Confirming Party, however hereafter the same shall be regularly paid by **the Developer** until the date that Occupation Certificate is obtained for the new building/s to be constructed as contemplated hereunder.

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20. **The said Society** hereby authorize **the Developer** absolutely to carry on the actual re-development of **the said property** immediately on execution hereof and they shall be entitled to do so without any objection or interference from **the said Society** or any member/s and/or person/s claiming through, from, by, under or in trust for it/them. **The said Society, the Members of the said Society and the Confirming Party** shall co-operate with **the Developer** to facilitate re-development of **the said property**. Simultaneously on execution hereof **the Developer** has been put in juridical possession of **the said property** as Licensee thereof which said Licence shall continue for a period granted to complete the redevelopment contemplated hereunder and until all premises in the new building are handed over to the existing members and until all the salebale area sold by **the Developer** to the Third Parties and until such third parties are duly included as members of **the said Society** and valid share certificates and other documents are issued to such Third Parties in respect thereof and **the Developer** shall receive refund of all deposits from concern authorities which may have been deposited by Developers for the re-development contemplated hereunder;

21. It is further agreed by and between the parties that **the Developer** shall be utilising the entire FSI available on **the said property** at present and increase therein, if any, subject to compliance of its part of the obligations and entitlement of the parties to increase in FSI stipulated hereinabove and **the Developer** shall be exclusively entitled to use increased FSI in whatever form any further FSI, TDR or any other benefit which may become available on **the said property** .

22. **The Developer** shall be entitled to utilize all the potential in respect of **the said property** whether present or which hereinafter arises for any reason in respect of **the said property** or any part thereof. **The Developer** shall also be exclusively entitled to all or any other benefit arising out of the Ownership of or otherwise on **the said property** in the form of F.S.I and/or T.D.R. and/or otherwise in any manner whatsoever in respect of **the said property** whether present or future. **The Developer** shall also at liberty to use TDR from any other property on **the said property**, if desired, at Developer's own cost. **The said Society** and/or its Members shall have no share, right, title or interest in such TDR or benefit. **the Developer** shall be utilising the Additional FSI through Pro Rata and or V P Quota Upto 21st Floor At Developers Cost available on **the said property** at present and increase therein, if any, subject to compliance of its part of the obligations and entitlement of the parties to increase in FSI stipulated hereinabove

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and **the Developer** shall be exclusively entitled to use increased FSI in whatever form any further FSI, TDR or any other benefit which may become available on **the said property**. It Is Further Agreed Between the Parties that if the floor Extent to more than 21st Floor then the profit after Deducting the Construction cost and other charges will be equally 50% share by both Developer and Society.

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23. Simultaneously on execution hereof **the Developer** has been put in juridical possession of **the said property** as a licensee thereof which said license shall continue for the period granted to complete the redevelopment contemplated hereunder including extension/s thereto, if any;

24. **The Developer** shall be entitled to proceed and/or continue with the re-development of **the said property** and the construction of the new Building on **the said property** strictly in accordance with the plans in respect thereof approved by the MCGM and/or Concerned Authorities also in accordance with the rules and regulations of the concerned Municipal Corporation and other concerned authorities and the Development Control Rules and/or any Scheme that may be sanctioned by the Competent Authority. **The Developer** shall throughout hereafter and always keep save, harmless and indemnified **the said Society** and members, from and against all actions, suits, costs, charges, expenses, damages, fines, penalties, etc. resulting on account of any act or omission or any breach on the part of the **Developer** in re-developing **the said property** or any part thereof, of any rules, regulations terms or conditions or otherwise.

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The Developer shall be entitled and have the right to modify the approved Building Plans as they deem fit at their costs, charges and expenses provided the modifications are within or as per the provisions of approvals/ regulations/ ordinances for the time being in force and time and again issued by the Competent Authority, subject however to what is set out hereinabove and not affecting the right of **the said Society** and **its members and the Confirming Party** as agreed hereunder in any manner. **The Developer** shall pay all the fees of the Architects and R.C.C. Consultants appointed by them for the re-development of **the said property**.

