Receipt (pavti)

513/13036
Tuesday,September 27 ,2022
5:57 PM

पावती

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

पावती क्रं.: 13900 दिनांक: 27/09/2022

गावाचे नाव: मजास
दस्तऐवजाचा अनुक्रमांक: बदर17-13036-2022
दस्तऐवजाचा प्रकार : हमीपत्र
सादर करणाऱ्याचे नाव: ज्ञानप्रकाश - शुक्ला

नोंदणी फी	रु. 1000.00
दस्त हाताळणी फी	रु. 540.00
पृष्ठांची संख्या: 27	
एकूण:	रु. 1540.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
6:11 PM ह्या वेळेस मिळेल.

सह.दु.नि.का.अंधेरी-6

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

बाजार मुल्य: रु.0.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.540/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2709202204473 दिनांक: 27/09/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.1000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008332335202223E दिनांक: 27/09/2022
बँकेचे नाव व पत्ता:
नोंदणी फी माफी असल्यास तपशिल :-
1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 27/09/2022

1/1

CHALLAN
MTR Form Number-6

GRN	MH008332335202223E	BARCODE		Date	27/09/2022-11:19:48	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BDR17__JT SUB REGISTRAR ANDHERI 6	Full Name	Gyanprakash Shukla
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	CTS NO 45 part 48 48/ 1to37
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	village majas part 1 taluka andheri bandrekar wadi
0030083301 Registration Fee	1000.00	Area/Locality	jogeshwari east
		Town/City/District	
		PIN	4 0 0 0 6 0
		Remarks (If Any)	
		SecondPartyName=SRA~	
		Amount In Words	One Thousand Five Hundred Rupees Only
Total	1,500.00		

बदर-१७/ ७३०३६ | ७ | २७ | २०२२

DEFACED ₹1500.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022092712646	2768818890
Cheque/DD No.		Bank Date	RBI Date	27/09/2022-11:20:57	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9323645718

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

THE SEAL OF THE SUB REGISTRAR ANDHERI ★ MUMBAI SUBURBAN DIST. (MAHARASHTRA) ★

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-513-13036	0004144328202223	27/09/2022-17:57:15	IGR554	500.00
2	(iS)-513-13036	0004144328202223	27/09/2022-17:57:15	IGR554	1000.00
			Total Defacement Amount		1,500.00

Print Date 27-09-2022 05:58:55

D ocument H andling C harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2709202204473	Receipt Date	27/09/2022

Received from gyanprakash - shukla, Mobile number 9323645718, an amount of Rs.540/-, towards Document Handling Charges for the Document to be registered on Document No. 13036 dated 27/09/2022 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District.

DEFACED
₹ 540
DEFACED

Payment Details

Bank Name	IBKL	Payment Date	27/09/2022
Bank CIN	10004152022092704101	REF No.	2789151122
Deface No	2709202204473D	Deface Date	27/09/2022

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

बदर-१७/
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THE SEAL OF THE JOINT SUB-REGISTRAR ... MUMBAI SUBURBAN DIST. (BANDRA-6)

CHALLAN
MTR Form Number-6

GRN	MH008332335202223E	BARCODE		Date	27/09/2022-11:19:48	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BDR17__JT SUB REGISTRAR ANDHERI 6	Full Name	Gyanprakash Shukla
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	CTS NO 45 part 48 48/ 1to37
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	village majas part 1 taluka andheri bandrekar wadi
0030063301 Registration Fee	1000.00	Area/Locality	jogeshwari east
		Town/City/District	
		PIN	4 0 0 0 6 0
		Remarks (If Any)	SecondPartyName=SRA-
Total	1,500.00	Amount In Words	One Thousand Five Hundred Rupees Only

बदर-१७/ 9303 3 २७ २०२२

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	69103332022092712846 / 2768818690
Cheque/DD No.		Bank Date	RBI Date	27/09/2022-11:20:57 Not Verified with RBI
Name of Bank		Bank-Branch		IDBI
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Department ID : Mobile No. : 9323645718

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

बदर-१७
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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2709202204473	Date	27/09/2022
Received from gyanprakash - shukla, Mobile number 9323645718, an amount of Rs.540/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	IBKL	Date	27/09/2022
Bank CIN	10004152022092704101	REF No.	2789151122
This is computer generated receipt, hence no signature is required.			

