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20. To apply to the controller of Cement and Steel and any other concerned authorities for the purpose of making application for procuring cement and steel and other material and that purpose to give such undertaking or execute such documents and applications as also to correspond with them and do such acts, matters and things as the Attorneys may think fit and proper for the purpose of developing and / or re-developing the said development property.

21. To sign declare and affirm and execute Agreements, Deeds, undertaking, Sub-lease, Supplementary Lease, sale Deed, Rectification Deed, Modification, Declaration, documents, affidavits that may be required by the concerned Sub- Registrar of Assurance.

22. To perfect our title and / or of the Developers / nominees to the said development property in all respect.



23. To represent and apply for us to get mutation entries or otherwise relating to a sale or Transfer or transferring of the said saleable flats or units or property or any part thereof to or in the name Purchaser / Developers and or their nominees as the Assignee's as the case may be in the revenue records of MHADA/ Municipal Corporation of Greater Mumbai, Government of Maharashtra and other authorities and for those purposes to make and sign application, declaration, undertakings, indemnity etc. and to do all other acts in connection therewith and complete all formalities for vesting the title of the said development property in our name as present owner.

24. To attend to, manage, look after, watch examine and take care of the said development property or any part or portions thereof regularly at all time and to prevent any encroachments, trespassers, and / or unauthorized constructions thereof being made hereafter and / or erected or constructed by any person or persons or body incorporate of firm, etc. on the said development property or any part or portion thereof to take all effective steps for removing the same and / or to remove and pull down the same

For PRAGATI DEVELOPERS

Signature

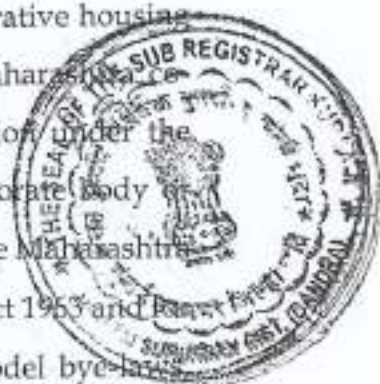
Partner

Signature Secretary
Signature President
Signature Treasurer
Kannanwar Nagar Sakshya Co-op. Housing Soc. Ltd.

and take all preventive measures, appropriate action and legal proceedings against the concerned person or persons or body incorporate or firms etc.

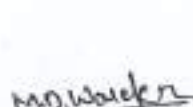
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25. To apply for and obtain Index II in respect of the said development property or any part thereof or of the building or flats.
26. To apply for and get our name recorded in property cards, plans etc. and for that purpose to appear and represent us before all authorities including the Collector, Town Planning authority, Municipal Corporation of Greater Mumbai, Talathi, etc. and to sign and execute declarations, affidavits, undertakings, Indemnities etc. on our behalf.
27. To take all necessary steps for the registration of the co-operative housing society of the flat/shops/offices purchasers under the Maharashtra Co-operative Societies Act, 1963 or to make and file Declaration under the Maharashtra Departments Act or form and register incorporate body or bodies as the case may be required under the provisions of the Maharashtra Ownership Flats (regulation promotion and management) Act 1963 and for that purpose to sign, execute all necessary application, model bye-laws papers and writings etc. and to represent us before the Registrar, Co-operative Societies or any concerned authority or authorities when required to do so.
28. To take all necessary steps so that to makes it possible and convenient to use F.S.I., potential of plot and total permissible T.D.R. or incentive F.S.I. or more and Maximum available F.S.I. on the said plot.
29. To insure the said development property against damage, fire, tempest, riots, civil commotion, floods, earthquakes or otherwise as our said attorney may think fit and proper.
30. To appear for and represent us and in connection with or in relation to the said development property before all MHADA, Municipal bodies, corporation, Improvement Trust, Railways, Airways, Roadways, travel agents, chamber of Commerce and Industry, Controller of Patents, in all



For PRAGATI DEVELOPERS

Tgr
Partner

 Secretary
 President
 Treasurer
 Mannamwar Nagar Salokhe Co-op. Housing Soc. Ltd.

