करल ४
३९७० | ४१ | २०
२०२२

4.	Mr. Sharad S. Kulkarni	S.S.Kulkarni		
5.	Mr. Mukesh Rambhia	Jaitha.		
6.	Mrs. Nalini H. Thakkar	N.H. Thakkar		
7.	Mr. Harila V. Gala & Mr. Nirav H. Gala	Chgala		 
8.	Mr. Nirav H. Gala & Mr. Chika N. Gala	Chgala Chika Gala		 

ADJ/11009
Pages 10 ₹1

करल ५
३९०|५५|९६५
२०२२

9.	Mr. Sebstine S. Aarons, Mrs. Rita M. Suvarna, Mrs. Diana J. Kunder and Mrs. Joshna S. Joseph			   
10.	Mr. Keval Pasad			
11.	Mrs. Heena Bhanushali & Mr. H. H. Bhanushali			 

12.	Mr. Gerald D'Souza & Mrs. Margaret G. D'souza			 
13.	Mr. Raghunath Shrikrishna Jog			
14.	Mrs. Sharada M. Deshpande through her CA Manjula Chheda	Manjula N. Chheda		
15.	Mr. Manjula N. Chheda	Manjula N. Chheda		
16.	Mr. Manoj D. Murudkar	M.D. Murudkar		
17.	Mr. S Vaidyanathan	S Vaidyanathan		

बरद. ४
३ एप्रो ५६ | ४९९६५
२०२२

ADJ/110000

करल ४
3690 | ५७ | १६५
२०२२

18.	Mrs. Meena U. Pillai & Mr. Ullas B. Pillai	Meena Pillai Ulla. B. Pillai	THE SEAL OF THE SUB-REGISTRAR KURLA No. 1 ... MUMBAI SUBURBAN DIST.	 
19.	Mr. Praful K. Joshi	P. K. Joshi	THE SEAL OF THE SUB-REGISTRAR ... MUMBAI SUBURBAN DIST.	
20.	Mrs. Pranita Pravin Redkar & Mr. Pravin Hari Redkar	Redkar Redkar	THE SEAL OF THE SUB-REGISTRAR KURLA No. 1 ... MUMBAI SUBURBAN DIST. THE SEAL OF THE SUB-REGISTRAR ... MUMBAI SUBURBAN DIST.	 
21.	Mrs. Nanthini Arun	Nanthini	THE SEAL OF THE SUB-REGISTRAR ... MUMBAI SUBURBAN DIST.	
22.	Mr. Arvind N. Rane	(L.H.T.I.)	THE SEAL OF THE SUB-REGISTRAR ... MUMBAI SUBURBAN DIST.	

कारण ४
3690 | ५८ | 2024
२०२२

23.	Mr. K. Narayanan	K. Narayan		
24.	Dr. Jayanthi S. Kulkarni & Mr. Karthik Narendra	Karthik		 
25.	Mr. Osborn Joseph Monteiro			
26.	Mrs. Jyoti Bipin Palan and Mr. Bipin Jivraj Palan	Palan BJPalan		 
27.	Mr. Pradeep P. Shah			

ADJ/11[illegible]/2024/IK
Page 51 of 71

करल.४
३९७० | २१ | १७५
२०२२

THE SUB-REGISTRAR KURLA NO. 4

ANNEXURE-"A"

Sr. No.	Flat No./ Floor	Name of Member/s	Existing Carpet Area in Sq. Ft.	Share Certificate No.	Distinctive No. of Shares
1	A/1 - Ground	Mr. Chandrashekhar Madhukar Dhore	366.00	4	66-75
2	A/2 - Ground	Mrs. Sandra D'Souza	390.00	3	11-15
3	A/4 - 1st	Mr. Bhaskar S. Thakur and Mrs. Suvarna Bhaskar Thakur	366.00	6	26-30
4	A/5 - 1st	Mr. Sharad S. Kulkarni	390.00	7	31-35
5	A/6 - 1st	Mr. Mukesh Kanubhia	681.00	1/Duplicate 31	01-05
6	A/7 - 2nd	Mrs. Nalini H. Thakkar	366.00	18	86-90
7	A/8 - 2nd	Mr. Harilal V. Gala & Mr. Nirav H. Gala	390.00	4	16-20
8	A/9 - 2nd	Mr. Nirav H. Gala & Mr. Chika N. Gala	681.00	16	76-80
9	A/10 - 3rd	Mr. Sebastine S Aarons, Mrs. Rita M. Suvarna, Mrs. Diana J. Kender and Mrs. Joshna S. Joseph	366.00		121-125
10	A/11 - 3rd	Mr. Keval Pasad	390.00		61-65
11	A/12 - 3rd	Mrs. Heena Bhanushali & Mr. H. H. Bhanushali	681.00		106-110
12	B/1 - Ground	Mr. Gerald D'Souza & Mrs. Margaret G. D'souza	528.00	2	06-10
13	B/2 - Ground	Mr. Raghunath Shrikrishna Jog	528.00	23	111-115
14	B/3 - 1st	Mrs. Sharada M. Deshpande	528.00	26	126-130
15	B/4 - 1st	Mr. Manjula M. Chheda	528.00	17	81-85
16	B/5 - 2nd	Mr. Manoj D. Murudkar	528.00	05/Duplicate 35	21-25
17	B/6 - 2nd	Mr. S Vaidyanathan	528.00	10	46-50
18	B/7 - 3rd	Mrs. Meena U. Pillai & Mr. Ullas B. Pillai	528.00	15	71-75
19	B/8 - 3rd	Mr. Prafull K. Joshi	528.00	20	96-100
20	C/1 - Ground	Mrs. Pranita Pravin Redkar & Mr. Pravin Hari Redkar	681.00	27	131-135
21	C/2 - Ground	Mrs. Manjini Arun	528.00	08/ Duplicate 37	36-40
22	C/3 - 1st	Mr. Arvind N. Rane	681.00	09/ Duplicate 32	41-45
23	C/4 - 1st	Mr. K. Narayanan	528.00	19	91-95
24	C/5 - 2nd	Dr. Jayanthi Shreekrishna Kulkarni & Mr. Karthik Narendra	681.00	12	56-60
25	C/6 - 2nd	Mr. Osborn Joseph Monteiro	528.00	11	51-55
26	C/7 - 3rd	Mrs. Jyoti Bipin Palan and Mr. Bipin Jivraj Palan	681.00	24	116-120
27	C/8 - 3rd	Mr. Pradeep P. Shah	528.00	21	101-105
		Total	**14127.00**		