27/09/2022

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

CONSENT-CUM UNDERTAKING

बदर-१७/		
93038	५	२७
२०२२		

To,
SLUM REHABILITATION AUTHORITY,
ANANT KANEKAR MARG,
BANDRA (EAST)
MUMBAI – 400051

I Mr. Gyanprakash Shukla aged 64 years carrying on business at Shukla Bhavan, 93/97 Mumbadevi Road, MZ Floor, Mumbai – 400003 in partnership in the name and style of Gyan S. P. Developers LL P (hereinafter referred to as the said LL P) do hereby declare ,state and confirm as under:-

Ref :- In the matter of LOI dated 22nd January 2021 for SR Scheme under Regulation 33(10) of DCPR 2034 on land bearing C.T.S. No 45(part),48 and 48/1 to 37 of Village Majas Part- I Taluka Andheri at Bandrekar Wadi, Jogeshwari (East) Mumbai 400060

And

In the matter of Intimation of Approval dated 26th February 2021 issued by SRA under Sub regulation 2.3 of Appendix IV of DCPR 2034.

I say that I am implementing the SRA Scheme on C.T.S. No 45(part),48 and 48/1 to 37 of Village Majas Part – I , Taluka Andheri at Bandrekar Wadi,Jogeshwari (East) Mumbai 400 060 "Said Property"

I also say that the respective Co-owners of the Said Property have by their letter of no objection and consent dated 21st October 2015 annexed hereto and marked as Exhibit "A" have given their consent, no objection to me or a company, partnership firm promoted by me to implement the SR Scheme on the Said Property and have given their unconditional consent to Slum Rehabilitation Authority to sanction the SR Scheme for the Said Property.

I say that in the circumstances, condition No 24 of the LOI interalia stands complied with.

Declared and confirmed at Mumbai This 27th day of September, 2022

(GYANPRAKASH SHUKLA)



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

बदर-१७/
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SLUM REHABILITATION AUTHORITY

No.: K-E/PVT/0244/20200312/LOI

Date: 22 JAN 2021

1. **Architect** : Shri. Mukesh Bahadur,
of M/s. Consultants Combined,
B-101, Manek Kunj (Meghwadi),
Dr. S. S. Rao Road, Lalbaug,
Parel, Mumbai – 400 012.

2. **Developer** : M/s. Gyan S.P. Developers L.L.P.
1 to 4, Shkula Bhavan, Mumbadevi Road,
Tambakata, Mumbai 400003.

3. **Society** : "Vijay Nagar Rahivasi Vikas Samiti SRA CHS (Prop.)"

Subject : LOI- For Proposed Slum Rehabilitation Scheme under the regulation 33 (10) of DCPR 2034 on land bearing C.T.S. no. 45(pt), 48, and 48/1 to 37 of Village Majas part 1, Tal.- Andheri, at Bandrekar Wadi, Jogeshwari (East) Mumbai-400060

Ref. : K-E/PVT/0244/20200312/LOI

Gentleman,

With reference to the above-mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Letter of Intent (LOI)** subject to the following conditions.

1. This Letter of Intent is issued on the basis of plans certified by the Architect and Developer and other relevant documents.

2. This LOI is valid for the period of 03 (Three) months. However, if IOA/CC are obtained for any one bldg. of the project then this LOI shall remain valid till validity of IOA/CC.

3. The built-up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc. the parameters shall be got revised from time to time.

The salient features of the scheme are as under:

Sr. No.	Description	Proposed parameters as per D.C.P.R.- 2034				
		Slum	Non Slum			Total
1.	Gross plot area for S.R. Scheme	9506.50	2535.00			12,041.50
2.	Total Deduction for	---				
(i)	02 nos. of 18.30 mt. wide Proposed D.P. Road on east & west side	2648.19	1450.20			4098.39
(ii)	Amenity as per Reg. 14(A) of D.C.P.R.-2034	120.02	54.24			174.26
	Total [1- 2 (i + ii)]	2768.21	1504.44			4272.65
3.	Net area of plot for density calculation as per Cl. 3.12(A) of 33(10) of D.C.P.R.- 2034.	6738.29	1030.56			7768.85
4.	Addition for FSI purpose	2648.19	--			2648.19
5.	Total plot area for FSI purpose	9386.48	1030.56			10417.04
6.	Minimum FSI to be attained as per clause 3.8 of 33(10) of D.C.P.R.- 2034	4.00/ Sanctioned FSI, which ever is higher.	Zonal	Add FSI	TDR	
			1.00	0.50	0.90	
			2473.34 *			
7.	Incentive FSI: 1:1.05 i.e. more than 01 Ha. in Vijay Nagar Rahivasi Vikas Samiti SRA CHS (Prop.) Land Rate as per R.R. 2019-20: ₹ 60,800/- of CTS no. 48 & ₹62,800/- of CTS no. 45 for scheme. Construction Rate as per R.R. 2019-20: ₹ 27,500/- for scheme	1:1.05	--			
8.	Rehab Built up area (excluding areas under staircase & common passage)	14,590.70	--			14,590.70
9.	Rehabilitation Component	17,689.39	--			17,689.39
10.	Permissible Sale Component For Slum plot 17,685.47 x 1.05	18,573.86	--			18,573.86
	For Non-slum plot (1030.56 x 3.40)	--	2473.34 *			2,473.34
10a.	Permissible Sale Component on Road Set-back FSI (For non-slum plot) 1450.20 x 2.00 = 2900.40 As per stringent policy due to notice u/s. 37 (1AA) dtd. 07/03/2019					
	Road set-back FSI within permissible TDR = 80% of 0.90 of 1030.56 =		742.00 (within permissible TDR)			2,900.40
	Road set-back FSI Over and above permissible FSI = 2900.40 - 742 =		2158.40 (over & above permissible FSI)			
11.	Total Sale BUA proposed in-situ — Slum	18,573.86	--			
	Non slum (2473.34 + 2158.40)	--	4631.74 *			23,205.60
12.	Total BUA proposed to be consumed in-situ	33,164.56	4631.74 *			37,796.30
13.	FSI proposed to be consumed/ in-situ	3.53	4.49			
14.	Spill over TDR generated in the scheme	--				
15.	No. of Eligible slum dwellers to be accommodated in scheme.					
	Eligible Rehab Residential	--				
	Eligible Rehab Comm.	--				
16.	No. of PAP tenements in the Scheme generated in scheme as per Cl. 3.12(A) of Reg. 33 (10) of D.C.P.R.- 2034.	165 Nos.				165 Nos.
17.	No. of Provisional PAP tenements in the Scheme generated in scheme as per Cl. 3.12(C) of Reg. 33 (10) of D.C.P.R.- 2034.					
	Provisional PAP Residential	269 Nos.	--			269 Nos.
	Provisional PAP Commercial	05 No.	--			05 No.

