



MRS. MANASI AMIT PRABHU

Manasi



MRS. PRATIBHA PURUSHOTTAM RANE

Pratibha



MR. PURUSHOTTAM K. RANE

Purushottam



MRS. JYOTI S. CHAVAN

Jyoti

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SMT. MALINI G. NADKARNI, nee
MRS. MALINI DHAWAN

Malini



MR. KISHOR R. PANCHAL

In the presence of:

1. *Sameer Yashwant Bezgaokar*

2. *Rahul Kumar Maurya*

Panchal K.R.
Sameer

RR Maurya



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SIGNED SEALED AND DELIVERED BY THE }

Within named "THE DEVELOPERS" }

M/S.MP SPACE DYNAMICS PVT. LTD., }

Through its Director }



For M P SPACE DYNAMICS PVT. LTD.

[Signature]
Director

L.H.T.I

MR.MANOJ MANOHAR PATANKAR }

In the presence of: }

1. Sameer Yashwant Barge

[Signature]

2. }



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STATEMENT OF PANDURANGWADI LAXMI NIWAS CO-OP.HSG.SOC. LTD.,

FLAT NO.	FLOOR	NAME OF FLAT OWNERS	SHARE CERTIFICATE No. & DISTINCTIVE NO.	Monthly Displacement Compensation Per Month	Hardship Compensation on PER. SQ.FT.	EXISTING CARPET AREA PER. SQ.FT.	ADDITIONAL 20 % CARPET AREA PER. SQ.FT.	TOTAL CARPET AREA PER. SQ.FT.
1.	Ground	MR.SUDHIR V. DEORUKHKAR	1/ 1 to 5	25,000/-	1050	378	75.6	453.6
2.	Ground	MR.RANJAN MORESHWAR KULKARNI	2/ 6 to 10	25,000/-	1050	389	77.8	466.8
3.	Ground	MR.DILIP DATTARAM KERKAR, MRS. ASHA DILIP KERKAR	4/16 to 20	25,000/-	1050	312	62.4	374.4
4.	First	MRS. PORNIMA HITENDRA MEHTA	3/ 11 to 15	25,000/-	1050	430	86	516
5.	First	MR.GANESH RAMESH SHIRGAONKAR	5/ 21 to 25	25,000/-	1050	427	85.4	512.4
6.	First	MR.AMIT S. PRABHU MRS. MANASI AMIT PRABHU	10/ 31 to 35	25,000/-	1050	365	73	438
7.	Second	MRS.PRATIBHA PURUSHOTTAM RANE MR. PURUSHOTTAM K. RANE	6/ 26 to 30	25,000/-	1050	430	86	516
8.	Second	MRS.JYOTI S. CHAVAN	7/ 46 to 50	25,000/-	1050	427	85.4	512.4
9.	Second	SMT. MALINI G. NADKARNI, nee MRS.MALINI DHAWAN	9/ 41 to 45	25,000/-	1050	365	73	438
10.	Third	MR. KISHOR R. PANCHAL	8/ 36 to 40	25,000/-	1050	468	93.6	561.6
					SQ. FT.	3991	798.2	4789.2
					SQ. MT.	370.09	74.18	445.09

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905	906	907
908	909	910

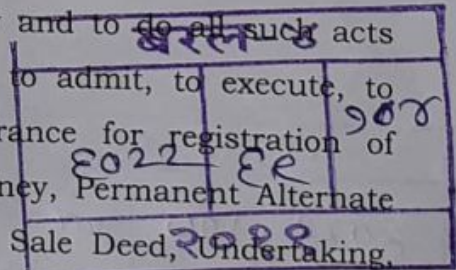


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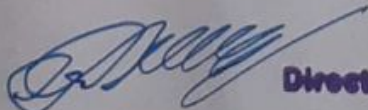
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF THE DIRECTORS OF M/S.MP SPACE DYNAMICS PVT. LTD., HELD ON 27/02/2019.

RESOLVED that **M/S.MP SPACE DYNAMICS PVT. LTD.**, in Process to carry out Re - Development of Society known as "**PANDURANGWADI LAXMI NIWAS CO-OP. HSG. SOC. LTD.**," lying on the Property Survey No.70, Hissa No.3, C. T. S. No.95, of Village - Pahadi Goregaon (E), Taluka - Borivali area admeasuring 463.6 Sq. Mts. including Road Set back area admeasuring 119.90 Sq. Mts. lying and situated at Plot No.32 Pandurangwadi, Road No.4, Goregaon (E), Mumbai 400 063, for Development Purpose.

