VILE APARLE GAUTAM CO-OP. HSG. SOC.LTD.

(Registration No. Bom/Hsg/5569 Dt. 23-8-1978)

42, Mahant Road, Vile Parle (East), MUMBAI - 400 057.

Ref. No.: _____ Date: 16/02/2018

To,
M/s Lakshmi Builders & Developer,
Shree Savgan Heights,
A-Wing, 1st Floor, RTO Lane,
Near Ambedkar Hall, Four Bunglows,
Andheri – West, Mumbai – 400053.

Sir,

Ref. : Redevelopment of Vile Parle Gautam Co-op. Hsg. Soc. Ltd.

Subsequent to your tender offer letter dated 17th March 2015 & further discussions, negotiations, meetings from time to time & final revised offer letter dated 24th January 2018 regarding proposal of redevelopment of our Society, the Managing Committee members along with all the members of the Society discussed your proposal at length in an Special General Body Meeting dt. 16/02/2018 and the Society has resolved to appoint **M/s Lakshmi Builders & Developer as Developer** for Redevelopment of our Society (Copy of Resolution is annexed herewith)

You are requested to start all formalities in this connection including the procedure Under Section 79 (A) of MCS Act, in connection with Redevelopment of our Society.

The Society looks forward for a cordial relationship in completing the Redevelopment project at the earliest. You are requested to give your consent in writing for Redeveloping our Society.

For Vile Parle Gautam Cooperative Housing Society Ltd.

Chairman **Secretary** **Treasurer**

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 7 MUMBAI SUBURBAN DIST. (BANDRA)

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२०२२		

Ex 'C'

16

ઓડપાન્સરસીપ

No: 25

તારીખ ૨-૭-૫૯.

શ્રી ઈશ્વરલાલ કાળીદાસ જેઠવા

જેઠવા નિવાસ, મહંત રોડ,
વીલે પારલે (પૂર્વ).

રૂમ નં. ન પેટાળી
~~બ્લોક નં.~~

જેઠવા નિવાસ નં.

ભાડૂતનું નામ મી. ~~[illegible]~~ શ્રી. ડોરીયા.

તમોને ઉપર લખેલી જગ્યા પાછળની શરત મુજબ ભાડે આપી છે. તેનું ભાડું

માસ ૧ લા રૂ. ૩૫ અંકે રૂ. પાંત્રીસ-પૈસા-મયા

~~સને ૧૯ મા તા.~~ ઓડપાન્સરસીપ ફીસ મળ્યેથી ના

~~તમારી ઉપર લખ્યુ તે શીલ ઉપર વસુલ કરનારની સહી લઇ પહોંચ આપશો.~~

ભાડાની વિગત	રૂ.	ન.પૈ.
ટેક્સ સાથે જગાના ભાડાના રૂ.	૩૪	૮૦
૨-૧/૨% એ. ટેક્સ		
પાણીના		
ઇલેકટ્રીક		
મ્યુ. રટે. એ. ટે.		
કુલે રૂપીઆ	૩૪	૮૦

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સહી

વસુલ કરનારની સહી અત્રે તા.

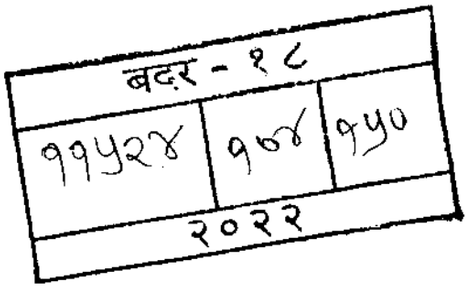
THE SEAL OF THE JOINT SUB REGISTRAR AND D.E.P. No. 7 BANDRA SUBURBAN DIST. (BANDRA)

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THE SEAL OF THE JOINT SUB REGISTRAR AND E.R.O. No. 7
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No. 25 તારીખ 5-9-

શ્રી ઈશ્વરલાલ કાળીદાસ જોકવા

જોકવા નિવાસ નં. 1

વીલે પારલે (પૂર્વ), મુંબઈ-૪૦૦ ૦૫૬.

જોકવા નિવાસ નં. 1

ભાડુતનું નામ

તમોને ઉપર લખેલી જગા પાછળની સરત મુજબ ભાડે આપી છે તેનું ભાડું

માસ 1 ના રૂ. 34

સને ના માસ

રૂ.	પૈ.
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કુલ રૂપીયા	34 - 00

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વસુલ કરનારની સહી અને તા.

No. 627 તા. 30-5-

શ્રી ઈશ્વરલાલ કાળીદાસ જોકવા

જોકવા નિવાસ નં. 1

વીલે પારલે (પૂર્વ), મુંબઈ-૪૦૦ ૦૫૬.

જોકવા નિવાસ નં. 1

ભાડુતનું નામ શ્રી. ઈશ્વરલાલ કાળીદાસ જોકવા

તમોને ઉપર લખેલી જગા પાછળની સરત મુજબ ભાડે આપી છે તેનું ભાડું

માસ 1 ના રૂ. (34) ચડે રૂ.