26. Simultaneously with the execution hereof, **the said Society** shall execute an **Irrevocable Power Of Attorney** in favour of **the Developer** and/or their nominees as may be directed by **the Developer** and shall register the same alongwith this Development Agreement granting all powers unto the **Developer** to do all acts, deeds, things as may be necessary for development of **the said property** as contemplated hereunder including powers to sell, transfer, assign, mortgage and/or charge all the said premises and/or all the car parking spaces and other rights in the new building/s to be

constructed as contemplated hereunder (save and except the residential flats to be allotted to the existing members of **the said Society** and Car Parking Spaces to be allotted as per rules in respect thereof laid down by Municipal Corporation of Greater Mumbai (MCGM), SRA and/or such other Competent Authority and the residential flats to be allotted to **the Confirming Party** and/or permit user on leave and license and/or create third party rights in respect thereof. **The said Society, its Members and the Confirming Party** hereby confirms that on execution of this Development Agreement all the powers granted under Power of Attorney dated 17th April, 2010 registered with the Joint Sub-Registrar, Kurla – 1 (Class-2) under Serial No. BDR3/4467/2010 on 10th May, 2010 shall be deemed to have been transferred unto **the Developer** and/or their nominee/s and **the Developer** and/or their nominee/s shall be deemed to have been substituted as Power of Attorney holder/Donee in respect thereof. The Members of **the said Society** and/or **the Confirming Party** hereby confirm the grant of the said powers and further shall as and when called upon by the **Developer** execute and register such documents as may be required in respect of grant of which Powers in favour of **the Developer**, including execution and registration of Power/s of Attorney, if so required. Once the plan is sanctioned thereafter if there is any modification or alteration in the sanction plan the same will be done with prior consent of the society. similarly, such consent is obligatory in future any joint venture agreement or such agreement related to development take place.

27. Save and except the premises to be allotted to the **Members of the said Society and the Confirming Party** in the new building/s to be constructed as contemplated hereunder, **the Developer** shall be at liberty and be entitled (without any requirement of permission or approval from **the said Society and/or the members of the said Society and/or the Confirming Party**) to sell, mortgage, lease, grant on leave and license and/or other transfer and/or allot, assign the additional premises, flats, shops, commercial premises, , podium, and stilt and/or other car parking spaces etc., and/or any other tenements (hereinafter called "**the sale units**") in the building/s and/or structure/s to be constructed on **the said property** to any person/s and to enter into any arrangement and/or Agreement at such price and at such terms and conditions as **the Developer** may deem fit including to individuals, companies, corporations, firms, HUFs etc. and/or any banks and/or financial institutions and/or such other financers as may be thought fit and proper by **the Developer**. Further the purchasers of the units in sale building shall become members of either or both the said Society and/or amalgamated Society to be formed by the Members. However they shall also be entitled to form a separate Co-operative Society for the purpose

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of maintenance and uplift of their buildings. Thereafter each such new member so inducted shall be entitled to all rights as member of amalgamated Society to be formed by the Members and shall be liable to pay regular taxes, maintenance charges and other charges as may be payable by all members including the Members. It is further agreed by and between the parties hereto that all the receipts (including all profits and gains) from the sale and/or transfer of such sale unit and/or FSI and/or constructed areas of flats/shops/commercial premises/ offices/ podium/ stilt and open car parking spaces/basements and any other area which is not allotted to **the said Society and/or the** amalgamated Society to be formed by the Members and/or the Members shall entirely belong to **the Developer** without in any way being accountable to **the said Society** and/or amalgamated Society to be formed by the Members and/or Members and/or any third parties in any manner whatsoever. If any dues taxes penalties, claim found to be outcome of re development from there will be liability of developer and will indemnify to the society against the same.

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28. **The Developer** shall be at liberty (without any requirement of permission or approval from **the said Society and/or the members of the said Society and/or the Confirming Party**) to assign and / or transfer the saleable FSI / sale component area and such other saleable rights available to them under this Agreement to any third party and **the Developer** shall be free to enter into an Agreement for Sale, Sale Deed, Lease Deed, Leave and License Agreement, and/or other Transfer Deeds or any deeds, documents, allotment letters, mortgage deeds, joint venture agreement/s, MOU, any writings etc, with the purchaser/s and/or Transferee/s and/or Mortgagee/s of the said sale component and/or flats, shops, offices, commercial areas, podium, etc., of the said sale component on ownership basis or any other basis and **the said Society** and/or **the Members of the said Society**, shall not object to the same.

(a) The **Developers** Indemnifies **the said Society** that the commercial to be in possession for the **Developer** shall not sell the said Commercial Premises to Liquor shop and or Chakki.