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Collectorate, Treasury, Revenue offices, Settlement Offices, before any Magistrate and all courts having civil, criminal, original or appellate, divisional or special jurisdiction, including Jurisdiction of any High court, under Article 226 or 227 of the constitution of India, before the Supreme court of India, before any tribunal of arbitration or other tribunal or judicial authority, gift tax, wealth tax estate duty, Charity commissioner, Police Stations or Police officers, S.L.R. offices, city survey offices Fire Departments / officers, electricity departments/ P.W.D. and other authorities and in all other government or Semi Government offices and departments in relation to the affairs of the said development property or any part thereof or ourselves for any purpose or any part or portion thereof.



31. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals, in any court anywhere within or outside India including International court in its Civil, Criminal, Revenue, Revision or before any Tribunal of arbitration or industrial court, collectors of land revenue, tahsildars, mamlatdars, S.L.R.s, Municipal, M.R.T.P., M.M.R.D., MHADA., Police, Stamp, Public works, Posts and telegraphs, income tax, wealth tax, expenditure tax, estate duty, sales tax, Charity commissioner, Judges, Magistrates, Judicial, Revenue officers and other officers, Banks Public Institutions or Companies or persons or person and all other Government or Semi-Government offices and departments and to issue or accept services of all summons, writs or proceedings or processes and to do all acts, matters and things as may be necessary in connection therewith and also if thought fit to settle or compromises, refer to arbitration, abandon, submit to judgment or become non-suited.
32. To appoint any solicitor or advocate or lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the developers and the said attorney.
33. To sign, verify and execute plaints, written statements, counter claims, appeals, revision, reviews, applications, affidavits, authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suit, action, appeal and proceeding of any

For PRAGATI DEVELOPERS

M. W. Wadhwa Secretary
President
Treasurer
Kannamwar Nagar Sakolika Co-op. Housing Soc. Ltd.

Partner

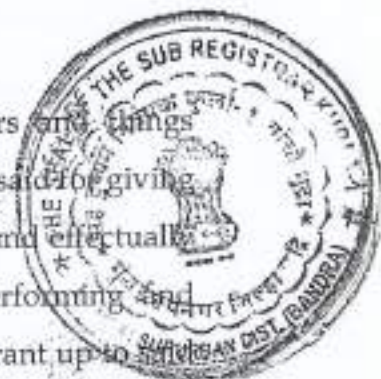


kind whatsoever in any court of law or equity whether of original, appellate or provisional jurisdiction or judicial authority established by lawful Authority including and to do all acts and appearances and applications in any such court or courts or authority or authorities aforesaid in any suit action, appeal or proceedings before brought or commenced and to defend, answer or oppose the same or suffer judgment or decrees to be bad, given taken or pronounced in any such suit actions appeals, proceedings and to execute decrees as the said Attorney shall be advised or think proper.

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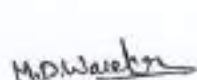
34. To receive from any court or any officer thereof or from any person, firm or body corporate amounts due and payable to us/our trust either singly or jointly with other or any account whatsoever and to give, sign and execute all papers, receipt, releases and discharges for the same.

35. Generally to do and perform all acts, deeds and matters and things necessary and convenient for all or any of the purposes aforesaid for giving full effect to the authorities hereinabove contained as fully and effectually as we could in person do and for the better doing, performing and executing all the matters and things aforesaid and hereby grant up to the Attorney full powers and absolute authority to substitute and appoint in his or their place and stead on such terms as he or any of them shall deem fit, one or more Attorney to exercise all or any of the such appointment from time to time and to substitute or appoint any other or others in place of such Attorney or Attorneys as the said Attorney shall from time to time think fit and proper, and all such powers exercised by the said Attorney, their substitute or substitutes.