સને ૧૯૨૮ ના માસ

તમારી ઉપર ચઢયું તે બીલ ઉપર વસુલ કરનારની સહી લઈ ચૂકવી આપવો.

વાડાની વિગત

રૂ.	પૈ.
34	00
1	25
2	10
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0	00
કુલે રૂપીયા	83-39

ટેક્સ આવે જગાના ભાડાનું

૨૯૫૪ ટકા એકે ટેક્સ

પાણીના

ચો. ફૂ.

સહી

વસુલ કરનારની સહી અને તા.

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

Court case with Bharat

MHCC040005882005

Presented on	:	06-05-2005		
Registered on	:	06-05-2005		
Decided on	:	04-07-2019		
Duration	:	14Y	1M	28D

Exhibit : 20

IN THE BOMBAY CITY CIVIL COURT AT DINDOSHI,
BORIVALI DIVISION, MUMBAI.

LONG CAUSE SUIT NO. 2122 OF 2005

(CNR NO: MHCC04-000588-2005)

Shri. Bipin H. Dodia
Age – 40 years, Indian Inhabitant of Mumbai,
Residing at : Jethwa Niwas Compound, Mahant Road,
Vile Parle (East), Mumbai – 400 057. .... Plaintiff

V/s

1. The Municipal Corporation
Of Greater Mumbai, a body corporate
incorporated under the Bombay
Municipal Corporation Act, 1888
Having its office at Mahapalika Marg,
Fort, Mumbai 400 001.

2. **Vileparle Gautam Co-operative Housing Society Limited**
Housing society registered under The
Maharashtra Co-operative Societies
Act, 1960 having its address at 42, Mahant Road,
Vile Parle (E), Mumbai – 400057. ... Defendants

THE SEAL OF THE JOINT SUB REGISTRAR AND A.E.R.O. No. 7 MUMBAI SUBURBAN DIST. (BANDRA)

Ld. Adv. Sunanda Barve for Plaintiff.

Ld. Adv. Nandanwar for Defendant/MCGM.

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THE SEAL OF THE JOINT SUB REGISTR... ANDHERI NO. 7 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

CORAM: H. H. AD-HOC JUDGE SHRI. KRUPESH V. MORE
(C.R.NO.7)
DATE : 4th July, 2019

:JUDGMENT:

1. This suit is filed by plaintiff against Defendant No. 1 Municipal Corporation of Greater Mumbai, in short (MCGM) and Defendant No. 2 Vileparle Gautam Co-operative Housing Society Limited for permanent injunction from demolishing the suit premises, to follow the due process of law before taking any action of demolition and for declaration that the impugned notice issued under Section 351 of the Mumbai Municipal Corporation Act, 1888 (for short MMC Act) bearing No. AE/K/E/B-F/351/1362/BF dated 31.01.2005 and further notice bearing No. A.C.K/B/B-V/351/3750/BF dated 19.04.2005 be treated as null and void.

Brief facts of the plaintiffs case are as follows;

2. Plaintiff is in exclusive use, occupation and enjoyment of a premises being C.I. Chawl, situated at Jethwa Niwas Compound, Mahant Road, Vile Parle (East), Mumbai – 400 057 (Hereinafter referred as 'suit premises' for the sake of brevity) which is made up of brick masonry walls and cement sheet roofs.

3. Plaintiff is residing in the suit premises since the childhood along with his family. Plaintiff is having Ration Card on the address of suit premises. His name is appearing in the Electroal Identity Card. Plaintiff purchased the suit premises in the year 1969 on Paghadi from original landlord, paid rent receipts are enclosed.

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4. Plaintiff contends that, original landlord has transferred the suit premises in the name of father of plaintiff in the year 1969, since then plaintiff is in peaceful possession and occupation of the suit premises. Plaintiff is regularly paying property tax of the suit premises.

5. By way of amendment, plaintiff has pleaded that, plaintiff is paying N.A. tax as per the order of Tahsildar, Andheri. Plaintiff contends that, suit premises is in existence from the year 1958 and property tax is paid since the year 1959.

6. Plaintiff contends that, he has obtained the City Survey Plan from City Survey Office in the year 1982 and in the year 2005, in which suit premises is shown in C.T.S. No. 918/1 in black ink (authorised structure).

7. In view of the above facts, plaintiff received notice under Section 351 of the B.M.C. Act on 31.01.2005. Plaintiff immediately gave reply and denied all the contents of the notice.

8. On 19.04.2005 plaintiff again received reminders from the defendant (Corporation). Plaintiff contends that, no notice is issued to the landlord or the society who claimed to be the owner of the structure and it is only issued to the plaintiff/tenant. Plaintiff apprehends that, defendant no. 1 will demolish the suit premises, therefore, plaintiff has filed the present suit for the reliefs as stated above.