29. It is agreed that from the date of handing over of the possession of **the said property** to **the Developer** and after the approval of building plans from MCGM, **the Developer** shall pay and discharge all Land Under Construction taxes (LUC), and outgoings including Municipal Taxes and all other charges, rates, cess, taxes that may be levied by MCGM or any competent authorities in respect of **the said property** and till the time **the Developer** obtain full occupation certificate of the rehab component of the new rehab building to be constructed as contemplated hereunder in which the Members are to be provided the New Premises. However on and from the date of obtaining Occupation Certificate from Concerned Authorities, in

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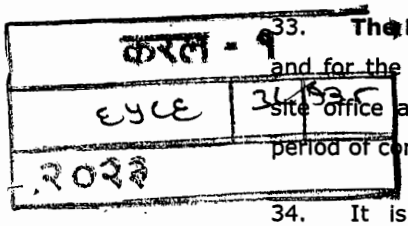
respect of the New Premises is provided to the Members, such members shall be liable to pay the maintenance charges, taxes, increased taxes etc. in proportion to their respective premises. In the event of **the Developer** depositing any refundable deposits to the MCGM and/or other concerned authorities in the course of the development of **the said property** in the name of **the said Society**, **the Developer** shall be entitled to the refund of such deposit in their own name. To enable **the Developer** to obtain the refund, **the said Society** shall sign and execute all such writings as may be required by **the Developer** in that regard, without raising any objection or requisition in that behalf subject however, **the Developer** has complied with its part of obligations and obtained full occupation certificate of the New Premises to be constructed as contemplated hereunder in which the Members are to be accommodated.

30. **The said Society** and **the Developer** hereby agree and undertake that they shall not cancel this Deed in any circumstances whatsoever. The office bearers of **Societies** hereby agree and undertake not to cancel or revoke the Irrevocable General Power of Attorney and the powers granted thereunder unto **the Developer** for any reason whatsoever and this Agreement and the said Powers of Attorney shall at all time remain in full force and binding on **the said Society and the Members of the said Society** until **the said property** is fully and properly re-developed and all formalities are completed in all respects and the occupation and completion certificates are received by **the Developer** from MCGM in respect of the rehab and sale portions and/or building/s to be constructed under the re-development contemplated hereunder and all the Members are given possession of their respective New Premises and **the Developer** has received full refund of all their deposits from MCGM or concerned authorities and **the Developer** have sold all the flats, shops, offices, commercial premises, basements, podiums and any constructed area in the sale component/ sale buildings and that the transfer and/or conveyance and/or lease and/or sub lease of the said land with newly constructed buildings are executed, register and conveyed and/or transferred in favour of the ultimate transferee Society/ies, limited company, condominium of apartment owners, corporate bodies etc.

31. The entire re-development work shall be carried out by **the Developer** at its own costs, charges and expenses. **The Developer** shall bear and pay all the Bills of the suppliers of building materials, wages and salaries payable to the manager, workmen and other persons employed for the purpose of carrying out the construction work as also all other costs, charges and expenses that may be incurred in regard to the re-development work. **The Developer** shall alone be responsible for any mishap occur during the period of construction of the proposed new building.

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32. **The Developer** shall be entitled to appoint building contractor, architects, civil engineers, RCC consultants, designer, plumber, electrical contractors, services contractors, PMC etc., and others for carrying out the said re-development at the costs of **the Developer.**



33. **The Developer** shall be entitled to store building materials at the site and for the storage and shall be entitled to put up temporary structures at site office and also premises for workers to stay there on site during the period of construction.

34. It is further agreed that the **Developer** and their prospective purchasers of the Flats and/or commercial premises in the New Building/s shall have right over the terraces attached to the respective Flats/commercial premises and such terraces shall be used exclusively by **the Developer** and the purchaser/s of such Flats and/or commercial premises and **the Society** or any of its occupants / members shall neither object to the same nor claim any right over such terraces attached to the respective Flats. However terrace on the topmost level of the newly constructed building/s, Parapet Wall and other common areas (except parking areas as stated hereinelsewhere) shall be the property of **the said Society** alone and **the Developer** shall not create any third party right in respect thereof. Further, no part of **the said Society** buildings, including parapet wall, terrace, including topmost terrace, shall be utilized in any manner, including putting up hoardings etc. during the continuance of the redevelopment work or otherwise howsoever.



35. **The Developer** shall from time to time furnish to **the Society** and the **Confirming Party**, copies of the applications, plans submitted and sanctioned, permissions granted by the concerned authorities, including IOA, CC with respect to the new building/s in which the New Premises are to be located as and when required. **The Developer** shall obtain the necessary occupation certificate in respect of **the said Society**' Rehab portion of Building/s to be constructed as contemplated hereunder and thereafter, offer the possession of newly constructed flats therein to the existing members of **the said Society**. It is agreed by and between the parties that after receipt of Occupation Certificate from MCGM in respect of such Rehabilitation portion, **the Developer** shall handover the duly constructed flats with amenities as agreed hereunder to **the said Society** and immediately thereafter **the said Society** shall allot these flats to its existing members on lottery basis and / or such basis as may be directed by MCGM / Registrar of Societies or any Concerned Authorities and **the Developer** shall not be responsible for the same.