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THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 8 MUMBAI SUBURBAN DIST. (BANDRA)

* Subject to purchase of Slum TDR/Incentive FSI as per Govt. policy.

4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer /Society or Owner are proved fraudulent/misappropriated before the Competent Court/AGRC and if directed by Competent Court /AGRC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under provisions of IPC 1860 and Indian Evidence Act.1872.

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5. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural & Development charges as per Slum Rehabilitation Authority policy.

6. The Developer shall hand over PAP tenements if any within 30 days after grant of OCC. The said PAP tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.mt. free of cost.
The PAP tenements shall be marked as a PAP tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.

7. The Amenity Tenements as mentioned in salient features condition no.3 shall be handed over within 30 days from the date of issue of OCC of Composite bldg. & handing over/Taking over receipt shall be submitted to SRA by the developer.

Sr. No.	Amenity	Numbers	Amenity handed over to
1	Balwadi	02	Handed over to the women and child Welfare Department, Government of Maharashtra.
2	Welfare Centre	02	Handed over to the slum dwellers society.
3	Amenity-1	02	Handed over to the slum dwellers society or to SRA as directed by CEO(SRA)
4	Amenity -2	02	Handed over to the slum dwellers society or to SRA as directed by CEO(SRA)
5	Society office	04	Handed over to the slum dwellers society.
6	Community Hall	01	Handed over to the slum dwellers society.

8. The conditions if any mentioned in certified Annexure-II which will be issued by the Competent Authority, it shall be complied and compliances thereof shall be submitted to this office in time.

9. The Developer shall submit various NOCs including that from MCGM as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.

10. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1st [illegible] building as mentioned below
Plot area up to 4000 sq.mt. → 36 months.
Plot area between 4001 to 7500 sq.mt. → 60 months.
Plot area more than 7500 sq.mt. → 72 months.
In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.

11. The Developer shall register society of all Eligible slum dwellers to be re-housed under Slum Rehabilitation Scheme before allotment of Rehab tenements. After finalizing the allotment of Project Affected Persons (PAP) by the Competent Authority they shall be accommodated as members of registered society.

12. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs. 200/- non- judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.

13. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.

14. A) The Society/Developer/Architect shall display the copy of approved LOI on the notice board of Society and/or in the area at conspicuous place. The photo of such notices pasted shall be submitted to concern Ex. Engineer (SRA) with in a period of two weeks from the date of this LOI.

    B) That Developer/society shall give wide publicity by way of advertisement in a prescribed format for the approval of S. R. scheme at least in one local Marathi newspaper in Marathi script & English newspaper in English script and copy of such newspapers shall be submitted to concern Ex. Engineer within two months from the date of LOI.

15. The IOA/Building plans will be approved in accordance with the modified Development Control Promotion Regulations 2034 and prevailing rules, policies and conditions at the time of approval.

16. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.

17. That proper safety measures like barricuding, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical staff shall be solely responsible for safety.

18. That you shall submit certified slum plan & Annexure II by competent authority shall be submitted before demolishing structures and obtaining plinth CC to 1st building in the layout.