9. Pursuant to writ of summons, Defendant No. 1 (MCGM) appeared before the Court and filed their written statement vide Exh. 9. In substance, it is the contention of defendant no. 1 that, suit of plaintiff

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is bad for pre suit notice under Section 527 of the M.M.C. Act. Defendant No. 1 received complaint from Vileparle Gautam Co-operative Housing Society Limited about the encroachment and unauthorised construction. Accordingly, suit structure was inspected on 24.01.2005 by Junior Engineer and it was occupied by the plaintiff, accordingly, inspection report was prepared and on the basis of inspection report notice under Section 351 was issued.

10. The notice is issued to the occupier and opportunity was given to the occupier to prove the authorisation of the notice structure along with relevant documents. Accordingly, notice reply was given on 04.02.2005. After going through the reply, the Assistant Municipal Commissioner has passed the reasoned order dated 19.04.2005.

11. It is contended by Defendant No. 1 that, Assistant Municipal Commissioner has carefully considered the reply of the plaintiff and passed the speaking order in which all the documents produced by the plaintiff are considered. Therefore, it is contended impugned notice and order are legal just and lawful. Plaintiff has failed to prove the authorisation of the disputed structure under the impugned notice. Therefore, it is prayed that, suit of plaintiff be dismissed with cost. Rest of the contents of the plaint are denied by defendant no. 1 by giving paragraph-wise reply.

12. Defendant No. 2 also filed their written statement vide **Exh.** 16. In substance, it is the contention of defendant no. 2 that, plaintiff and his mother are illegally occupying the suit premises. They have carried out addition and alteration to the suit premises in respect of which notice is issued.

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13. It is contended that, on the basis of complaint made by defendant no. 2, the impugned notice is issued to the plaintiff in respect of the illegal construction done by the plaintiff on the suit premises, rest of the contents of the plaint are denied by defendant no. 2 by giving paragraph-wise reply.

14. To prove his case plaintiff has produced documents along with list of documents vide Exh. 18. Further, plaintiff has failed to get the documents marked as Exhibits. Plaintiff also failed to remain present for cross-examination, therefore, evidence of plaintiff was closed by order dated 16.04.2019. Defendant No. 1 also failed to examine any witness/adduce any evidence, therefore, evidence of defendant no. 1 was closed on 11.06.2019. Defendant No. 2 remained absent since filing of the written statement.

15. I heard detail final arguments of learned advocate for plaintiff Sunanda Barve as well as learned advocate for defendant Shri. Nandanwar. Following issues are framed by my Ld. Predecessor brother at Exh. 13 and I give my findings against those issues for the reasons stated thereunder;

Sr. No	Issues	Findings
1.	Does the plaintiff prove that the suit structure is in existence since prior to the datum line ?	In the Affirmative
2.	Does the plaintiff prove that the suit structure is old and duly assessed ?	In the Affirmative
3.	Does the plaintiff prove that the suit structure is situated on plot of land bearing CTS No. 918/1 admeasuring 270 sq. ft. which is shown in the CTS plan ?	In the Affirmative

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4.	Does the plaintiff prove that notices dated 31/01/2005 bearing No. AE/K/E/B-F/351/1362/BF issued under Section 351 and the order dated 19/04/2005 bearing No. ACK/B/B-V/351/3750/BF passed by the Asst. Commissioner K-East Ward is illegal, bad in law, null and void ?	In the Affirmative
5.	Does the plaintiff prove that he is entitled for due process of law before taking any action of demolition ?	In the Affirmative
6.	Does the plaintiff prove that he is entitled for relief of declaration and perpetual injunction as prayed ?	In the Affirmative
7.	Whether the suit for want of statutory notice as required to be issued under Section 527 of BMC Act is not maintainable ?	In the Negative
	What Order and Decree ?	As per final order

THE SEAL OF THE JOINT SUB REGISTRAR AND ... MUMBAI SUBURBAN DIST. (BAND...

REASONS

As to Issue No. 1:-

16. Learned advocate for plaintiff argued that, the impugned notice structure is very old, constructed prior to the datum line i.e. in the year 1958. Plaintiff is a tenant in respect of the suit premises. The structure is assessed for N.A. Tax vide N.A. order dated 19.07.2008, structure is shown in black ink in the City Survey Plan (protected/legal). As per the letter issued by defendant no. 1 itself the structure is standing prior to the datum line. Therefore, it is protected. Plaintiff has also produced City Survey Map in which impugned notice structure is shown. Plaintiff is regularly paying the Municipal Taxes to defendant no. 1, therefore, it is praying that, suit of plaintiff be decreed as prayed.

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17. On the contrary, learned advocate for defendant no. 1 argued that, after filing evidence affidavit, plaintiff remained absent for cross-examination. The documents produced by the plaintiff in support of his suit vide list of documents at Exh. 18 are not proved by the plaintiff as they are not marked as Exhibits, therefore, the documents cannot be read in evidence and relied to prove the case of plaintiff. Therefore, plaintiff has failed to prove his case.

18. It is admitted fact that, after filing the evidence affidavit plaintiff remained absent, therefore, his documents could not be marked as Exhibits and plaintiff was not cross-examined by learned advocate for defendant no. 1 but at the same time the fact cannot be ignored that, plaintiff has produced the original documents in support of his suit. Court can take into consideration the original documents produced by the plaintiff though they are not marked as Exhibits as per the procedure laid down in the procedural law, as procedural laws are only handmaid of justice and relief cannot be denied to the plaintiff only for the lapse for not following the procedural law (to exhibit the documents).