36. **The Developer** shall be liable and responsible to rectify any material defects found in the construction work for a period of two years from the date of Occupation Certificate, however, **the Developer** shall not be responsible for any defect caused due to any act of commission or omission by the

existing Members and /or **the said Society**. Upon **the said Society** bringing to the notice of **the Developer** any material defect in any of such Flats or the said new building or the material used therein except for unauthorized changes in the construction of the said buildings, then in such cases wherever possible, such defects shall be rectified by **the Developer** at its own cost and in case it is not possible to rectify such defects, then in such case the existing members and/or **the said Society** (as the case may be) shall be entitled to receive from **the Developer** the actual expenses incurred to rectify such material defects.

37. The prospective purchasers of premises in the entire sale portion of building/s to be constructed pursuant to the re-development contemplated hereunder, shall be inducted as member/s of **the said Society** after completion of necessary formalities as required under the bye-laws of **the the said Society** and MCS Act, 1960. Such purchasers shall not be required to make any payment to **the said Society** save and except Share Money **Rs.500/-** (Rupees Five hundred only) & Membership fees **Rs.100/-** (Rupees One hundred only) and Donations / Admission charges of **Rs.25,000/-** (Rupees Twenty Five Thousand only) etc. **The said Society** shall issue share certificates in favour of such purchasers after completing all the formalities.

36. In order to enable **the Developer** to re-develop **the said property**, **the said Society**, **all the members of the said Society** have simultaneously with the execution hereof executed and registered Irrevocable General Power of Attorney in favour of **the Developer** pertaining to the re-development of **the said property**. **The Confirming Party** do confirm the said Power of Attorney granted by the Society in favour of the **Developer**.

38. Any delay or indulgence by any of the parties herein in enforcing any of the terms of this agreement or forbearance or giving of time shall not be treated as a waiver of any breach or non-compliance of any of the terms and conditions of this agreement nor shall such forbearance or giving of time in any manner prejudice the rights of the parties hereto.

39. **AND IT IS FURHTER AGREED BY AND BETWEEN THE SOCIETY, THE MEMBERS OF THE SAID SOCIETY, THE CONFIRMING PARTY AND THE DEVELOPER THAT:-**

a. The Parties hereto shall respectively bear and pay their respective Advocate's fees. However, the stamp duty and registration charges in respect of this Development Agreement/Power of Attorney/Agreement for Permanent Alternate Accommodation shall be borne and paid by **the Developer**. However, stamp duty and registration fees in respect of an additional area purchased by any member shall be borne and paid by such member. For the purposes of Section 4 of the Maharashtra Stamp Act, 1958, this Development Agreement (as

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referred to hereinabove) shall be construed to be the principal instrument and full stamp duty shall be paid on the same and accordingly the Powers of Attorney and any other document, deed, writing etc. shall be stamped for Rs.100/- (Rupees One Hundred only) or as may be applicable.

b. The Parties hereto shall do and execute or cause to be done and executed such further acts, deeds, matters and things as are reasonably required by the other party as being necessary desirable or proper to fully and effectively implement this Development Agreement.

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c. **The Developer** shall be at liberty to assign and / or transfer the saleable FSI / sale component area and such other saleable rights available to them under this Agreement to any third party and **the Developer** shall be free to enter into Agreement for Sale, Sale Deed, Lease Deed, Leave and License Agreement, and/or other Transfer Deeds or any deed/s, documents, allotment letters, mortgage deeds, joint venture agreement/s, MOU, any writings, etc, with the purchaser/s and/or Transferee/s and/or Mortgagee/s of the said sale component and/or flats, shops, offices, commercial areas, podium, etc., of the said sale component of the newly constructed buildings on ownership basis or any other basis as **the Developer** may deem fit and proper and **the said Society** and **its members** and **the Confirming Party** shall not object to the same. It is expressly agreed between the parties hereto that **the Developer** shall be entitled to re-develop **the said property** by themselves and their group companies and/or in Joint Venture with third party or parties. However, the aforesaid shall not in any manner adversely affect the rights of **the said Society**, its members and **the Confirming Party**. Further, **the Developer** shall not assign the entire development rights acquired hereunder to any third party without the prior written consent of **the said Society**.

d. The Society herein declare that Society has not obtained Mhada offer letter for Re-development of the aforesaid Property till date. The Society and Developers herein jointly Declare and undertake that in case any additional FSI granted Mhada or concerned Development authority in respect of aforesaid Property in favour of the Society and Developers over and above the aforesaid 3 FSI, in that event the Developers and Society shall make and execute Supplementary agreement in that respect and pay stamp duty therein.