ADJ/1100001/546/2014/IK
53 71

करल ४

३८१० | ६१ | १६५

२०२२





ANNEXURE "B"

Sr. No.	Flat No./ Floor	Name of Member/s	Existing Carpet Area in Sq. Ft.	Proposed RERA Carpet Area in Sq. Ft. (+7%)	Hardship Compensation A On or before Execution of DA	A On the date of Handing Over	B On completion of 30% RCC	C On completion of 100% RCC	D At the time of OC	Rent per Month for First Year	Shifting Charges	Brokerage per Year	Deposit with Society
1	G/1 - Ground	Mr. Chandrashekhar Madhukar Dhatre	796.00	851.72	₹ 42,440.00	₹ 1,01,850.00	₹ 1,27,312.50	₹ 1,69,750.00	₹ 16,950.00	₹ 25,440.00	₹ 17,000.00	₹ 22,141.00	₹ 1,22,760.00
2	G/2 - Ground	Mrs. Nanu [illegible]	340.00	363.80	₹ 18,120.00	₹ 43,520.00	₹ 54,400.00	₹ 72,530.00	₹ 7,240.00	₹ 10,860.00	₹ 17,000.00	₹ 22,595.00	₹ 1,04,720.00
3	A/1 - 1st	Mr. Shankar S. Thakur and Mrs. Sa[illegible] Shankar Thakur	535.00	572.45	₹ 28,520.00	₹ [illegible]	₹ 1,42,600.00	₹ 1,90,130.00	₹ 18,980.00	₹ 28,500.00	₹ 17,000.00	₹ 22,145.00	₹ 1,30,745.00
4	A/2 - 1st	Mr. Sharad S. [illegible]	360.00	385.20	₹ [illegible]	₹ [illegible]	₹ 1,44,000.00	₹ 1,92,000.00	₹ 19,170.00	₹ 28,800.00	₹ 17,000.00	₹ 22,595.00	₹ 1,34,015.00
5	A/3 - 1st	Mr. Mukesh Pandey	631.00	675.17	₹ [illegible]	₹ [illegible]	₹ 2,52,400.00	₹ 3,36,530.00	₹ 33,610.00	₹ 50,460.00	₹ 17,000.00	₹ 22,595.00	₹ 1,34,015.00
6	A/4 - 2nd	Mrs. Nisha B. Thakur	360.00	385.20	₹ 18,120.00	₹ [illegible]	₹ 1,44,000.00	₹ 1,92,000.00	₹ 19,170.00	₹ 28,800.00	₹ 17,000.00	₹ 22,595.00	₹ 1,34,015.00
7	A/5 - 2nd	Mr. Hiralal V. Gala & Mr. Vasu H. Gala	535.00	572.45	₹ 28,520.00	₹ [illegible]	₹ 2,14,200.00	₹ 2,85,600.00	₹ 28,510.00	₹ 42,840.00	₹ 17,000.00	₹ 22,595.00	₹ 1,34,015.00
8	A/6 - 2nd	Mr. Vasu H. Gala & Mr. Chiku H. Gala	1061.00	1135.27	₹ 28,520.00	₹ [illegible]	₹ 4,24,400.00	₹ 5,65,870.00	₹ 56,520.00	₹ 84,780.00	₹ 17,000.00	₹ 22,595.00	₹ 1,34,015.00
9	A/1C - 1st	Mr. Sebastian B Aarons, Mrs. Rita M. Bataona, Mrs. Diana J. Kunder and Mrs. Joshua S. Joseph	446.00	477.22	₹ 42,440.00	₹ 1,01,850.00	₹ 1,69,040.00	₹ 2,40,240.00	₹ 24,010.00	₹ 35,760.00	₹ 17,000.00	₹ 22,141.00	₹ 1,22,760.00
10	A/2C - 1st	Mr. Keval Prasad	670.00	716.90	₹ 63,720.00	₹ 1,28,520.00	₹ 2,49,220.00	₹ 3,61,220.00	₹ 36,060.00	₹ 53,760.00	₹ 17,000.00	₹ 22,595.00	₹ 1,25,750.00
11	A/3C - 2nd	Mrs. Heena Bhanushali & Mr. H. H. Bhanushali	843.00	902.01	₹ 78,540.00	₹ 1,62,540.00	₹ 3,20,570.00	₹ 4,60,870.00	₹ 46,160.00	₹ 68,760.00	₹ 17,000.00	₹ 41,930.00	₹ 2,34,770.00
12	D/1 - Ground	Mr. Devaki D'Souza & Mrs. Margaret O. D'Souza	688.00	736.16	₹ 61,320.00	₹ 1,44,630.00	₹ 2,63,080.00	₹ 3,81,080.00	₹ 38,114.00	₹ 56,880.00	₹ 17,000.00	₹ 31,944.00	₹ 1,74,240.00