19. To prove the fact that, the impugned notice structure is in existence prior to the datum line. Plaintiff has produced own letter issued by defendant no. 1 which is dated 02.02.2005 (original), in which it is mentioned clearly that, the first date of assessment record in the year 1989-90 is 01.06.1961 and since then, there is no change in the ratable value of the suit premises which is Rs. 730/-p.a. The first date of assessment in respect of the suit property is 01.06.1961, therefore, this document is sufficient to answer issue no. 1 that, suit premises is in existence prior to the datum line. Hence, I answer issue

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 7

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no. 1 accordingly, in the Affirmative.

As to Issue No. 2:-

20. The letter mentioned above dated 02.02.2005 also makes it clear that, the suit structure is old (in existence prior to the datum line) and it is duly assessed. Ratable value of the suit structure is Rs. 730/- p.a. Therefore, I answer issue no. 2 accordingly, in the Affirmative as suit structure is old and duly assessed.

As to Issue No. 3:-

21. It is the contention of plaintiff that, suit structure is situated on plot of land bearing C.T.S. No. 918/1 admeasuring 270 Sq. Ft. As per the C.T.S. Plan to prove his contention, plaintiff has produced the copy of CTS Plan which is duly issued by the concerned department, since it is a public document, it can be adduced in evidence. Secondly, to show that, notice structure is standing on CTS No. 918/1, plaintiff has produced order regarding unauthorised non-agricultural use dated 19.07.2008. Therefore, I answer issue no. 3 accordingly, in the Affirmative.

As to Issue No. 4:-

22. Before going into merits of defendant no. 4, it is important to consider the contents of the impugned notice which makes it clear that, the entire structure as described in the impugned notice is illegal. In other words, the impugned notice is not issued to the plaintiff for any addition/alteration in the original structure shown in N.A. order or City Survey Map. Therefore, the contention of defendant no. 2 as well as defendant no. 1 is out of lis that, plaintiff has carried out illegal addition and alteration in the suit premises. In other words, the

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impugned notice does not cover any illegal addition and alteration in the suit premises. On the contrary, as per the impugned notice, the entire structure of plaintiff is illegal vide Section 351 of the MMC Act.

23. As discussed in the forgoing paragraphs, plaintiff has proved with the help of the documents as discussed above to show that, notice structure is standing prior to the datum line. Admittedly, if the structure is standing prior to the datum line it is protected and cannot be termed as illegal construction. Therefore, I answer issue no. 4 accordingly, in the Affirmative.

As to Issue No. 5:-

24. The law of following the due process before taking any action of demolition by the Municipal Corporation is well settled by Hon'ble Bombay High Court in the case of **Sopan Maruti Thopate V/s. Pune Municipal Corporation, AIR 1996, BOM. 304.** The direction given by Hon'ble Bombay High Court are mandatory to be followed by the Corporation. Therefore, there is no dispute that, plaintiff is entitled for the protection of following the due process of law before taking any action of demolition by MCGM. Hence, I answer issue no. 5 accordingly, in the Affirmative.

As to Issue No. 6:-

25. As discussed in the forgoing paragraphs plaintiff has proved that, the impugned notice structure is standing prior to the datum line. The impugned notice is only restricted to the entire notice structure that, it is illegal and cannot be considered for any addition and alteration as alleged which is carried out by the plaintiff. For the reasons recorded in the above paragraphs, plaintiff is entitled for

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declaration and perpetual injunction as prayed. Hence, I answer issue no. 6 accordingly, in the Affirmative.

As to Issue No. 7:-

26. Defendant/MCGM has challenged the maintainability of the suit in absence of statutory notice under Section 527 of Mumbai Municipal Corporation Act, 1888. This issue is resolved by Hon'ble Bombay High Court in the case of **"Motilal Mahadev Sharma V/s. MCGM, MANU/MH/0160/2005"**. It is held by Hon'ble Bombay High Court that, when plaintiff wanted to seek immediate relief from the Court in the form of injunction, it was not necessary for him to issue statutory notice. In view of the above Judgment objection raised by MCGM regarding maintainability of the suit in absence of statutory notice under Section 527 is not maintainable and I answer issue no. 7 accordingly, in the Negative. In the result plaintiff is entitled for decree as prayed. Therefore, I proceed to pass the following order in view of issue no. 8:

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1. Suit of Plaintiff is decreed

२७२२ The Defendants, their servants, agents and all persons claiming through or under them are restrained permanently from demolishing the suit premises situated on plot/land bearing C.T.S. No. 918/1 more particularly shown in the CTS Plan qua impugned notice.

Defendant No. 1 is directed to follow the due process of law before taking any action of demolition in respect of the suit premises (in future).