FURTHER RESOLVED that (1) **MR.MANOJ MANOHAR PATANKAR**, and (2) **MR.GURUPRASAD SINKAR**, as a Directors of the Company be and is hereby authorized to represent either jointly or severally to Execute Development Agreement, General Power of Attorney, Permanent Alternate Accommodation Agreement, Memorandum of Understanding, Agreement for sale, Sale Deed, Undertaking, Conveyance Deed, Affidavit, Affidavit Cum Declaration, Possession Letter, Indemnity Bond, Letter of Allotment or any other documents in respect of the said Flat/Shop/office/Unit to be Constructed/Develop on the above said Property and to do all such acts deeds matters and things including to appear, to admit, to execute, to presents before the Sub - Registrar of Assurance for registration of Development Agreement, General Power of Attorney, Permanent Alternate Accommodation Agreement, Agreement for sale, Sale Deed, Undertaking, Affidavit, Affidavit Cum Declaration, Indemnity Bond, Letter of Allotment or any other documents and to do as may be necessary and expedient in this regard for and on behalf of the Company.

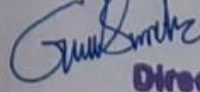


For M P SPACE DYNAMICS PVT. LTD.



Director

For M P SPACE DYNAMICS PVT. LTD.



Director



PANDURANGWADI LAXMI NIWAS CO-OP. HSG. SOCIETY LTD.

(Reg. No. BOM/HSG/P/8589 of 1982, 1-10-82)

32, Pandurangwadi, Road No. 4, Goregaon (East), Mumbai - 400 063.

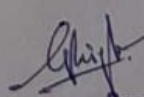
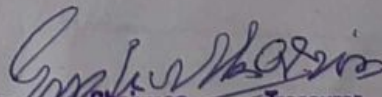
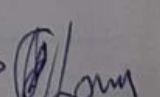
THE CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE GENERAL BODY MEETING OF PANDURANGWADI LAXMI NIWAS CO-OP. HSG. SOC. LTD., HAVING ITS REGISTERED ADDRESS AT PLOT NO.32, PANDURANGWADI, ROAD NO.4, GOREGAON (E), MUMBAI 400 063, HELD ON 10th DAY OF MARCH 2019 AT THE TERRACE OF SOCIETY PREMISES.

RESOLVED that all the Members were present in the said Meeting unanimously decided that three signatories is must out of four signatory elected i.e. Chairman, Secretary, Treasurer and one Managing Committee Members in any Deeds, Development Agreement, Power of Attorney, Alternate Accommodation Agreement, Supplementary Agreement, Letters, Application, any kind of NOC, Plan approval and any Documents required to be presented before the Sub - Registrar of Assurance for Registration, MCGM, before any authority and they are also nominated to represent before the Sub - Registrar of Assurance for Registration of any Deeds, Development Agreement, Power of Attorney, Supplementary Agreement, Undertaking, Affidavit, Alternate Accommodation Agreement and any other Deeds & Documents on behalf of Society.



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Secretary Chairman Treasurer

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space vision

Architect and Planner
Ar. Bhavin Modi
Ar. Madhura Bhavin Modi

TO WHOMSOEVER IT MAY CONCERN

01st April, 2019.

This is to state that we have been appointed as architect for Proposed redevelopment of building on plot bearing C.T.S. nos. 95 of village Pahadi Goregaon east situated at 4th cross road, Pandurangwadi, Goregaon (east), Mumbai. As per the details of the case, the gross plot area of the plot under reference as per the P.R. Cards is 463.60 sq.m. However, the plot is affected by setback of 13.40m. wide existing road. As per the calculations the area under setback is approx. 119.90 sq.m. and the net plot of land for development after deduction of setback is 343.70 sq.m. The F.S.I. for development is computed based on this net plot area.

This is for your kind information and record please.



Yours faithfully,

[Signature]
Ar. Bhavin Modi,

For **space vision**,

Architect & Planner.

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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34201904111213153 D.P. Rev. dt. Refer Inward Number: P/S/2019/111213323 Payment Dated 01/04/2019

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

DP 2034 Remarks

To,

Mr./Mrs. bhavin arvind modi
B-1004, Western Edge II., Off. Western Express Highway, Borivali (east)

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 95 of PAHADI GOREGAON-E Village situated in P/S Ward, Mumbai.

Ref : Application u/no. P/S/2019/111213323 Payment Challan No. DP34201904111213153 Dated 01/04/2019 certifying payment of charges made under Receipt no. 18200028271 Dated 01/04/2019

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.	95	
Village	PAHADI GOREGAON-E	
Development Plan 2034 referred to Ward	P/S	
Zone [as shown on plan]	Residential(R)	
Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	Proposed Road 13.4 m
Reservation affecting the Land [as shown on plan]	NO	
Reservation 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	



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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.