19. That you shall abide with the SRA circular issued from time to time.

20. That you shall submit Civil Aviation NOC before asking [illegible] CC.

21. That you shall submit NOC from MOEF Dept. before CC [illegible] sq.mt. construction of Rehab component, as per circular dtd. [illegible]/2016 of Environment dept. Govt. of Maharashtra.

22. Since the width of access through the Jogeshwari mata SRA CHS is less than 9.00 mtr. Hence further CC to the building cannot be granted for height beyond 32.0 mtr. If you intend to get CC beyond 32 mtr. of building then access vide 18.30 mtr. D.P. road from east side shall be made available by developer.

23. That you shall submit before asking plinth CC, Registered undertaking & indemnity bond from developer for,
    a) Not misusing stack parking system.
    b) The society members will not blame CEO (SRA) & it's staff for failure of mechanical parking system in future.

c) Developer will maintain the parking System for Rehab Bldg. for 10 years.

d) Not misusing stilt/pocket terrace/Part terrace for Rehab/Sale bldg.

e) That perspective buyers will not held liable to SRA for inadequate sub-standard sizes of Room/Artificially ventilated shaft in future.

f) That the prospective buyers will be made aware about building planning is with deficient open space and prospective buyers will not held liable to SRA in future for deficient open spaces in Sale building.

24. That you shall submit registered consent of the co-owners of the plot before asking CC.

25. To pursue with MCGM DP Department to get the DP 2034 rectified as per Government gazette dated 08/05/2018.

26. That you shall submit plot demarcation from CTSO/DSLR of plot /ref. as per SRA circular no. 159, before plinth CC

27. That you shall submit demarcation of DP Road before granting plinth CC.

28. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greeter Mumbai Ch.E.(MSDP/ Ch.E.(SP) / Asst. Commissioner of concerned ward, as the case may be if the same is required to be demolished for development under SRA. Till the last slum stands in the scheme the requisite toilets blocks shall be maintained at the cost of developer.

29. That you shall submit registered undertaking before granting further CC to Sale building in layout u/ref. stating therein that, building is proposed with deficient open space as against required as per DCPR, 2034 & the perspective buyers should not blame CEO (SRA) & it's staff for the same & the same clause shall be incorporated in the sale agreement.

30. That the developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of strikes, Act-1996 and submit documentation to that effect in order to comply the various orders of Hon. supreme court of India in 1A127961/2018 in SWM(c) No.(s)1/2015.

31. That the work shall not carried out between 10.00 PM to 6.00 AM, only in accordance with rule 5A(3) of noise pollution (regulation & control) Rules 2000 & the provision of notification issued by Ministry of Environment & forest Dept.

32. That you shall maintain the parking System for 10 years will be submitted for Rehab building before granting further CC to rehab Bldg. in layout u/ref.

33. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM) / DMC(SWM) for providing segregation centres/OWC's and transportation & deposition of C & D waste generated from site to designated land fill sites as per C & D waste management plan rule 2016.

34. That compliance of all the conditions mentioned in the circular issued by GOM dtd. 28/08/2019 to the effect of amendment in sec. 15A of MRTP act 1971 shall be ensured by the Developer.

35. That you shall comply all the requisite conditions as per circular no. 122 of SRA regarding high-rise rehab building before OCC to Rehab building.

36. The developer shall submit various NOC's if and as applicable from the concerned authority from time to time during execution of S R scheme.

37. That you shall pay labour cess of 1% of total cost of construction (Excluding land cost) before granting plinth CC of respective Bldg. in scheme u/ref.

38. That you shall register with RERA Authority and submit the copy of registration as per RERA act.

39. That plinth CC shall be granted after adequate access from proposed 18.30 m. wide D.P. Road is made available by Developer.

40. That the permission granted to the S.R. Scheme shall be subject to final outcome of pending WP No. 785 of 2020 and the Developers shall Indemnity and keep indemnifying the SRA and its officer against any loss or damage due to grant of permission to the Scheme.

If applicant Society/Developer/Architect are agreeable to all these conditions, then they may submit proposal for approval of plans separately for each building, in conformity with the DCPR, 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

for Chief Executive Officer
Slum Rehabilitation Authority

(Hon'ble CEO (SRA) has approved the LOI)

बदर-१७/

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

Anexture 'A'

NO OBJECTION CERIFICATE

बदर-१७/		
9303E	92	२७
२०२२		

1). Kamlashankar Shukla
2). Baba Singh
3). Baban Pujari
4). Gaurishankar Tiwari
5). Gyanprakash Shukla
Date: 21st October, 2015.