e. **The Developer** shall have the right to amalgamate the adjoining plot/s of land/s with **the said property** by clubbing them together and carry out joint redevelopment thereof as per the provisions of Development Control Regulation and

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the rules and regulations of MCGM/MHADA/Government of Maharashtra and with prior written consent of **the said Society**.

e. The arrangements arrived at between the parties are as recorded in this Agreement and this Agreement supersede all agreements arrived at prior to the date hereof between the parties hereto.

f. Any modification of this Agreement will be carried out in writing and signed by all the parties to this Agreement.

g. All disputes and differences that may arise between the parties herein in regard to these presents will be referred to the Arbitration of a Sole Arbitrator, who shall be an Advocate presently practicing in Hon'ble Bombay High Court for not less than 15 years and such Arbitration shall be conducted as per the provisions of the Arbitration and Reconciliation Act, 1996. The Award of the Arbitrator shall be final and binding upon the parties hereto.

h. The Arbitrator shall have summary powers, and shall be entitled to give interim directions and awards from time to time and the Arbitration shall always be in Mumbai and in English language.

In respect of any dispute hereunder or the transaction contemplated hereunder, Courts in Mumbai shall alone have jurisdiction.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals to these presents on the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT Leasehold land **admeasuring 805.59 sq.mtrs. including tit-bit area** and **bearing CTS No. 12 (part)** of **Village Kurla – 3** forming part of larger piece of land bearing **Survey No. 229 (pt) & 267 (pt)** and **Building No. 76** earlier situated thereon consisting of ground plus Four upper storey situate at Nehru Nagar, Kurla (East) in Greater Bombay in the Registration District and Sub-District of Mumbai, Suburban and is bounded as follows:

On or towards North :	By S. G. Barve Marg
On or towards South :	By Building No. 74
On or towards East:	By 9 mtr wide Layout Road
On or towards West:	By Open plot

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SIGNED AND DELIVERED BY)

The withinnamed :)

Nehru Nagar Anand)

Co-operative Housing Society)

Ltd., Pursuant to the resolution of its)

_____ on 30/3/23)

by the hand of _____)

_____, duly authorized in its)

behalf, in the presence of)

1.

2.

Janardan Renkuba Save





Mrs Malan





Iqbal Babulal Khan





SIGNED AND DELIVERED BY

the withinnamed **Members**)

Sr. No.	Name of the Members of Nehru Nagar Anand Co-operative Housing Society Ltd.	Flat No. in the old demolished Building No. 76
1.	SEEMA SANJAY GAMARE	2606
2.	a. HIRISH J. MANE ~~b. SHILPA ANIL KHADE~~	2603
3	Madanlal ~~Yadav~~ Ramdev Singh Yadav	2581
4.	Sudha Vishnu More	2600











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	सुधाम	
5.	Kamini Mahadev Avchar Kamini MahadeoAwachar Mrs.K.M Awachar	2589
6.	Nilam Vishwanath Khadye Neelam Vishwanath Khadye N.V.Khadye	2594
7.	a. Sadik Gulab Shaikh	2615
	b. Farida sadjk sheikh Farida Sadik Shaikh	
	c. Sahidabi Gafur Mulani Saidabee Gafur Mula	
8.	Naseem Ibrahim Rakhangi Naseem-I-Rakhangi	2608
9.	Suman Dnyanoba Bhosale SBhosale	2585

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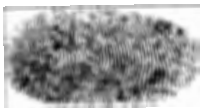
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10.	Girish Madan Pandit	2609
11.	~~Sunita Ashok Ratnaparkhi~~	~~2582~~
~~12.~~	~~Sadashiv Nivrutti More~~	~~2591~~
	Vishnoda Laxman Gaikwad	2592
14.	Hrushikesh Mangesh Tendulkar Hrishikesh Mangesh Tendulkar Rutuja Ravindra Bhogle.	2596
15.	Mohan Vaghji Pandya MOHAN VAGHJI PADAYA 30	2604
16.	Sindhu Yogendra Telang	2607





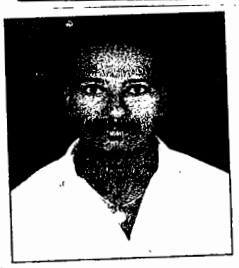
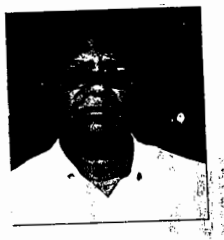