13	B/2 - Ground	Mr. Rajkumar Shrikrishan Ag[illegible]	688.00	736.16	₹ 61,320.00	₹ 1,44,630.00	₹ 2,63,080.00	₹ 3,81,080.00	₹ 38,114.00	₹ 56,880.00	₹ 17,000.00	₹ 31,944.00	₹ 1,74,240.00
14	B/1 - 1st	Mrs. Sharmila R. Deshpande	688.00	736.16	₹ 61,320.00	₹ 1,44,630.00	₹ 2,63,080.00	₹ 3,81,080.00	₹ 38,114.00	₹ 56,880.00	₹ 17,000.00	₹ 31,944.00	₹ 1,74,240.00
15	B/2 - 1st	Mr. Manish N. Chheda	688.00	736.16	₹ 61,320.00	₹ 1,44,630.00	₹ 2,63,080.00	₹ 3,81,080.00	₹ 38,114.00	₹ 56,880.00	₹ 17,000.00	₹ 31,944.00	₹ 1,74,240.00
16	B/3 - 2nd	Mr. [illegible] Nanuskar	688.00	736.16	₹ 61,320.00	₹ 1,28,520.00	₹ 2,63,080.00	₹ 3,81,080.00	₹ 38,114.00	₹ 56,880.00	₹ 17,000.00	₹ 31,944.00	₹ 1,74,240.00
17	B/4 - 2nd	Mr. S Venkatesan	688.00	736.16	₹ 61,320.00	₹ 1,28,520.00	₹ 2,63,080.00	₹ 3,81,080.00	₹ 38,114.00	₹ 56,880.00	₹ 17,000.00	₹ 31,944.00	₹ 1,74,240.00
18	B/5 - 2nd	Mrs. Neeta U. Pitre & Mr. Ulhas B. Pitre	688.00	736.16	₹ 61,320.00	₹ 1,28,520.00	₹ 2,63,080.00	₹ 3,81,080.00	₹ 38,114.00	₹ 56,880.00	₹ 17,000.00	₹ 31,944.00	₹ 1,74,240.00
19	B/6 - 2nd	Mr. Ashok K. Joshi	688.00	736.16	₹ 61,320.00	₹ 1,44,630.00	₹ 2,63,080.00	₹ 3,81,080.00	₹ 38,114.00	₹ 56,880.00	₹ 17,000.00	₹ 31,944.00	₹ 1,74,240.00
20	C/1 - Ground	Mrs. Prerana Pearl Keshari & Mr. Pawan Nath Sadhu	661.00	707.27	₹ 58,920.00	₹ 1,23,500.00	₹ 2,52,800.00	₹ 3,61,750.00	₹ 36,060.00	₹ 53,760.00	₹ 17,000.00	₹ 31,944.00	₹ 1,74,240.00
21	C/2 - Ground	Mrs. Neelima Arun	688.00	736.16	₹ 61,320.00	₹ 1,44,630.00	₹ 2,63,080.00	₹ 3,81,080.00	₹ 38,114.00	₹ 56,880.00	₹ 17,000.00	₹ 31,944.00	₹ 1,74,240.00
22	C/3 - 1st	Mr. Aaron R. Dsouza	661.00	707.27	₹ 58,920.00	₹ 1,23,500.00	₹ 2,52,800.00	₹ 3,61,750.00	₹ 36,060.00	₹ 53,760.00	₹ 17,000.00	₹ 31,944.00	₹ 1,74,240.00
23	C/1 - 1st	V. S. Narayanan	625.00	668.75	₹ 61,320.00	₹ 1,44,630.00	₹ 2,63,080.00	₹ 3,81,080.00	₹ 38,114.00	₹ 56,880.00	₹ 17,000.00	₹ 31,944.00	₹ 1,74,240.00
24	C/2 - 1st	Dr. Jayanthi Shrivastava Kulkarni & Mr. Kartik Narendra	661.00	707.27	₹ 58,920.00	₹ 1,23,500.00	₹ 2,52,800.00	₹ 3,61,750.00	₹ 36,060.00	₹ 53,760.00	₹ 17,000.00	₹ 31,944.00	₹ 1,74,240.00
25	C/3 - 2nd	Mr. Hiram Joseph Vanlaxm	528.00	564.96	₹ 61,320.00	₹ 1,44,630.00	₹ 2,63,080.00	₹ 3,81,080.00	₹ 38,114.00	₹ 56,880.00	₹ 17,000.00	₹ 31,944.00	₹ 1,74,240.00
26	C/4 - 2nd	Mrs. Jyoti Arjun Jalan and Mr. Dilip Jain Jalan	661.00	707.27	₹ 58,920.00	₹ 1,23,500.00	₹ 2,52,800.00	₹ 3,61,750.00	₹ 36,060.00	₹ 53,760.00	₹ 17,000.00	₹ 31,944.00	₹ 1,74,240.00
27	C/5 - 2nd	Mr. Pradeep P. [illegible]	556.00	594.92	₹ 61,320.00	₹ 1,44,630.00	₹ 2,63,080.00	₹ 3,81,080.00	₹ 38,114.00	₹ 56,880.00	₹ 17,000.00	₹ 31,944.00	₹ 1,74,240.00
		Total	14137.00	15124.59	₹ 16,98,000.00	₹ 39,31,200.00	₹ 64,05,400.00	₹ 91,15,000.00	₹ [illegible]	₹ [illegible]	₹ 4,59,000.00	₹ 8,54,000.00	**********