And We hereby agree to ratify and confirm all and whatsoever other act or acts said Attorney or substitute/s shall lawfully do, execute or perform or cause to be done executed or performed in connection with the sale or development or re-development or the said development property under and by virtue of this deed notwithstanding no express power in that behalf in hereunder provided. This Power of Attorney shall be valid and subsisting and the said Attorney shall not be liable to keep and maintain or give any account to us on whatsoever account nor shall we demand any

FOR PRAGATI DEVELOPERS


Secretary

President

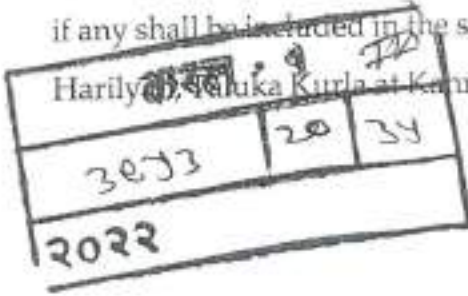
Treasurer
Kammanur Nagar Salokha Co-op. Housing Soc. Ltd.


Partner

account from the said Attorney in that behalf or otherwise save and except the consideration payable to us by M/S. PRAGATI DEVELOPERS represent by its partner/s and Developers under the hereinabove recited Agreement between ourselves and them dated 8th March, 2022.

THE SCHEDULE ABOVE REFERRED TO AS UNDER

All the piece and parcel of land situate, lying and being at Building No.57, Kannamwar Nagar, Vikhroli (East), Mumbai - 400 083 in the Registration District of Mumbai Suburban District admeasuring about 829.74 Sq. Mtrs and Tit-Bit Land if any shall be included in the said Area forming part of C.T.S. No. 356 (Pt.) Village Harily, Kurla at Kannamwar Nagar, Vikhroli - (East), Mumbai - 400 083.



M. D. Salokhia
Secretary
Kannamwar Nagar Salokhia Co-op. Housing Soc. Ltd.

Ray
President
Kannamwar Nagar Salokhia Co-op. Housing Soc. Ltd.

S. B.
Treasurer
Kannamwar Nagar Salokhia Co-op. Housing Soc. Ltd.

For PRAGATI DEVELOPERS
T. S.
Partner



IN WITNESS WHEREOF, the parties hereunto set and subscribed their respective signatures on the day and the year first hereinabove referred.

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SIGNED, SEALED & DELIVERED

By the withinnamed Owner / Society)

Kannamwar Nagar Salokha Co-operative Housing)

Society Ltd.)

Through its office bearer)

1) MR. CHANDRAKANT RAJARAM NAR)

(Chairman))



Secretary

President

Treasurer

Kannamwar Nagar Salokha Co-op. Housing Soc. Ltd.

2) MR MANISH DATTARAM WAREKAR)

(Secretary))



Secretary

President

Treasurer

Kannamwar Nagar Salokha Co-op. Housing Soc. Ltd.

3) MR. SATYAWAN YESHWANT PARAB)

(Treasurer)

Duly Authorized by the Society,

Pursuant To its General Meeting

Body held on

In the presence of



Secretary

President

Treasurer

Kannamwar Nagar Salokha Co-op. Housing Soc. Ltd.

1.

2.



करल - १		
३९५३	२२	३५
२०२२		

SIGNED, SEALED & DELIVERED

by the withinnamed developers

M/S. PRAGATI DEVELOPERS

Through its Partner

MR. TEJA KESHA RAVARIYA

In the presence of

1. 

2. 

)

)

) For PRAGATI DEVELOPERS

Teja Kesha Ravariya

)

Partner

Teja Kesha Ravariya

)



TRUE COPY



SUSHIL KUMAR PAL
B.C.A., LL.B.

Advocate High Court

1403-1404, Signature Business Park,
Near Fine Arts, Postal Colony Road,
Chembur, Mumbai - 400 071.



08/03/2022

सूची क्र.2

मुख्य निबंधक : सह द.वि. कुर्ला 1

दस्ता क्रमांक : 3952/2022

नोदणी :

Regn.83m

गावाचे नाव : हरियाली		करल - 9		
(1) विलेखाचा प्रकार	विकसनकरारनामा	3073	23	37
(2) मोबदला	223763500	2022		
(3) बाजारभाव (भाडेपट्टाक्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	50327500			

(4) मू-मापन, पोटहिरसा व परळमांक (असल्यास)