To,
Slum Rehabilitation Authority (SRA),
Administrative Building,
Anant Kanekar Marg, Bandra (E),
Mumbai – 400051

Sub:- **No Objection for redevelopment of Property bearing Survey No.6-1A, Survey No.6-1B and Survey No.3(1), Survey No.3(2), having correspondent C.T.S. No. 45 (Pt) and 48 respectively, situated at Village Majas, Taluka South Salsette or Taluka Andheri, Bombay Suburban District, Jogeshwari East, Mumbai-400 060.**

We 1) Kamlashankar Shukla 2) Baba Singh 3) Baban Pujari 4) Gaurishankar Tiwari 5) Gyanprakash Shukla are the respective owners of our respective properties bearing Survey No.6-1A, Survey No.6-1B and Survey No.3(1), Survey No.3(2), having correspondent C.T.S. No.45 (pt) and 48 respectively, situated at Village Majas, Taluka South Salsette or Taluka Andheri, Bombay Suburban District, Jogeshwari East, Mumbai-400 060 hereinafter referred to as "Said Property" hereby give our irrevocable consent, No objection to our partner Mr. Gyanprakash Shukla or a company, partnership firm promoted by Mr. Gyanprakash Shukla to develop the Said Property under the Slum Rehabilitation Scheme herein after referred to as "SR Scheme". Further we hereby give our unconditional consent to you to sanction the SR Scheme on the Said Property.

for G.P.Shukla P.B.Patil G.P.Shukla G.S.Tiwari

Kamlashankar Shukla – Baba Singh – Baban Pujari – Gyanprakash Shukla – Gaurishankar Tiwari

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

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SLUM REHABILITATION AUTHORITY

Administrative Building, Pr. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

Intimation of Approval under Sub regulation 2.3 of Appendix - IV
~~of D.C.R. No. 33 (10) Dt. 15.10.97 of Brihanmumbai.~~
of D.C.P.R No.33 (10) Dt. 13.11.2018 for Brihanmumbai.

No. ~~SRA/ENG~~ /K-E/PVT/0244/20200312/AP/R 26 FEB 2021

Rehab Building

To,
M/s. Gyan S. P. Developers LLP
1 to 4, Shukla Bhavan, Mumbadevi Road,
Tambakata, Mumbai-400 003.

With reference to your Notice, letter No. 5774 dated 11/02/2021 and delivered on 11/02/2021 and the plans, Sections, Specifications and Description and further particulars and details of your building at CTS No. 45(pt), 48, 48/1 to 37 of Village Majas part 1, Tal.-Andheri at Bandrekarwadi, Jogeshwari (E), Mumbai-400 060 For Vijay Nagar Rahivasi Vikas Samiti SRA CHS (Prop.).

furnished to me under your letter, dated 11/02/2021 I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions :

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

A.1) That the Commencement Certificate u/s. 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.

A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)

A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.

A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.

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Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the _____ day of _____ 20 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

Your attention is drawn to the,special Instructions and Notes accompanying this Intimation of Approval

Executive Engineer, (S.R.A.)

SPECIAL INSTRUCTIONS

(1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive. Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.

(3) Proposed date of commencement of work should be communicated to this office.

(4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.

(5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before .the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Approval.

THE SEAL OF THE JOINT SUB-REGISTRAR ASSURANCE NO. 5 OF MUMBAI SUBURBAN DIST. (BANDRA)

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NOTES

(1) The work should not be started unless objections _____ are complied with.

(2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.

(3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted alongwith the building completion certificate.

(4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.

(5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer of M.C.G.M. with the required deposit for the construction of carriage entrance, over the road side drain.

(6) The owners shall intimate the Hydraulic Engineer of M.C.G.M. or his representative in wards of M.C.G.M. atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.

(7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris etc. should not be deposited over footpaths or public street by the owner/architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.

(8) The work should not be started unless the compliance of abovesaid conditions is approved by this department.

(9) No work should be started unless the structural design is submitted from LSE.

(10) The work above plinth should not be started before the same is shown to this office Sub-Engineer (SRA) concerned and acknowidgement obtained from him regarding correctness of the open spaces dimension.

(11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation of Greater Mumbai will require time to consider alternative site to avoid the excavation of the road and footpath.

(12) All the terms and conditions of the approved layout/sub-division/Amalgamation under No._____ should be adhered to and complied with.

(13) No building/Drainage Completion Certificate will be accepted and water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the concerned Ex. Engineer of M.C.G.M. and as per the terms and conditions for sanction to the layout.

(14) Recreation ground or amenity open space should be developed before submission of building Completion Certificate.

(15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of concerned. Ex-Engineer of M.C.G.M. including asphalting, lighting and drainage before submission of the building Completion Certificate.

(16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.

(17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of 0.125 cubic metres per 10 Sq.Mtrs below pavement.

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(18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of the bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.

(19) No work should be started unless the existing structures or proposed to be demolished are demolished.

(20) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the Chief Engineer [SRA] is satisfied with the following :

(i) Specific plans in respect of evicting or rehousing the existing tenants on your plot stating their number and the area in occupation of each.

(ii) Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accomodation in the proposed structure.

(iii) Plans showing the phase programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.