The impugned notice by the Defendant No. 1 under Section 351

of the B.M.C. Act bearing No. AE/K/E/B-F/351/1362/BF dated 31.01.2005 and order dated 19.04.2005 are declared as null and void.

5. Parties to bear their own costs.

6. Decree be drawn up accordingly.

7. Proceeding is closed and be sent to record department.

Sd/-

(Krupesh V. More)
Ad-hoc Judge, City Civil Court,
Borivali Div. Dindoshi, Mumbai.

Date 04/07/2019

Dictated on : 04-07-2019
Transcribed on : 06-07-2019
Checked & corrected on : 09-07-2019
Signed on : 09-07-2019
Sent to Dept. on :

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 7 MUMBAI SUBURBAN DIST. (BANDRA)

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CERTIFIED TO BE TRUE AND CORRECT COPY OF THE ORIGINAL SIGNED JUDGMENT/ORDER"

Date : 10/07/2019
Time : 4.41 P.M.
UPLOAD DATE AND TIME

Ms. Tejal C. Rane
(H.G.Stenographer)
NAME OF STENOGRAPHER

Name of the Judge (with Court room no.)	HHJ Krupesh V. More (C.R.No.7)
Date of Pronouncement of JUDGMENT/ORDER	04/07/2019
JUDGMENT/ORDER signed by P.O. on	09/07/2019
JUDGEMENT/ORDER uploaded on	10/07/2019

THE SEAL OF THE JOINT SUB REGISTRAR AND EX-OFFICIO NOTARY

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By Regd A.D

Arvind K.Shah(HUF)

406, Kamal Kunj, 7 Subhash Road,Vile Parle(East),Mumbai-400 057

To,
The Hon,Secretary
Gautam Co-Op Hsg.Soc Ltd.,
Mahant Road,
Vile Parle(E),
Mumbai-400 057

Sub: Rent for the period from 01/04/2010 to 31/03/2015 (60 Months)

Dear Sir,

With reference to above subject, I have to inform you that in the past I had paid rent as under:-

1) Rs.3840/- vide cheque no.039528 Dtd: 26/06/2007,drawn on Bank of India for the period upto 31/03/2007.
2) Rs.2880/- vide cheque no.039551 Dtd: 19/03/2010, drawn on Bank of India for the period upto 31/03/2010.

I would like to put on record that till date,I have not received the rent receipts for Rs.3840/- Rs.2880/- respectively and as such kindly issue me the rent receipt at the earliest,as my bank account has already been debited with the above said amount.

Further ,I'm enclosing herewith a cheque bearing no. 039692 Dtd: 06/10/2014 for Rs.4800/- drawn on Bank of India Vile Parle(E) branch,towards the rent for period 01/04/2010 to 31/03/2015 (60 Months).You are requested to give me the rent receipt for Rs.[illegible]0/- alongwith the two receipts of the earlier period rent paid by me.

Kindly treat the same as most urgent and expedite.

Thanking You,

Yours faithfully

Arvid Shah

(Arvind K.Shah)
Encl:cheque no.039692 as per para 2 above

THE SEAL OF THE JOINT SUB REGISTRAR AND F.M.C. No. 7 ★ BOMBAY SUBURBAN DIST. (EASTERN)

बदर - १८		
99428	१९८	१५०
२०२२		

बैंक ऑफ इंडिया
वीले पार्ले (पू) सी ऐन्ड पी बैंकिंग शाखा
मुंबई , महाराष्ट्र – ४०० ०५७
IFSC : BKID0000046

BANK OF INDIA
VILE PARLE (EAST) Branch
MUMBAI, MAHARASHTRA, 40 057

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE
0 6 1 0 2 0 1 4
D D M M Y Y Y Y

Pay Gautam Co. Op. Housing Society Ltd या धारक को ~~Or Bearer~~

रुपये Rupees Four thousand eight hundred only

अदा करें ₹ 4800-00

खा. सं. A/c No. 004610100024634

PAYABLE AT ALL OUR BRANCHES IN CLEARING

Arvid Shah

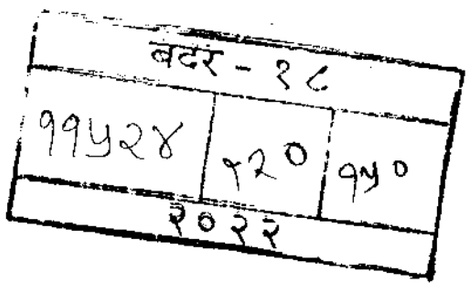
ARVIND KESHARICHAND SHAH (HUF)
Please sign above

⑈039692⑈ 400013055⑈ 004948⑈ 10




THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)




बदर - १८
१९५२४
१२०
१५०
२०२२

107

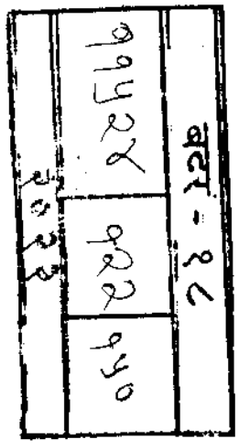
9'10" X 19'10"
195.00 Sq.ft.
ROOM :2

9'0" X 12'2"
109.53 Sq.ft.
ROOM :1

THE SEAL OF THE JOINT SUB REGISTRAR AND A.F.O.M.T. MUMBAI SUBURBAN DIST. (BANDRA)

बटर - १८
९९५२४ | ९२१ | ५५०

GROUND FLOOR HUTMENT TYPE ROOM


बदर - १८
१५५२४
१२२
५०


THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 7



नोंदणी चे प्रमाणपत्र

नोंदणी क्र. बी.ओ. एम. (एच.एस.जी.) क्र. ५५६९ सन ७८

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, विलेपार्ले

गौतम को-ऑपरेटिव्ह हौसींग सोसायटी लि.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील

(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ .

(१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व

महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१)

अन्वये संस्थेचे वर्गीकरण ---------गृहनिर्माण---------

व असे उपवर्गीकरण भोईवाडा सहभागिदारी संस्था

कार्यालयीन मोहोर:-

सही/- ---------डी.बी. पाटील---------

स्थळ:---------- मुंबई -------- दिनांक ----------

दिनांक:- २३ ऑगस्ट १९७८



बदर - १८		
११५२४	१२३	१५०
२०२२		



बदर - १८		
१९५२४	१२८	१५०
२०२२		

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

लेखा क्रमांक	मालमत्ता करवर्ष	देयक क्रमांक	देयक दिनांक
KE0301910070000	2017-2018	201710BIL06475641 201720BIL06475643	29/05/2017

पक्षकाराचे नाव व पत्ता :	प्रेषक - सह्म. क. व सं. / विभाग :
THE SECY VILE PARLE GOUTAM CO OP HSG SOCY LTD,42 MAHANT ROAD,VILE PARLE EASTMUMBAI 400057	Asstt. Assessor & Collector K/East Ward, Assessment & Collection Deptt., 2nd Floor, Room No.206, Azad Road, Gundavali , Andheri (E) Mumbai-400069.

मालमत्ता क्रमांक,सदनिका क्रमांक, इमारतीचे नाव / विंग,सी.टी.एस. क्र./ प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे .

KE1104(2),36-J,MAHANT ROAD, VILEPARLE(E),GAUTAM CO.OP. HSG.SOC. VILE PARLE GAUTAM COOP HOUSING SOCIETY LTD

प्रथम करनिर्धारण दिनांक :	जलजोडणी क्रमांक :	एकूण भांडवली मूल्य :
31/03/1961	-	29158845

अक्षरी रुपये Rupees Two Crore Ninty One Lakh Fifty Eight Thousand Eight Hundred and Fourty Five Only

देयक तयार करतेवेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 0 ०१/०४/२०१० या तारखेनंतरची थकबाकी ₹ 0

देयक कालावधी : 01/04/2017 ते 31/03/2018

(सर्व रक्कम रुपयांमध्ये)

कराचे नाव :	01/04/2017 ते 30/09/2017	01/10/2017 ते 31/03/2018
[illegible]ण कर	20524	20524
जो[illegible]	0	0
जकात लाभकर	12920	12920
मलनि:सारण कर	0	0
मलनि:सारण लाभ कर	7987	7987
म.न.पा. शिक्षण उपकर	7594	7594
राज्य शिक्षण उपकर	6104	6104
रोजगार हमी उपकर	1445	1445
वृक्ष उपकर	381	381
पथकर	9854	9854
एकूण देयक रक्कम	66809	66809
कलम १५२ (अ) नुसार दंडाची रक्कम	0	0
परताव्यावरील व्याजाची वसूली	0	0
अर्ली-बर्ड च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	0
आगाऊ अधिदानाचे समायोजन	0	0
भरावयाची निव्वळ रक्कम	66809	66809
* 30.06.2017 पर्यंत भरावयाची निव्वळ रक्कम	65631	66809
* 31.07.2017 पर्यंत भरावयाची निव्वळ रक्कम	66220	66809
* 31.07.2017 नंतर भरावयाची निव्वळ रक्कम	66809	66809
अक्षरी रुपये	Rupees Sixty Six Thousand Eight Hundred and Nine Only	Rupees Sixty Six Thousand Eight Hundred and Nine Only
अंतिम देय दिनांक	27/08/2017	31/12/2017

Paid by Ch No. 074326 Dt 13/10/17

Paid by Ch No. 074327 Dt 13/07/17

"To make payment through NEFT:
IFSC – SBIN0COLLEC, Beneficiary A/C No:- BMCPO KE0301910070000 , Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first."

* अर्ली-बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाह्यवे.

मालमत्ता क्रमांकामधील पहिले ११ अंक इमारतीचा UID.(Unique Identity) असून, प्रत्येक इमारतीच्या दर्शनी भागावर UID स्टीकर लावण्याचा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधातील पत्रव्यवहारात सदर UID क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.