17.	Archana Rajkumar Ransur ARCHANA RAJENDRA KUMAR RANSHUR ARCHANA R RANSHUR	~~2601~~ 2610
18.	Nilam Vishwanath Khadye Neelam Vishwanath Khadye N.V.Khadye	2611
19.	Shabana Muneer Bangi Bangi	2612
20.	Ashok Tukaram Salve Ashok	2613
21.	Janardan R. Salve Janardan	2616
22.	a. Anil Ramchandra Deshmukh Anil b.Sneha Ravindra Deshmukh Sneha	2618





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c. Alka A. Pandav

23.	Ekbal Babulal Khan Iqbal Babulal Khan	2620
24.	~~Sameer Khalil Vannu~~	~~2593~~
25.	Satish Balram Patil SBPatil	2590
26.	~~Saleema M Rain~~ SALEEMA. M. RINE Sal/Ma	2614
27.	Mustaq majid Barmare Mustak	2619
28.	Jayeshree Shankar ~~Shewale~~ SHEVALE Jshevale	2602
29.	Jayeshree Pramod Vaidya JAYASHREE PRAMOD VAIDYA Jpvaidya	2599
















~~30.~~	~~Shantabai Panditrao Khadtale~~	~~2601~~
31.	~~Mhada~~	~~2584~~
32.	Pratap B. Kakade	2598
33.	a.Sameer Ramesh Pawar	2605
	b. Arvind Bhimrao Pawar c. Sunita Vilas Marudkar	
34.	Ishaq Mohdammed Bangi	2583
35.	Malan Balu Mane	2617

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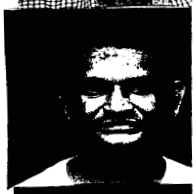
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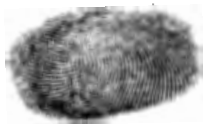




















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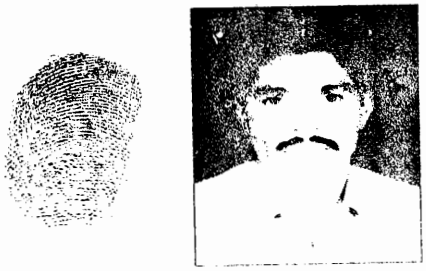
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36.	~~Mhada~~	~~2586~~
37.	a. Narayan M Keppiya M K...	2595
	b. Bhagya narayan Keppiya BHAGYA	
38.	Surekha Sudhir Ranshevare SS Ranshevare	2597
39.	~~Mhada~~	~~2587~~
40.	~~Mhada~~	~~2588~~

कुर्ला - १

८५८ | २५ | ७३८

२०२३











SIGNED AND DELIVERED BY)

The withinnamed **Confirming Party**)

Mishal Construction Private Ltd.)

Pursuant to the resolution of its)

Board of Directors on _____)

by the hand of Shri Ajitkumar. K. Jain)

duly authorized in this behalf)



in the presence of ... ...)

1.

2.

करल - १

६५८६	२६३८
२०२३	

SIGNED AND DELIVERED BY)

The withinnamed **Developer**)

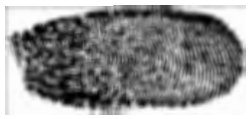
M/s Star Rise)

Partnership Firm)

through its Partner)

1. **Mr. Ismail Yakub Payak**





2. **Mr. Naushad Ali Habib Ali Hashmi**



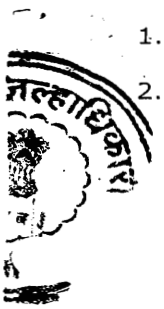
duly authorized in this behalf)

in the presence of ... ...)

1.

2.







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Pages	35	85

बहस्ता - १।

६५८६	५०	१३८

२०२३

करल - १
६५८६ | ५१ | ७३८
२०२३

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नुसार पत्रक]

ULPIN: 84217941142

84217941142

प्रलंबित फेरफार क्र. दिनांक (आवक क्र. २२१०२१०११५००९५२)

गाव/पेठ : कुर्ला भाग -३	तालुका/न.भू.का. : नगर भूमापन अधिकारी,कुर्ला				जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१२			१२५५७३.१०	एच-१	-