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: विकसनकरारनामा विलेज हरियाली, सिटी सर्व्हे नं. 356 भाग, जमिनीचे क्षेत्रफळ 829.74 चौ. मीटर व त्यावरील बांधकाम, कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, बिल्डिंग नं. 57, कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई - 400083. सदर दस्त अभिनिर्दिष्टाकरिता सादर केला असून प्रकरण क्र. एडीजे/1100901/94/2022/कि दिनांक 11/02/2022 अन्वये सदर मिळकतीचे बाजारमूल्य रु. 5,03,27,500/- मोबदला रु. 22,37,63,500/- + सिक्स्युरिटी फ्लॅट व्हॉल्यू रु. 3,17,06,500/- मुसार येणारे मुद्रांक शुल्क रु. 1,13,46,707/- दिनांक 04/03/2022 रोजी भरून दिनांक 04/03/2022 रोजी अभिनिर्दिष्ट केलेले आहे. (C.T.S. Number : 356 भाग ;)

(5) क्षेत्रफळ

1) 829.74 चौ.मीटर

(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिने नाव व पत्ता.

- 1) नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड: 400083 पॅन नं: AAGAK9471J
- 2) नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड: 400083 पॅन नं: AAGAK9471J
- 3) नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड: 400083 पॅन नं: AAGAK9471J
- 4) नाव: रावराव सुंदरराम इण्डिया वया-69; पत्ता: प्लॉट नं: 1433, माळा नं: इमारतीचे नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड: 400083 पॅन नं: AAGAK9471J
- 5) नाव: सुहासनी गोविंद जाधव वया-73; पत्ता: प्लॉट नं: 1434, माळा नं: इमारतीचे नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड: 400083 पॅन नं: AAGAK9471J
- 6) नाव: शिवेंद्र गोविंद जाधव वया-55; पत्ता: प्लॉट नं: 1434, माळा नं: इमारतीचे नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड: 400083 पॅन नं: AAGAK9471J
- 7) नाव: रवींद्र गोविंद जाधव वया-53; पत्ता: प्लॉट नं: 1434, माळा नं: इमारतीचे नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड: 400083 पॅन नं: AAGAK9471J
- 8) नाव: सुयमा विजय कस्तुरे वया-49; पत्ता: प्लॉट नं: 1434, माळा नं: इमारतीचे नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड: 400083 पॅन नं: AAGAK9471J
- 9) नाव: रुचिता राजेंद्र जाधव वया-44; पत्ता: प्लॉट नं: 1434, माळा नं: इमारतीचे नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड: 400083 पॅन नं: AAGAK9471J
- 10) नाव: अशोक लक्ष्मण वैराट वया-61; पत्ता: प्लॉट नं: 1435, माळा नं: इमारतीचे नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड: 400083 पॅन नं: AAGAK9471J
- 11) नाव: समीर दत्ताराम बोरकर वया-46; पत्ता: प्लॉट नं: 1436, माळा नं: इमारतीचे नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड: 400083 पॅन नं: AAGAK9471J
- 12) नाव: जेकट रमन मीनाक्षी वया-42; पत्ता: प्लॉट नं: 1439, माळा नं: इमारतीचे नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड: 400083 पॅन नं: AAGAK9471J
- 13) नाव: अजय सुहास थाली वया-54; पत्ता: प्लॉट नं: 1440, माळा नं: इमारतीचे नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड: 400083 पॅन नं: AAGAK9471J
- 14) नाव: महेश केशव साळवी वया-50; पत्ता: प्लॉट नं: 1441, माळा नं: इमारतीचे नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड: 400083 पॅन नं: AAGAK9471J
- 15) नाव: जयवंत नामदेव हांबे वया-61; पत्ता: प्लॉट नं: 1442, माळा नं: इमारतीचे नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड: 400083 पॅन नं: AAGAK9471J