(21) In case of additional floor no work should be started during monsoon which will give rise to water leakage and consequent nuisance to the tenants staying on the floor below.

(22) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.

(23) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.

(24) It is to be understood that the foundations must be excavated down to hard soil.

(25) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

(26) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing from the Chief Executive Officer of Slum Rehabilitation Authority.

(27) All gully traps and open channel shall be provided with right fitting mosquito proof covers as per relevant I. S. specifications.

(28) No broken bottle should be fixed over boundary walls. The prohibition refers only to broken bottles & not to the use of plains glass for coping over compound wall.

(29) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

24/2/21

Executive Engineers, (S.R.A.)

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

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K-E/ PVT/0244/20200312/AP/R

5) That the minimum plinth height shall be 30 cm. above the surrounding ground level or in areas subject to flooding the height of plinth shall be at least 60 cm. above the high flood level.

6) That the low lying plot shall be filled up to a reduced level of atleast 92 T.H.D. or 15 cm. above adjoining road level whichever is higher with murum, earth, boulders etc. and shall be leveled, rolled, consolidated and sloped towards road.

7) That the internal drainage layout shall be submitted & got approved from concerned Asst. Engineer (SRA) and the drainage work shall be executed in accordance with the approved drainage layout.

8) That the existing structure proposed to be demolished shall be demolished with necessary phase program by executing agreement with eligible slum dwellers.

9) That the Registered site supervisor through Architects/Structural Engineer shall be appointed before applying for C.C. & quarterly report from the site supervisor shall be submitted through the Architect/Structural Engineer certifying the quality of the construction work carried out at various stages of the work.

10) That no construction work shall be allowed to start on the site unless labour insurance is taken out for the concerned labours and the same shall be revalidated time to time. And the compliance of same shall be intimated to this office.

11) That the Registered Undertaking from the Developer and Society shall be submitted for the following :
   i) Not misusing stilt.
   ii) To Demolish the excess area if constructed beyond permissible I.O.D.
   iii) To demolish the Transit camp constructed outside on site within 1 month of Rehab OC & may be directed by SRA.

12) The Structural designs and the quality of materials and workmanship shall be strictly as per conditions laid down in Regulation 45 of DCR 1991 amended up to date.

13) That the individual consent agreements of eligible slum dwellers shall be submitted.

14) That the C.C. shall be released as per the co-relation Rehab BUA & P.R.C. in words policy as may be decided by SRA.

15) That you shall submit the NOC's as applicable from the following concerned authority in the office of Slum Rehabilitation Authority at a stage at which it is insisted upon by the concerned Executive Engineer (SRA).

Sr. No.	NOC's	Stage of Compliance
1	A.A. & C. 'K/E'-Ward	Before Plinth CC of Sale wing/bldg.
2	H.E. from MCGM	Before Plinth CC.
3	Tree Authority/ Registered Consultant as per EODB	Before Plinth CC.
4	Dy. Ch. Eng.(SWD) W.S./ Registered Consultant	Before Plinth CC.

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	i) Regarding Internal SWD ii) Regarding Training of Nalla.	Before Further CC.
5	Dy. Ch. Eng.(S.P.) (P & D)	N.A.
6	P.C.O.	Before Plinth CC.
7	BEST / TATA / Reliance Energy / MSEB / Electric Co.	Before Plinth CC.
8	E.E. (T & C) of MCGM/Consultant for Parking Layout as per EODB	Before Further CC.
9	CFO NOC	Before Plinth CC.

16) All the conditions of Letter of Intent shall be complied with at appropriate stages or before asking for occupation certificate of Rehab building as may be directed.

17) That the design and construction of the proposed building will be done under supervision of Registered Structural Engineer as per all relevant I.S. Codes including seismic loads fire engine loads, precautions for submerged structural members, as well as under the supervision of Architect and Licensed Site Supervisor.

18) High-Rise Rehab Building:

a. To appoint the Project Management Consultant and third party Quantity auditor for the supervision and quality audit of high rise building at various stages. The Project Management Consultant appointed for the scheme shall submit quarterly progress reports to Slum Rehabilitation Authority.

b. To insist upon Developer to enter into tri-partite Registered agreement between Developer, Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the High-rise Rehab/Composite building.

c. Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

d. To insist the developer to install fire fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite registered agreement between Developer, Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the High-rise Rehab/Composite building.

e. Entire maintenance cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

f. To insist upon Developer to get the structural design of buildings having height more than 24 mt. peer reviewed from another registered structural engineer / educational institute.

g. As per recent policy guidelines sanctioned u/no. SRA/ENG/3371 dated 15/06/2008, quality audit of buildings proposed in the scheme shall be insisted.

f. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.