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६६	महाराष्ट्र गृहनिर्माण मंडळ.
पट्टेदार :	L -
इतर भार :	- -
इतर शेरे :	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भा	अंकन
09/08/1995	सह.दुय्यम निबंधक ४ बांद्रे मुंबई याचे कडील खरेदीखत रू. १,८२,३२०/- ची सूची क्र.दोन अनु.क्र.पी बदर - ३ १५५/९५ वडू दि. ९-३-९५ व मा.जि.नि.भू.अ.तथा न.भू.अ.क्र.२ मुंबई यांचे दि.९-६-९५ चे आदेशाने ६७३.२ चौ. मि.क्षेत्रास धा.सदरी नांव दाखल.	S.I	H नेहरू नगर अलकनंदा को.ऑप.हौ.	सही- 09/08/199 न.भू.अ. कुर्ला न.भू.अ.क्र.२ मुंबई नगर, मुंबई
30/12/19	सह.दुय्यम निबंधक ४ बांद्रे मुंबई याचे कडील खरेदीखत रू. २,९९,१६०/- ची सूची क्र.दोन अ.क्र.३०/९२ वडू दि. ३०-१-९३ व भाडेपट्टा सूची क्र.दोन अनु.क्र ३२/९२ दडू दि.३०-१-९३ तसेच न.भू.अ.क्र.२ मुंबई यांचे दि. ३०-१२-९५ चे आदेशाने ५२८.३७ चौ.मि.क्षेत्रास भाडेपट्टेदार सदरी नांव दाखल	S.I	L विजयंता अपा.को.ऑप हौ. सोसा.लि.	सही- मुंबई
23/07/1998	इकडील आदेश क्र. न.भू.अं.कुर्ला भाग ३ न.भू.क्र.१२५/९८ दि. २३/७/९८ व सूची क्र.२ बदर ३/५७/९८ दि. १७/९/९८ अन्वये भाडे पट्टेदार म्हणून ६९०.३७ चौ.मी.क्षेत्रास नांव दाखल मुदत ३० वर्षे फेरफार क्र.३५०		L श्रीमती- कुसुम यशवंत मोरे	फेरफार क्रं. ३५० प्रमाणे सही- 23/07/1998 नगर भूमापन अधिकारी कुर्ला
31/03/2000	नोंदणीकृत भाडेपट्टेदार पी बदर ३/६८०/९६ १ ते ७,३९ व ११/७/९६ अन्वये ९९ वर्षाचे कराराने क्षेत्र ५८५.३ चौ.मी.नांव दाखल केले.		L मे.स्वधाम को.ऑ.हौ.सोसायटी लिमिटेड	फेरफार क्रं. १४ प्रमाणे सही- 31/03/2000 न.भू.अ. कुर्ला.
30/08/2001	भाडेपटट्याने पैकी क्षेत्र ६१४.५१ चौ.मी.९९ वर्षाचे कराराने	र.व.क्र. पी.बी.डी आर 3/773/96/दि.31/12/97	L नेहरू नगर डीग्नीटी को.ऑ. हौ. सोसायटी लि.	फेरफार क्रं. ३४ प्रमाणे सही- 30/08/2001 न.भू.अ. कुर्ला.
24/10/2002	भाडेपटट्याने पैकी ३२ क्षेत्र २८६१. चौ.मी.९९ वर्षाचे कराराने	र.व.क्र.पी 8172/88 वडूप/दि.31/10/88	L कुर्ला काजरोळकर को.ऑ.हौ.सो.लि.	फेरफार क्रं. ६८ प्रमाणे सही- 24/10/2002 न.भू.अ. कुर्ला.