ADJ/1100901/SW6/2021/IK

SD

N.

करल ४

३८९० ६२ १६५

2022

करल ४
३०९० | ६३ | १९
२०२२





(5)

कलम ४		
३९७०	८४	१९५
२०२२		

भूमि अभिलेख विभाग,महाराष्ट्र शासन
मोजणीची 'क ' प्रत देवुन प्रकरण निकाली

प्रति,
श्री/श्रीमती : मेसर्स इन्फ्रालाईन
प्रा.लि.चे संचालक श्री.रितेश शाह
कुलमुखत्यार म्हणून श्री.अर्जुन
के.ऑप.सी.एस लि.
रा.ब्लॉक - ए-२ ,इन्फिनिटी आयटी
कुरार कॉम्प्लेक्स,रोड नं.१,पेस्ट ने
एक्सप्रेस ह्यवे पठाण ,गाव
बोरीवली
,तालुका बोरिवली,जिल्हा मुंबई
उपनगर,पिन नं ४०००६६..

आवक क्रमांक [illegible]
नगर भूमापन अधिकारी मुलुंड
मुलुंड यांचे कार्यालय
दिनांक [illegible]

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 4 MUMBAI SUBURBAN DIST. (BANDRA)

विषय: जमीन मोजणीबाबत.

संदर्भ: आपला दिनांक ५/३/२०२२ चा मोजणीअर्ज.

महोदय/महोदया,

आपल्या विनंतीवरुन वरील अर्जाप्रमे आपल्या ताब्यात असलेल्या गाटाईचे कब्जेदार इकडील भुलभागक यांनी नेमलेल्या तारखेस मोजणी रेखुन आपले व हजर कब्जेदार व भोगवटादार मोजणी केलेली हाते.इकडील अभिलेखाच्या आधारे आपणास एकोणा खुणा दाखविल्या आहेत.त्यावरुन आपण एकरकमी रु.[illegible] भरले असलेने सदर संपादेशक जमाव दिलेला आहे.तरी प्रकरणी शर्तीस अ.ई.आता मोजणी प्रकरणी कुणी हरकत घेतली असल्यास तसेच मोजणी अर्ज दिलेले दिवस पासुन मोजणी नकाशाची क प्रत ३ दिवसी घेवुन जावी.

मोजणी प्रकार		मो. र. क्र.	तालुका	गांव /भाग	सि.स.न.	मोजणी दिनांक	हद्दी दाखविल्याचा दिनांक	क प्रत घेवुन जाणेची दिनांक
अतितातडी	उद्देश							
	हद्दकायम	१३४०	मुलुंड	नाहूर	५५९/५१	५/३/२०२२	४/३/२०२२	७/३/२०२२

नगर भूमापन अधिकारी मुलुंड,मुलुंड.

अभिलेखपाल:

प्रस्तुत प्रकरणी सदर जाहीरी तक्रारीचे अनुषंगाने तोकणी केले आहे. वी.एल.डी.क्षेत्रक देवर पुढील नियमाधिन कार्यवाही करावी.