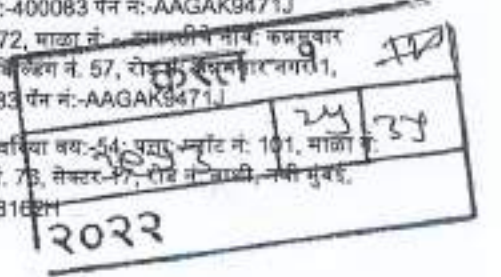


- 39): नाव:-संजया सहदेव कदम वय:-62; पत्ता:-प्लॉट नं: 1465, माळा नं: -, इमारतीचे नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AAGAK9471J
- 40): नाव:-प्रमोद रमाकांत शळवी वय:-52; पत्ता:-प्लॉट नं: 1466, माळा नं: -, इमारतीचे नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AAGAK9471J
- 41): नाव:-चंद्रकांत राजाराम नर वय:-54; पत्ता:-प्लॉट नं: 1467, माळा नं: -, इमारतीचे नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AAGAK9471J
- 42): नाव:-संतोष सिताराम रिंगे वय:-46; पत्ता:-प्लॉट नं: 1468, माळा नं: -, इमारतीचे नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AAGAK9471J
- 43): नाव:-मनोहर तुकाराम पाटीगावकर वय:-71; पत्ता:-प्लॉट नं: 1470, माळा नं: -, इमारतीचे नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AAGAK9471J
- 44): नाव:-योगिता दीपत मोरे वय:-44; पत्ता:-प्लॉट नं: 1472, माळा नं: -, इमारतीचे नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AAGAK9471J

(8) वस्तुऐवज करून घेणा-या पक्षकाराचे व किंवा विवाची न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

- (9) वस्तुऐवज करून घेण्याचा दिनांक
- (10) वस्तु नोंदणी केल्याचा दिनांक
- (11) अनुक्रमांक, खंड व पृष्ठ
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क
- (14) वेरा

- 1): नाव:-मेसर्स प्रयती डेक्सपर्स सर्व्ही प्राचीदार तेजा केजा रावकिया वय:-54; पत्ता:-प्लॉट नं: 101, माळा नं: 1 सा मजला, इमारतीचे नाव: जे. के. चेंबर्स, ब्लॉक नं: प्लॉट नं. 73, सेक्टर-47, रोड नं: जवाहीर नेमी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-AAVFP8162H



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुषंग :-

मुल्यांकनाची आवश्यकता नाही कारण अभिलिखित वस्तु कारणाचा तपशील 118

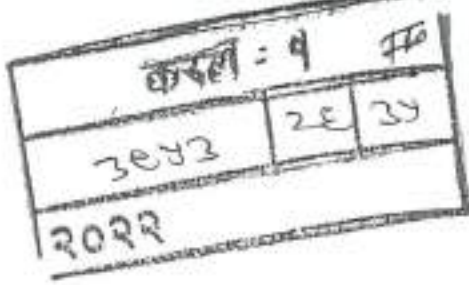
(i) within the limits of any Municipal Corporation or any Cantonment



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	1100901/94/22/K/177	-	11346707	SD		
2		eChallan		MH014074237202122E	30000	RF	0006903963202122	08/03/2022
3		DHC		0803202210735	2000	RF	0803202210735D	08/03/2022
4		DHC		0803202217124	200	RF	0803202217124D	08/03/2022
5		DHC		0803202217023	2000	RF	0803202217023D	08/03/2022

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





भारत सरकार / PERMANENT ACCOUNT NUMBER
AAHPW2127R

PN NAME
MANISH DATTARAM WAREKAR

FATHER'S NAME
DATTARAM KRISHNA WAREKAR

DATE OF BIRTH
18-07-1975

SIGNATURE

असकन अधिकारी (कंप्यूटर ऑपरेशन)
Commissioner of Income Tax (Computer Operation)

M.O. Warekar

करल - 9		
3033	24	33
2022		

आयकर विभाग / INCOME TAX DEPARTMENT
भारत सरकार / GOVT. OF INDIA

PN NAME
YASHWANT RAKAS

FATHER'S NAME
YASHWANT GOVIND RAKAS

DATE OF BIRTH
18-07-1975

असकन अधिकारी (कंप्यूटर ऑपरेशन)
Commissioner of Income Tax (Computer Operation)

[Handwritten signature]