THE SEAL OF THE CHIEF EXECUTIVE OFFICER MUMBAI SUBURBAN DIST. (BANDRA)

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B. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE: -

1) That a plan showing the dimensions of the plinth and the available open spaces certified by the Architect shall be submitted and the same shall be got checked & certified by the concerned Sub Engineer (SRA) /EODB.

2) That the stability certificate for work carried out upto plinth level/stilt level shall be submitted from the Lic. Structural Engineer.

3) That the quality of construction work of bldg. shall be strictly monitored by concerned Architect, Site supervisor, Structural Engineer, Third Party Quality Auditor and Project Management Consultant. The periodical report as regards to the quality of work shall be submitted by Architect along with test result.

C. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE GRANTING O.C. TO ANY PART OF THE PROPOSED BUILDING.

1) The Building Completion Certificate in prescribed Performa certifying work carried out as per specification shall be submitted.

2) That some of the drains shall be laid internally with C.I. pipes.

3) That you shall develop the layout access/D.P. Road/setback land including providing streetlights as per the remarks/specifications MCGM. And submit the completion certificate from E.E. (Road Construction) as per the remarks.

4) That the dustbin shall be provided as per requirement.

5) That carriage entrance over existing SWD shall be provided and charges if any for the same shall be paid to MCGM before requesting occupation.

6) That the surface drainage arrangement shall be provided in consultation with E.E. (SWD) as per the remarks and a completion certificate shall be obtained and submitted before requesting for occupation certificate/B.C.C.

7) That the requirements from the M.T.N.L./ Reliance Energy /concerned electric Supply Co. shall be complied and complied with before seeking occupation permission.

8) That the Architect shall submit the debris removal certificate before requesting for occupation permission.

9) That 10'-0" wide paved pathway up to staircase shall be provided.

10) That the surrounding open spaces, parking spaces and terrace shall be kept open and unbuilt upon and shall be levelled and developed before applying to grant permission to occupy the building or submitted with B.C.C. whichever is earlier.

11) That the name plate/board showing Plot No., Name of the Bldg. etc. shall be displayed at a prominent place.

12) That the N.O.C. from Inspector of Lifts, P.W.D. Maharashtra, shall be obtained and submitted to this office.

13) That the drainage completion Certificate from E.E. (S.P.) (P & D) for provision of septic tank/soak pit/STP shall be submitted.

14) That stability Certificate from Structural Engineer in prescribed Performa 'D' along with the final plan mounted on canvas shall be submitted.

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15) That the single P.R. cards for the amalgamated plot shall be submitted.

16) That layout R.G. shall be developed as approved by SRA.

17) That the N.O.C. from the A.A. & C. 'K/E' Ward shall be obtained and the requisitions, if any shall be complied with before O.C.C.

18) That the list of slum dweller to be accommodated in the building shall be submitted in duplicate before submitting BCC.

19) That the completion certificate from Tree Authority of MCGM shall be submitted.

20) That the Rain Water Harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd.10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.

D. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE B.C.C.

1) That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.

2) That you shall have to maintain the rehab building for a period of 3 years from the date of granting occupation to the rehab bldg.

3) That the Amenity Tenement i.e. 02 nos. of Balwadi, 02 nos. of Welfare center, 02 Nos. of Amenity -1, 02 Nos. of Amenity-2 and 04 Nos. of Society Office shall be handed over to the slum dwellers society to use for specific purpose only, within 30 days from the date of issue of OCC of Rehab bldg.

NOTES:

1. That C.C. for sale building shall be controlled in a phasewise manner as decided by CEO (SRA) in proportion with the actual work of rehabilitation component as per Circular No. 98, 104, 172 & 192.

2. That no occupation permission of any of the Sale building/sale area shall be considered until Occupation Certificate for equivalent Rehabilitation area is granted.

3. That CEO (SRA) reserves right to add or amend or delete some of the above or all the above mentioned conditions if required, during execution of Slum Rehabilitation Scheme.

24/2/12

Executive Engineer
Slum Rehabilitation Authority

S.E. (SRA)-K/E

A.E. (SRA)- K/E

THE SEAL OF THE JOINT SUB-REGISTRAR ASSURANCE NO. 8 MUMBAI SUBURBAN DIST. (BANDRA)

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भारत सरकार
GOVERNMENT OF INDIA

ज्ञानप्रकाश शुक्ला
Gyanprakash Shukla
जन्म तिथि/ DOB: 10/09/1958
पुरुष / MALE

3123 1223 4657

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आत्मज: कमलाशंकर शुक्ला,
बिल्डिंग न 93,95, 97,
शुक्ला भवन, 5वाँ फ्लोर
फ्लैट न 1,2,3,4, मुम्बादेवी
रोड, ताम्बाकांटा, मुंबई,
मुंबई,
महाराष्ट्र - 400003