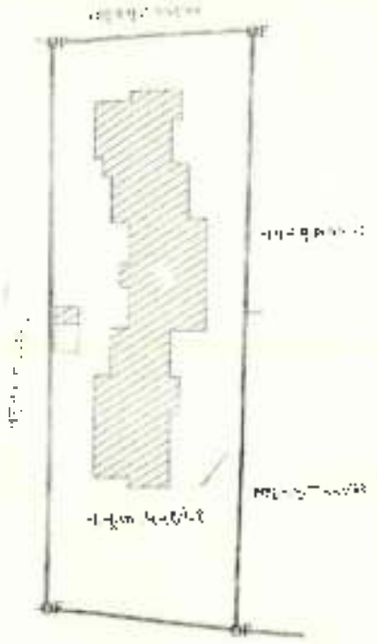
ADJ/1100301/546/2021/K

F 57 ते

Scanned with CamScanner

'क' प्रत

नगर भूमापन - नाहुर
तालुका :- कुर्ला
जिल्हा :- मुंबई उपनगर



लघु रस्ता

मोजणी दिनांक : ०४/०३/२०२०

हद दाखविली दिनांक : ०४/०३/२०२०

मोजणी कारणार - (श्री एस.बी.पिंगळे)
न.भू.क्र.१

उपअधीक्षक भूमि अभिलेख
कुर्ला

शिरस्तेदार
नगर भूमापन अधिकारी
मुलुंड

नगर भूमापन अधिकारी
मुलुंड

कुर्ला ४
3090 | 04 | 961
२०२२

Scanned with CamScanner

फरल ४
३९७० | ७६ | १६५
२०२२

16/07/2021 Index-I

11:45:20 16/07/2021 Note: -Generated through eSearch Module, for original report please contact SRO office.	**List No.2**	Secondary Registrar Co-Du. Kurla 2 Darkhas No. : 11134/2013 Register Regn. 63m

Name of the village: 1) Nahur

(1) Type of deed	Development Agreement
(2) Consideration	78569500
(3) Market price (in case of lease, the ratepayer levies that the lessee should mention it.)	55852000
(4) Survey, subdivision and license number (if any)	1) Name of the Municipality: Mumbai Ma.na.pa. Other Description:, Other Information:, Other Information: Land & Construction Plot No. 14, CTS No. 551/51, Area 1679 Sq. M, Navayog Apartment, Village Nahur (CTS Number: 551/51; Plot Number: 14;)
(5) Area	1) 1679 sq.m.
(6) Ward assessment or, udy is given.	
(7) The name and address of the respondent, if any, or the name of a guardian of an invalid court, the name and address of the respondent.	1) Name: -Navayog Apartments Co-operative Housing Society Limited Chairman Sruti Kishor Age: -66 Address: -Plot No: -, Floor No: -, Building Name: Navayog, Block No: Plot No 14, Road No: Vishwakarma Marg,, PIN Code: -400080 PAN No: - AADPN1064A 2) Name: Gerald, Secretary, Navayog Apartments Co-operative Housing Society Ltd. Age: -58, Address: -Plot No: -, Floor No: -, Building Name: Navayog, Block No: Plot No 14, Road No: Vishwakarma Marg,, PIN Code: -400080 PAN No: - AOFP0106SA 3) Name: - Treasurer of Navayog Apartments Co-operative Housing Society Limited Raghunath Sing Age: -51, Address: -Plot No: -, Floor No: -, Building Name: Navayog, Block No: Plot No. 14, Road No: Vishwakarma Marg,, PIN Code: -400080 PAN No: - AASPJ1688J
(8) The name and address of the respondent, if there is an order or order of the party said by the decisions or of the civil court.	1) Name: -Ritesh Vitthaldas Shah, Director, Right Developers Pvt. Ltd. Age: -36, Address: -, Plot No: A2, Floor No: -, Building Name: Shri Krishna Complex, Block No: -, Road No: Western Express Highway,, PIN Code: -400066 PAN No: - AAGCR2173G 2) Name: -Right Developers Pvt Ltd Director Bhavesh R Shah on Behalf of Attorney Ritesh Vitthaldas Shah, Age: -35, Address: -Flat No. A2, Floor No: -, Building Name: Shri Krishna Complex, Block No: -, Road No: Western Express Highway,, PIN Code: -400066 PAN No: - AAGCR2173G 3) Name: -Director of Right Developers Pvt Ltd Vitthaldas P Shah Age: -75, Address: -Plot No: A2, Floor No: -, Building Name: Shri Krishna Complex, Block No: -, Road No: Western Express Highway,, PIN Code: -400066 PAN No: - AAGCR2173G
(9) Date of filing the document	2013-11-25
(10) Date of registration or, darkhas	2013-11-27
(11) Serial number, volume and page	11134/2013
(12) Stamp duty as per market price	3928750
(13) Registration fee as per market price	30000
(14) Share	
Details of, nsideration, for exemption,	
Article under, ee is stamp paid by: -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

https://freesearchigrservice.maharashtra.gov.in/sanpdf/HTMLReportSuchiKramank.aspx

ADJ/1100901/546/2021/IK

करल ४
३ ९७० | ६७ | २६५
२०२२

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4
MUMBAI SUBURBAN DIST.

बहुला 8
3690 | 67 | 94
2022

Annexure- "G"

General List of Amenities & Facilities Considered

1. **STRUCTURE**
   - The building will be designed and planned by eminent Architects of International Repute.
   - RCC Frame structure designed for earthquake resistance as per the current relevant IS code 1893 for seismic zone III for [illegible] building design.
   - Design Mix Concrete for RCC Work

2. **ELEVATION**
   - An Breathtaking and beautiful low maintenance Elevation

3. **WINDOWS**
   - Granite Framing on all the sides of window opening.
   - Anodized Aluminium sliding windows with Float glass.
   - Low height Window in Living room.