भारत सरकार / PERMANENT ACCOUNT NUMBER
ABUPN4746M

PN NAME
CHANDRAKANT RAJARAM NAR

FATHER'S NAME
RAJARAM BRAHMAJI NAR

DATE OF BIRTH
01-06-1968

SIGNATURE

असकन अधिकारी (कंप्यूटर ऑपरेशन)
Commissioner of Income Tax (Computer Operation)



[Handwritten signature]

आयकर विभाग / INCOME TAX DEPARTMENT
भारत सरकार / GOVT. OF INDIA

PN NAME
PRAGATI DEVELOPERS

DATE OF BIRTH
13/04/2018

असकन अधिकारी (कंप्यूटर ऑपरेशन)
Commissioner of Income Tax (Computer Operation)

For PRAGATI DEVELOPERS
Teja Keshha Ravariya
Partner

आयकर विभाग / INCOME TAX DEPARTMENT
भारत सरकार / GOVT. OF INDIA

PN NAME
KESHA VASRAM RAVARIYA

DATE OF BIRTH
03/04/1987

असकन अधिकारी (कंप्यूटर ऑपरेशन)
Commissioner of Income Tax (Computer Operation)

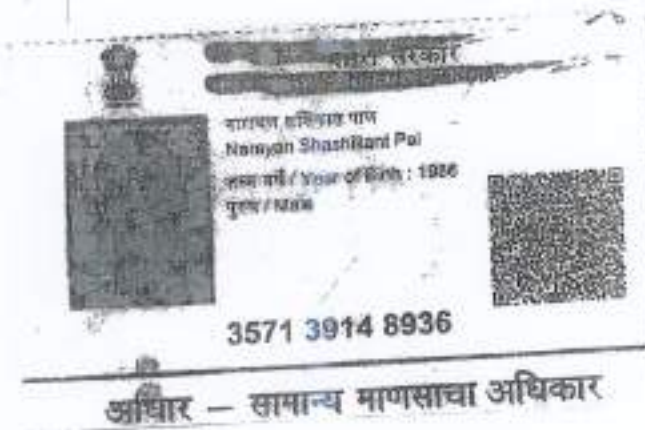
Teja Keshha Ravariya

करल - १		
३६३३	२८	३७
२०२२		





करल - १ #		
3233	20	33
2022		



करल - १ अ		
३९४३	३०	३४
२०२२		





करार - १		
3433	39	33
2022		



अधिकार - सामान्य माणसाचा अधिकार

कैर	#
3093	32 33
2022	



1/8/2022

Summary 1 (Dastgoshwara bhag 1)

369/3953

ज्यांकापुर, 08 मार्च 2022 6:13 म.नं.

दस्त गोषवारा भाग-1

करल 1

दस्त क्रमांक: 3953/2022

दस्त क्रमांक: करल 1 /3953/2022

बाजार मुख्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. करल 1 यांचे कार्यालयात

अ. क्रं. 3953 वर दि.08-03-2022

रोजी 6:12 म.नं. वा. हुजर केला.

पावती:4526

पावती दिनांक: 08/03/2022

सादरकरणाचे नाव: कन्नमवार नगर सल्लोखा को-ऑप. हीसिंग सोसायटी लिमिटेड तर्फे नेअरमन चंद्रकांत राजाराम नर

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण: 800.00

दस्त हुजर करपाच्याची सही:

Min Jagtap
(प्र) सह. दु. नि. निबंधक
कुर्ला-9 (वर्ग-2)

Min Jagtap
(प्र) सह. दु. नि. निबंधक
कुर्ला-9 (वर्ग-2)

वस्ताचा प्रकार: कुलमुखत्वारपत्र

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

शिफा क्रं. 1 08 / 03 / 2022 06 : 12 : 41 PM ची वेळ: (सादरीकरण)

शिफा क्रं. 2 08 / 03 / 2022 06 : 13 : 41 PM ची वेळ: (फी)