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12/05/2003	माडेपट्टयाने पैकी क्षेत्र ६७३.३३चौ.मी. ९९ वर्षाच्या कराराने	र.द.क्र. पी.बदर/3 153/2000 दि.30.3.01 व चूक दुरूस्ती क्र.2447/03/10.4.03	L नेहरूनगर विद्युतसागर को.ऑ.हौ.सो.ली.	फेरफार क्र. ४५ प्रमाणे सही- 12/05/2003 न.भू.अ. कुर्ला.
27/06/2003	माडेपट्टयाने पैकी क्षेत्र ७३९.९५ चौ.मी.९९ वर्षाचे कराराने	र.द.क्र. बदर पी/3 422/96/दि.16.3.98	L नेहरूनगर सम्राट को.ऑ.हौ.सो.लि.	फेरफार क्र. ४८ प्रमाणे सही- 27/06/2003 न.भू.अ. कुर्ला.
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31/10/2006	माडेपट्टयाने पैकी क्षेत्र ८३९.८७ चौ.मी. ९९ वर्षाच्या कराराने	र.द.क्र. बदर-5316/05/दि.24/6/05	L नेहरू नगर श्रमसाफल्य को.ऑ.हौ.सोसायटी लि.	सही- 31/10/2006 न.भू.अ. कुर्ला.
11/05/2007	माडेपट्टापैकी क्षेत्र ६७१.९७ चौ.मी. ९९ वर्षाच्या कराराने	मा.दुय्यम निबंधक कुर्ला-3 यांचेकडील र.द.क्र. बदर-13 3203 दि.13/4/06 व 3204 दि./13/4/06	L गितांजली कौ.ऑ.हौ.सोसा.लि.नेहरूनगर	फेरफार क्र. ११३ प्रमाणे सही- 11/05/2007 न.भू.अ. कुर्ला.
11/05/2007	माडेपट्टापैकी क्षेत्र ८४०.२१ चौ.मी. ९९ वर्षाच्या कराराने	मा.दुय्यम निबंधक कुर्ला-3 यांचेकडील र.द.क्र. बदर-13 5314 दि.24/6/05 व 5315/दि.24/6/05	L थर्मल को ऑ.हौ.सोसायटी लि.नेहरूनगर	फेरफार क्र. [illegible] प्रमाणे सही- 11/05/2007 न.भू.अ. कुर्ला.
11/05/2007	माडेपट्टापैकी क्षेत्र ८२१.४१ चौ.मी. १०वर्षाच्या कराराने	मा.दुय्यम निबंधक कुर्ला-3 यांचेकडील र.द.क्र. बदर-13 8134 दि. 17/10/05 8135/दि.17/10/05	L आकाशदीप को.ऑप.हौ.सोसायटी लि. नेहरूनगर	फेरफार क्र. [illegible] प्रमाणे सही- 11/05/2007 न.भू.अ. कुर्ला.
17/08/2007	माडेपट्टा पैकी क्षेत्र ७३६.४९ चौ.मी. ९९ वर्षाच्या कराराने	मा.दुय्यम निबंधक कुर्ला-3 यांचे कडील र.द.क्र.बदर 13-1743 दि.6.3.07 व सेलडीड क्र.बदर-13 1744/दि.6.3.07	L नेहरूनगर विश्वंधाम को.ऑ.हौ.सो.लि	फेरफार क्र. १२९ प्रमाणे सही- 17/08/2007 न.भू.अ. कुर्ला.
17/08/2007	माडेपट्टापैकी क्षेत्र ७३५.[illegible] चौ.मी. ९९ वर्षाच्या कराराने	मा.स.दुय्यम निबंधक कुर्ला-3 यांचेकडील र.द.क्र. बदर 14-1173 व सेल डीड बदर-14-1174/दि.21/2/07	L नेहरू नगर स्वाधिनता सहकारी गृहनिर्माण संस्था लि.	फेरफार क्र. १२१ प्रमाणे सही- 17/08/2007 न.भू.अ. कुर्ला.
18/08/2007	माडेपट्टा पैकी क्षेत्र ६७१.९७ चौ.मी. ९९ वर्षाच्या कराराने	मा.दुय्यम निबंधक कुर्ला-3 यांचेकडील र.द.माडे करार बदर-13 5633 व सेल डीड बदर-13 5634/दि.23/6/07	L नेहरू नगर रत्नदिप को.ऑ.हौ.सो.लि.	फेरफार क्र. ११९ प्रमाणे सही- 18/08/2007 न.भू.अ. कुर्ला.
11/09/2007	माडे पट्टा पैकी क्षेत्र ७९८.७५ चौ.मी. ९९ वर्षाच्या कराराने	मा.दु.नि. कुर्ला यांचे कडील रजि.द.बदर-13/ 3743/06 माडे करार व सेलडीड बदर-13 3744/ 06/दि.28/4/06	L नेहरूनगर साईसदन सहकारी गृहनिर्माण संस्था लि.	सही- 11/09/2007 न.भू.अ. कुर्ला.
13/09/2007	माडे पट्टा पैकी क्षेत्र ७११.०चौ.मी ९९ वर्षाचे कराराने	मा.दु.नि. कुर्ला यांचे कडील रजि. दस्त माडे करार बदर-13- 5687/05 व सेल डीड बदर-13- 5688/दि.7.7.05	L नेहरूनगर संपदा सहकारी गृहनिर्माण संस्था लि.	सही- 13/09/2007 न.भू.अ. कुर्ला.
27/12/2010	महाराष्ट्र गृहनिर्माण मंडळ यांनी दुय्यम निबंधका कडील नोंदणीकृत माडेपटयान्वये ३० वर्षे कालावधीसाठी माडेपटट्याने दिल्याने पट्टेदार सदरी नांवाची नोंद केली. क्षेत्र २५५.५० चौ.मी.	बदर 13-5857/2010 /28/06/2010	L १) नेहरुनगर एम.आय.जी.टेनंटस असोसिएशन, २) नेहरुनगर एल.आय.जी.टेनंटस असोसिएशन, ३) साने गुरुजी सेवा मंडळ	फेरफार क्र. १९५ प्रमाणे सही- 27/12/2010 न.भू.अ. कुर्ला.