4. **FLOORING**
   - Vitrified / Granamite Tiles in Hall, Bedroom, Kitchen and passages with 4" skirting.
   - Designer Ceramic tiles in Toilet with matching coloured glazed dado.

5. **MASONRY**
   - 150mm thick external walls in Blockwork
   - 100mm thick internal walls in Blockwork

6. **PLASTER**
   - External plaster shall be waterproof Sand faced plaster in two coats.
   - Internal Gypsum plaster on walls and Ceiling.

7. **KITCHEN**
   - Granite kitchen platform with stainless steel sink with designers coloured Glazed tiles on walls.
   - Exhaust fan provision

8. **ELECTRIFICATION**
   - Concealed Copper wiring with ELCB and MCB protection.
   - Single/Three phase connection.
   - Adequate 5A & 15A connections
   - Modular switches, plug points etc. of reputed make viz Anchor or equivalent.
   - Exhaust Fans in Kitchen and Toilets.
   - Geyser in each Toilets.

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4

AD/[illegible]546/2021/IK
Page6 61 | ₹1

करल ४
३८१० | ४४ | १९५
२०२२

7. **TELEPHONE WIRING**
   - Telephone points in Living, Bedrooms & Kitchen.

8. **CABLE TV WIRING / INTERCOM CONNECTION**
   - Cable connection points
   - Video Door Phone and Intercom connection in Living rooms

9. **PLUMBING**
   - Good quality fittings in toilets for shower, taps etc.
   - Concealed UPVC pipes
   - Designer Wash Basin.
   - Hot & Cold Mixer in Shower & Tap.
   - European style WC (Wall Mounted.)
   - Vertical Drainage pipes shall be of PVC pipes
   - Underground drainage pipes shall be of good quality PVC pipes.
   - Provision for Washing Machine with inlet and outlet points.

10. **PAINTING**
   - Internal Paint –Plastic Paint.
   - External Paint – Water repellant, fungus proof Acrylic paint.

11. **CEILING AND PUNNING**
   - Punning- POP punning on all the walls.

12. **DOORS**
   - Doors- All doors will be flush doors with Laminate on it with Standard fittings

14. **WATER TANKS**
   - U. G. Tanks and O. H. tanks of required capacity with quality pumps and automatic control systems.

15. **WATERPROOFING**
   - Terrace, Lift M/c Room top slab, Bath, Toilets, W. C., Sinks, U. G. Tank, and O. H. Tank. All wet areas shall be adequately water proofed with Brickbat coba. I. P. S. China mosaic tiled surface waterproofing system. The same shall be backed by 10 Years Warranty.

16. **LIFTS**
   - Lifts of reputed make will be provided as per P. W. D. requirement

17. **COMMON FACILITIES**
   - Well-designed Entrance Lobby with nameplates / letter boxes etc.
   - Security Cabin
   - Paver tile pavement in entire compound except garden area.
   - Society Office
   - Servant Toilet

कुरला ४
30/10/2022

- Anti-termite treatment.
- Well Equipped Fitness Centre of area permitted by MCGM shall be constructed
- Decorative Compound wall with sufficient Lighting.
- Decorative Entrance Gate.
- Rain Water Harvesting System (if required)
- Bore Well in the premises.
- Landscaped garden (Subject to planning)

Note: Above Amenities are general in nature however amenities will be same for member and sale flat.

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4
ADJ/1100901/ 5461/2022/IK
Pages 63 ₹1

करत ४

३ एप्रिल २०२२





मालमत्ता पत्रक

विभाग/मौजे -- नाहुर | तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड | जिल्हा -- मुंबई उपनगर जिल्हा

सर्वे नंबर/हिस्सा नं./ट.प.नं.	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अकारणीचा किंवा भाड्याचा तपशील आणि त्यासंबंधी तपशीलाची नियत संख्या
५६१/५१	५५१/५१			
--		१२७१.०	क	--

भूकरमापकाचा शेरा	--
इकरारनामा/खरेदीखत क्रमांक वर्ष १९८२	[मेसर्स मिनर्व्हा डिलर्स प्रा.लि.] मा.उप जिल्हाधिकारी मुंबई यांचे कार्यालय आदेश क्र. डी एल एन/एल एन डी/सी ७३ दि. ५.७.८६ अन्वये पोट हिस्सा मंजूर झाले बरहु.
फेरफार	--
इतर हक्क	--
जिल्हाधिकारी शेरा	--

करल ४
३९०/०२/१६५
२०२२

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 4 निबंधक क्र. ४ मुंबई उपनगर जिल्हा (१) MUMBAI SUBURBAN DISTRICT (1)