करल - 9		
3953	33	37
2022		



08/03/2022

Summary-2



08/03/2022 8:34:13 PM

दस्त गोपबारा भाग-2

करल 1

दस्त क्रमांक:3953/2022

दस्त क्रमांक : करल 1/3953/2022

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मेसर्स प्रगती डेव्हलपर्स लॉफे भागीदार तेजा केशा रावरीया पत्ता: प्लॉट नं: 101, माळा नं: 1 सा मजला, इमारतीचे नाव: जे. के. चेंबरस, ब्लॉक नं: प्लॉट नं. 76, सेक्टर-17, रोड नं: बाशी, नवी मुंबई, महाराष्ट्र, THANE. पॅन नंबर: AAVFP8162H	पोवर ऑफ अटॉर्नी होल्डर वय :- 54 स्वाक्षरी:- <i>Tej Keshu Rarziya</i>		
2	नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड लॉफे बेअरमन चंद्रकांत राजाराम नर पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर: AAGAK9471J	कुलमुखत्यार देणार वय :- 54 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड लॉफे सेक्टरटी मनीष दत्ताराम बारेकर पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर: AAGAK9471J	कुलमुखत्यार देणार वय :- 47 स्वाक्षरी:- <i>M.O. Walekar</i>		
4	नाव: कन्नमवार नगर सलोखा को-ऑप. हौसिंग सोसायटी लिमिटेड लॉफे ट्रेडर सत्यवान यशवंत परब पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बिल्डिंग नं. 57, रोड नं: कन्नमवार नगर 1, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर: AAGAK9471J	कुलमुखत्यार देणार वय :- 52 स्वाक्षरी:- <i>[Signature]</i>		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र आदस्त ऐवज करून दिव्याचे कबुल करतात,
शिक्का क्र.3 ची वेळ: 08 / 03 / 2022 06 : 31 : 20 PM

मोळ्या:-

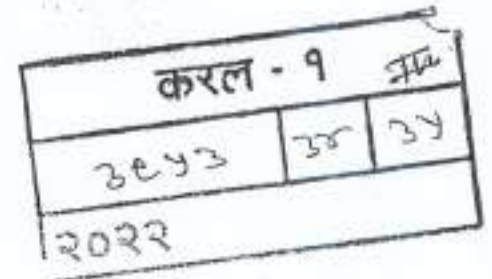
खालीलच इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना स्वच्छीत ओळखतात, ज. त्यांनी ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: रितेश मेरिया वय: 26 पत्ता: चेंबूर, मुंबई पिन कोड: 400071	स्वाक्षरी <i>[Signature]</i>		
2	नाव: नारायण पान वय: 35 पत्ता: चेंबूर, मुंबई पिन कोड: 400071	स्वाक्षरी <i>[Signature]</i>		

शिक्का क्र.4 ची वेळ: 08 / 03 / 2022 06 : 32 : 13 PM

शिक्का क्र.5 ची वेळ: 08 / 03 / 2022 06 : 34 : 14 PM नोंदणी पुस्तक 4 मध्ये

(प्र.) सहस्रमुख्य, निबंधक
कुर्ला-9 (वर्ग-2)



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KANNAMWAR NAGAR SALOKHA CHS LTD	eChallan	00040572022030889206	MH014253635202122E	500.00	SD	0006904150202122	08/03/2022
2	KANNAMWAR NAGAR SALOKHA CHS LTD	eChallan		MH014253635202122E	100	RF	0006904150202122	08/03/2022
3		DHC		0803202217207	700	RF	0803202217207D	08/03/2022

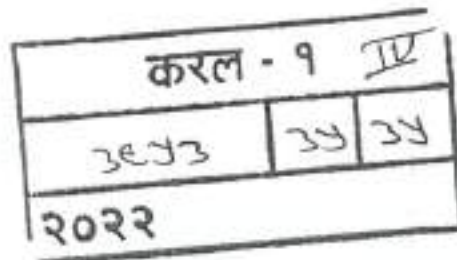
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3953 /2022

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एकूण ५ प्रतिलिपि ३५ पाने आहेत.
करल-१/ ३९५३ /२०२२
पुस्तक क्रमांक ४ क्रमांकावर नोंदला
दिनांक: ०६/०३/२०२२

M. Jagtap
एम.एन. जगताप

(प्र) सह. दुय्यम निबंधक, कुरला-१
मुंबई उपनगर जिल्हा