Address:
S/O: Kamlashankar Shukla, building no 93,95, 97,shukla bhavan, 5th floor, flat no 1,2,3,4, mumbadevi road, tambakanta, Mumbai, Mumbai,Maharashtra - 400003

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947, Bengaluru-560 001

THE SEAL OF THE JOINT SUB-REGISTRAR ASSURANCE NO. 5 ... MUMBAI SUBURBAN DIST. (BANDRA)



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AYDPS8542A

नाम/ Name
NIKHIL GYANPRAKASH SHUKLA

पिता का नाम/ Father's Name
GYANPRAKASH KAMALASHANKAR SHUKLA

जन्म की तारीख/ Date of Birth
06/09/1985

हस्ताक्षर/ Signature



17/02/2016

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THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 4
सह. दुय्यम निबंधक, अंधेरी क्र. ४
MUMBAI SUBURBAN DIST. (BANDRA)

भारत सरकार
Government of India



निखील शुक्ला
Nikhil Shukla
जन्म तारीख/DOB: 06/09/1985
पुरुष/ MALE
Mobile No: 9892336664

3888 3543 8798
VID : 9157 2549 5718 0256

मेरा आधार, मेरी पहचान

बदर-१७/
9303६ २५ २७
२०२२

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
6 फ्लोर रूम नं 1 और 2 शुक्ला भवन, पुकोंडी रोड,
मानपाडा, पुंबई, मुंबई,
महाराष्ट्र - 400603

Address:
6th Floor Room No 1 And 2 Shukla Bhavan,
Mumbadevi Road, Pydhonie, Mumbai,
Mumbai,
Maharashtra - 400003

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JOINT SUB-REGISTRAR ANDHERI NO. 5
THE SUBURBAN DIST. (MUMBAI)

513/13036
मंगळवार,27 सप्टेंबर 2022 5:57 म.नं.

दस्त गोषवारा भाग-1

बदर17
दस्त क्रमांक: 13036/2022

दस्त क्रमांक: बदर17 /13036/2022

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

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्याम तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. बदर17 यांचे कार्यालयात

अ. क्र. 13036 वर दि.27-09-2022

रोजी 5:50 म.नं. वा. हजर केला.

पावती:13900 पावती दिनांक: 27/09/2022

सादरकरणाराचे नाव: ज्ञानप्रकाश - शुक्ला

नोंदणी फी	रु. 1000.00
दस्त हाताळणी फी	रु. 540.00
पृष्टांची संख्या: 27	
एकुण:	1540.00

दस्त हजर करणाऱ्याची सही:

सह.दु.नि.का.अंधेरी-6
सह. दुय्यम निबंधक, अंधेरी क्र.-६,
मुंबई उपनगर जिल्हा.

सह.दु.नि.का.अंधेरी-6
सह. दुय्यम निबंधक, अंधेरी क्र.-६,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: हमीपत्र

मुद्रांक शुल्क: बंधपत्र

शिक्का क्र. 1 27 / 09 / 2022 05 : 50 : 29 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 27 / 09 / 2022 05 : 51 : 07 PM ची वेळ: (फी)

प्रतिज्ञापत्र

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण..२७...पाने आहेत

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

बदर-१७/
९३०३६ | २६ | २०२२

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दस्त गोषवारा भाग-2

बदर17
दस्त क्रमांक:13036/2022

दस्त क्रमांक :बदर17/13036/2022
दस्ताचा प्रकार :-हमीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:ज्ञानप्रकाश - शुक्ला पत्ता:प्लॉट नं: 93/97, माळा नं: मेझेनीन फ्लोअर , इमारतीचे नाव: शुक्ला भवन , ब्लॉक नं: -, रोड नं: मुम्बादेवि रोड , महाराष्ट्र, MUMBAI. पॅन नंबर:AJOPS1723R	विहून देणार वय :-63 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत हमीपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क.3 ची वेळ:27 / 09 / 2022 05 : 51 : 42 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविलात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:निखिल - शुक्ला वय:37 पत्ता:93/97 शुक्ला भवन कालबादेवि मुम्बई पिन कोड:400060	स्वाक्षरी		
2	नाव:रमेश - पांडे वय:49 पत्ता:ऑफ नो 12 विरुद्ध नमस्कार बिल्डिंग अन्धेरी पुर्व पिन कोड:400060	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:27 / 09 / 2022 05 : 52 : 13 PM

सह.दु.नि.का.अंधेरी-6
सह. दुय्यम निबंधक, अंधेरी क्र.-६,
मुंबई उपनगर जिल्हा.

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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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2		DHC		2709202204473	540	RF	2709202204473D	27/09/2022
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२०२२

बदर-१७/- 93036 /२०२२
पुस्तक क्रमांक १, क्रमांक 93036 वर नोंदला.
दिनांक: २७ माहे सप्टेंबर २०२२

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

8

SD - 500

RT - 1000