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (ध) पट्टेदार (प) किंवा भाडे	साक्षांकन
०३/०३/१९८४	स्व.सु मेसर्स मिनर्व्हा डिलर्स प्रा.लि.तर्फे म.क्र. मुंबई अ.नगर ४०४५/७२ ता. ४.९.१९७२ रु.रुपये १,३२,७२८/- चे जि.नि.भू.अ. तथा न. भू.उ.क्र.१ आदेश क्र. ५५१/५१ ता. ३.३.८४	--	(H) नवरोज अपार्टमेंटस को. ऑ.हौ. सो. लिमिटेड-	न.भू.अ. मुलुंड
२५/०४/२००१	इकडील क्र.न.भू.अ.मु./नाहुर/न.भू.क्र.५५१/२५ इतर/२००१ दि.२५.४.२००१अन्वये चुक दुरुस्तीनुसार सन १९८८ची संपूर्ण रद्द केलली नोंद फक्त सरकारचे नाव कमी करुन पुनःलिखित करणेत आली.			फे.रद्द क्र.४४३ प्रमाणे नोंद - २००१-०४-२५ न.भू.अ. मुलुंड
१९/०८/२००२	न.भू.अ.मुलुंड यांचेकडील आदेश क्र.न.भू.अ.मु./नाहुर न.भू.क्र.५५१/५१,५५१/७६,५५१/७७/वि.सं सा.नो.दि.१९/१/२००२ ने विनशेती सारा नोंद ठेवली.			मही - १९/०१/२००२ न. भू. अ. मुलु
२४/०८/२०१५	-		मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील पत्रिपत्रक क्र.ना.भू.१/पि.प/अशरी नोंद / २०१५,पुणे दिनांक १६/२/२०१५ अन्वये मा.उप नि.अ.भू.अ.मुंबई उपनगर जिल्हा यांचेकडील पत्र दि२७/०४/२०१५ अन्वये उपरोक्त मिळकतीचे सेट प्रतिस्थापनी होऊन निर्गमित झालेने सदर मिळकत पत्रिकेवर दाखल असलेले अंकी क्षेत्र अक्षरी एक हजार सहाशे एकोणऐंशी पुर्णांक शून्य दशांश चौ.मी. दाखल केले	फे.रफार क्र.११५६ प्रमाणे नोंद - २४/०८/२०१५ न.भू.अ.मुलुंड

(पान नं.-- १)

ADJ/1103/2014 546 of IK
Page 65

भोगमत्ता पत्रक

विभाग/मौजे -- जेजुरी	तालुका/पं.स.मु.मा.का. -- न.भू.अ. मुलुंड	जिल्हा -- मुंबई उपनगर जिल्हा
सर्वे नंबर / हिस्सा नंबर / प्लॉट नंबर: 290 / 03 / 964	धारणाधिकार	शासनाला दिलेल्या अकारणीचा किंवा वाहतुकीचा तपशील आणि त्याच्या फेर तक्रारीची निवारण केले:
२०२२ ५५१/५१		

नमुना नंबर -

छुरी नमुना -

न.भू.अ. मुलुंड
मुंबई उपनगर जिल्हा

श्री. एस. बी. पिंगळे
उ. भू. १

अर्ज क्रमांक ३२८
अर्ज प्राप्त दिनांक २१/१२/२२ चलन मूल्य ९००
चलन तारीख २१/१२/२२ नग्न ८
चलन दिनांक २१/१२/२२ ३०२
छुरी नमुना

नायब तहसीलदार
मुलुंड

तहसीलदार
मुलुंड

SEAL OF THE SUB-REGISTRAR KURLA No. 4
दुय्यम निबंधक कुर्ला - ४

करल ४
३ep० ५४ १६४
२०२२

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34201910111247018 D.P. Rev. dt. Refer Inward Number: T/2019/111247020 Payment Dated 16/10/2019

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

DP 2034 Remarks

To,

Mr./Mrs. Vicky B Dodia
Rite Developers Pvt Ltd 3rd Floor, Above Dena Bank, Nehru Road, Vile Parle East, Mumbai

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 551/51 of NAHUR Village situated in T Ward, Mumbai.

Ref : Application u/no. T/2019/111247020 Payment Challan No. DP34201910111247018 Dated 16/10/2019 certifying payment of charges made under Receipt no. 18200049250 Dated 16/10/2019

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.	551/51	
Village	NAHUR	
Development Plan 2034 referred to Ward	T	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	18.3 m
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	RSA2.1(Multipurpose Community Centre)	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	EOS1.4(Play Ground)	
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 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	

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.

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

546/2022/K
67 / 71

CHE/DP34201910111247018/DP/T

करण ४

३९० | ७५ | १६५

२०२२





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./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.4317/629/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 carrying out any development permission on the lands. (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

DP 2034 Remarks

3690 | 08 | 9EY

2022

Additional Information

Water pipeline Remark:

Water pipeline near the plot (3.43 meters far) has 300 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 27301704, 3.53 meters far) has invert level 30.21 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 32.60 meters and maximum 33.40 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) 551/51 of Village/Division NAHUR in T ward of M.C.G.M. as shown bounded blue on accompanying plan.
You are also requested to obtain remarks from Asst. Engineer (Survey) T 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. As Plan:

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

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4 MUMBAI SUBURBAN DIST. (BANDRA)

ADJ/1100901/5461/2021/K
Pages 69 | 71

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

CHE/DP3420191011124707/DP/7

कुरल

३९० | ७७ | १९५

२०२२





NAV-YOG APARTMENTS CO-OP. HOUSING SOCIETY LTD.

(Regn. No. BOM / HSG / 2875 dt. 2-4-71)

Regd. Office : Plot No. 14, Vishwakarma Marg, Nahur, Mulund (West), MUMBAI - 400 080

Ref. : _____ Date : _____

Extract of the Resolution passed in the Special General Body Meeting Of the Members of NAVYOG APRTMENTS CO-OPERATIVE HOUSING SOCIETY LTD held on 27th June , 2021.

"It is resolved that draft of Development Agreement submitted by Developers i.e. ; **M/s K. Ajmera Developers** is approved by the members of the society of the society."

" It was also unanimously resolved to authorize the office bearers of the Society viz. **1. Mr. S. Vaidyanathan (Secretary) 2. Mr. Osborn Monteiro (Chairperson) & 3. Mr. Raghunath S. Jog (Treasurer)** are empowered and authorized jointly on behalf society , to take appropriated decisions from time to time and to finalize and to execute and to sign and register the Development Agreement, Power of Attorney and Permanent Alternate Agreement or any other document of the society in favour of the Developers **M/s K. Ajmera Developers**, for the redevelopment of the society's property."

करण ५
३०९० | २० | Sep
२०२१

Proposed By: Mr.Hemant Bhanushali

Seconded By: Mr. Richard D'Souza
27th June_____2021

For **NAVYOG APARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD.**

Chairman **Secretary** **Treasurer**



NAV-YOG APARTMENTS CO-OP. HOUSING SOCIETY LTD.

(Regn. No. BOM / HSG / 2875 dt. 2-4-71)

Regd. Office : Plot No. 14, Vishwakarma Marg, Nahur, Mulund (West), MUMBAI - 400 080

Ref. : _____ Date : _____

Extract of the Resolution passed in the Special General Body Meeting of the Members of NAVYOG APARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD held on 16 th June ,2021.

"It is Unanimously Resolved by all the members of the Society to Conditionally appoint New Developer i.e., **M/s. K. Ajmera Developers** for further construction and Redevelopment of the Society Property subject to cancellation of old Developers".

करत ४
३९० | ७ | २६५
२०२२

Proposed By: Smt.Nalini Thakkar

Seconded By: Shri Manoj Murudkar

16th June 2021

For **NAVYOG APARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD.**

Chairman **Secretary** **Treasurer**

NAVYOG APARTMENTS CHS LTD. MULUND (W) MUMBAI-400 080

THE SEAL OF THE SUB-REGISTRAR KURLA No. 4 MUMBAI SUBURBAN DIST. (BANDRA)

24/02/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 3855/2022

नोंदणी :

Regn.63m

गावाचे नाव : माहुल

(1)विलेखाचा प्रकार	रद्दलेख
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्टयाच्या बाबतीतपटटाची आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर माहिती: सदर दस्त हे मूळ दस्त क्र. कर्ल-2/11134/2013 आणि कर्ल-2/11135/2013 चे रद्दपत्र आहे व इतर वर्णन दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 551/51 ;))
(5) क्षेत्रफळ	1) 0 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:-साईट डेव्हलपर्स प्रा लि चे संचालक दिनेश रही वय:-43; पत्ता:-प्लॉट नं: शॉप न. 27, माळा नं: -, इमारतीचे नाव: साईट बिलस, कांदिवली टनावर सीएचएस्टन, ब्लॉक नं: एम. जी. रोड , रोड नं: कांदिवली पश्चिम, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AACCR2173G
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-नवयोग अपार्टमेंट्स को ऑप हौ सो लि चे सेक्रेटरी एस वैद्यनाथन वय:-66; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नवयोग अपार्टमेंट्स को ऑप हौ सो लि, ब्लॉक नं: प्लॉटनं. 14, विश्वकर्मा मार्ग (आता जाहूर रोड), रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AAAAN1667R 2): नाव:-नवयोग अपार्टमेंट्स को ऑप हौ सो लि चे सेक्रेटरी एस वैद्यनाथन वय:-66; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नवयोग अपार्टमेंट्स को ऑप हौ सो लि, ब्लॉक नं: प्लॉटनं. 14, विश्वकर्मा मार्ग (आता जाहूर रोड), रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AAAAN1667R 3): नाव:-नवयोग अपार्टमेंट्स को ऑप हौ सो लि चे डेप्युटी रघुनाथ ओक वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नवयोग अपार्टमेंट्स को ऑप हौ सो लि, ब्लॉक नं: प्लॉटनं. 14, विश्वकर्मा मार्ग (आता जाहूर रोड), रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई पिन कोड:-400080 पॅन नं:-AAAAN1667R
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/02/2022
(10)दस्त नोंदणी केल्याचा दिनांक	24/02/2022
(11)अनुक्रमांक,खंड व पृष्ठ	3855/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मूल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दुय्यमनिबंधकसुमार आवश्यक नाही कारणाचा तपशील दस्तऐवजसुमार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Document IS Will Revokation Type

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका कर नोंदवही अद्ययावत करणे आवश्यक आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वत: जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevent records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 24/02/2022) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NAVYOG APARTMENTS CHSL	eChallan	691033320220223136 18	MH013541749202122E	500.00	SD	0006601669202122	24/02/2022
2	NAVYOG APARTMENTS CHSL	eChallan		MH013541749202122E	100	RF	0006601669202122	24/02/2022
3		DHC		2402202211727	500	RF	24022022117270	24/02/2022

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