बदर - १८ ९५२४ ९२५ ९५० २०२२

स्वच्छ भारत एक कदम स्वच्छता की ओर

श्री. संजोग सु. कबरे करनिर्धारक व संकलक (पू)

E & OE





बदर - १८		
१९५२४	१२६	१५०
२०२२		

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

लेखा क्रमांक	मालमत्ता करवर्ष	देयक क्रमांक	देयक दिनांक
KE0301930000000	2017-2018	201710BIL06475649 201720BIL06475650	29/05/2017

पक्षकाराचे नाव व पत्ता : THE SECY VILE PARLE GOUTAM

CO OP HSG SOCY LTD,42 MAHANT ROAD,VILE PARLE EASTMUMBAI 400057

प्रेषक - सहा. क. व सं. / विभाग : Asstt. Assessor & Collector K/East Ward, Assessment & Collection Deptt., 2nd Floor, Room No.206, Azad Road, Gundavali , Andheri (E) Mumbai-400069.

मालमत्ता क्रमांक,सदनिका क्रमांक, इमारतीचे नाव / विंग,सी.टी.एस. क्र./ प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे .

K-1104(3A) 36-L, MAHANT ROAD C I CHAWL VILE PARLE GAUTAM COOP HOUSING SOCIETY LTD

प्रथम करनिर्धारण दिनांक :	01/06/1961	जलजोडणी क्रमांक : -	एकूण भांडवली मूल्य :	1144875

अक्षरी रुपये Rupees Eleven Lakh Fourty Four Thousand Eight Hundred and Seventy Five Only

देयकाच्या वेळेपर्यंत ३१/०३/२०१० या तारखेपर्यंतची थकबाकी	₹ 0	०१/०४/२०१० या तारखेनंतरची थकबाकी	₹ 0

देयकाचा कालावधी : 01/04/2017 ते 31/03/2018

(सर्व रक्कम रुपयांमध्ये)

कराचे नाव :	01/04/2017 ते 30/09/2017	01/10/2017 ते 31/03/2018
सर्वसाधारण कर	96	96
जल कर	0	0
जल लाभ कर	60	60
मलनि:सारण कर	0	0
मलनि:सारण लाभ कर	38	38
म न पा शिक्षण उपकर	35	35
राज्य शिक्षण उपकर	31	31
रोजगार हमी उपकर	0	0
वृ[illegible]उपकर	2	2
पथकर	44	44
ए[illegible]पक रक्कम	306	306
क[illegible]२ (अ) नुसार दंडाची रक्कम	0	0
परताव्यापोटी व्याजाची वसूली	0	0
अ[illegible]व्यतिरिक्त समायोजित केलेली रक्कम	0	0
आग[illegible]वदानाचे समायोजन	0	0
भरावयाची निव्वळ रक्कम	306	306
* 30.06.2017 पर्यंत भरावयाची निव्वळ रक्कम	301	295
* 31.07.2017 पर्यंत भरावयाची निव्वळ रक्कम	303	298
* 31.07.2017 नंतर भरावयाची निव्वळ रक्कम	306	306
अक्षरी रुपये	Rupees Three Hundred and Six Only	Rupees Three Hundred and Six Only
अंतिम देय दिनांक	27/08/2017	31/12/2017

"To make payment through NEFT:
IFSC – SBIN0COLLEC, Beneficiary A/C No:- BMCPOKE0301930000000 , Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first."

* अर्ली-बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

मालमत्ता क्रमांकामधील पहिले ११ अंक इमारतीचा UID (Unique Identity) असून, प्रत्येक इमारतीच्या दर्शनी भागावर UID स्टीकर लावण्याचा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधीतील पत्रव्यवहारात सदर UID क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.

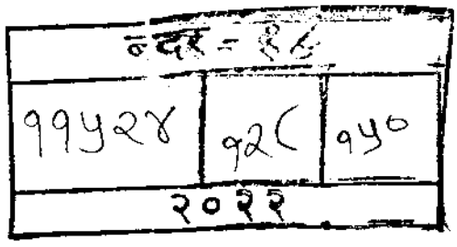
मीटर - १८
९९५२८ | ९२७ | ९५०
२०२२

स्वच्छ भारत
एक कदम स्वच्छता की ओर

श्री. उमाकांत सु. कदम
करनिर्धारक व संकलक (प)

E & OE


THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI NO. 7
MUMBAI SUBURBAN DIST. (BANDRA)


नोंदणी
99428
92C
940
२०२२

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

लेखा क्रमांक	मालमत्ता करवर्ष	देयक क्रमांक	देयक दिनांक
KE030 I 920030000	2017-2018	201710BIL06475644 201720BIL06475646	29/05/2017

पक्षकाराचे नाव व पत्ता :	प्रेषक - सहा. क. व सं. / विभाग :
THE SECY VILE PARLE GOUTAM CO OP HSG SOCY LTD,42 MAHANT ROAD,VILE PARLE EASTMUMBAI 400057	Asstt. Assessor & Collector K/East Ward, Assessment & Collection Deptt., 2nd Floor, Room No.206, Azad Road, Gundavali , Andheri (E) Mumbai-400069.

मालमत्ता क्रमांक,सदनिका क्रमांक, इमारतीचे नाव / विंग,सी.टी.एस. क्र./ प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे .

K-1104(3) 36K, MAHANT ROAD C I SHED VILE PARLE GAUTAM COOP HOUSING SOCIETY LTD

प्रथम करनिर्धारण दिनांक :	31/03/1961	जलजोडणी क्रमांक : -	एकूण भांडवली मूल्य :	1807970

अक्षरी रुपये Rupees Eighteen Lakh Seven Thousand Nine Hundred and Seventy Only

देयक तयार करतेवेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 0 ०१/०४/२०१० या तारखेनंतरची थकबाकी ₹ 0

देयक लागू असलेली : 01/04/2017 ते 31/03/2018

(सर्व रक्कम रुपयांमध्ये)

कराचे नाव :	01/04/2017 ते 30/09/2017	01/10/2017 ते 31/03/2018
सुधारसाधारण कर	2167	2167
शिक्षण कर	0	0
जल कर	1364	1364
मलनिःसारण कर	0	0
मलनिःसारण लाभ कर	841	841
म.न.पा. शिक्षण उपकर	802	802
राज्य शिक्षण उपकर	643	643
रोजगार हमी उपकर	157	157
वृक्ष उपकर	40	40
पथकर	1042	1042
एकूण देयक रक्कम	7056	7056
कलम १५२ (अ) नुसार दंडाची रक्कम	0	0
परतावा व्याजाची वसूली	0	0
अर्ली-बर्ड च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	0
आगाऊ अधिदानाचे समायोजन	0	0
भरावयाची निव्वळ रक्कम	7056	7056
* 30.06.2017 पर्यंत भरावयाची निव्वळ रक्कम	6932	6807
* 31.07.2017 पर्यंत भरावयाची निव्वळ रक्कम	6994	6870
* 31.07.2017 नंतर भरावयाची निव्वळ रक्कम	7056	7056
अक्षरी रुपये	Rupees Seven Thousand and Fifty Six Only	Rupees Seven Thousand and Fifty Six Only
अंतिम देय दिनांक	27/08/2017	31/12/2017

Paid Rs 7056 M-074328 Dt 13/07/17

Paid Cheque M-074328 Dt 17/10/17

Rs 7056

Gmuthe Pay.

"To make payment through NEFT:
IFSC – SBIN0COLLEC, Beneficiary A/C No.-MCGM0030030000 , Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first."

* अर्ली-बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

मालमत्ता क्रमांकामधील पहिले ११ अंक इमारतीचा UID (Unique Identity) असून, प्रत्येक इमारतीच्या दर्शनी भागावर UID स्टीकर लावण्याचा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधातील पत्रव्यवहारात सदर UID क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद व्यावी.

THE SEAL OF THE JOINT SUB REGISTRAR AND... MUMBAI-51 (BANDRA)

99428 92e 940 2022

स्वच्छ भारत
एक कदम स्वच्छता की ओर

श्री. संजोग पु. कबरे
करनिर्धारक व संकलक (प)

E & OE



बटर - १८		
१९५२४	९३०	५५०
२०२२		

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

VILE PARLE GAUTAM CO
OPERATIVE HOUSING SOCIETY LIMITED
23/08/1978
Permanent Account Number
AAAAV2665H
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

VILE PARLE GAUTAM CO
OPERATIVE HOUSING SOCIETY LIMITED
23/08/1978
Permanent Account Number
AAAAV2665H
Signature

VILE PARLE GAUTAM CO-OP. HSG. SOC. LTD.

TREASURER CHAIRMAN SECRETARY

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 7
MUMBAI SUBURBAN DIST. (BANDRA)

बदर - १८		
९९५२४	९३९	५५०
२०२२		



बदर - १८		
११५२४	९३२	१५०
२०२२		


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
LAKSHMI BUILDERS & DEVELOPERS
07/10/2000
Permanent Account Number
AABFL4973





बदर - १८		
१९५२४	१३३	१५०
२०१२		



बदर - १८		
१९५२४	१३४	१५०
२०२२.		

VILE PARLE GAUTAM CO-OP. HSG. SOC. LTD.

(Registration No. Bom/Hsg/5569 Dt. 23-8-1978)

42, Mahant Road, Vile Parle (East), Mumbai - 400 057.

Ref. No.: _____ Date: _____

TRUE COPY OF THE RESOLUTION PASSED AT THE SPECIAL GENERAL BODY MEETING OF VILE PARLE GAUTAM CO-OPERATIVE HOUSING SOCIETY LTD. HELD ON 29TH MAY 2022.

RESOLVED THAT the draft Development Agreement and Power of Attorney presented in the meeting and after due discussions and modifications be and is hereby approved and the Managing committee is hereby authorized to execute and register the same and do all necessary acts and to go ahead to complete all the formalities in this connection.

FURTHER RESOLVED THAT Chairman Mr. (Dr.) RAJEEV K. KANITKAR, Secretary MR. RASIK R. SHAH and Treasurer MR. KANTILAL D. RAMBHIA be and are hereby authorisied to enter into, sign, execute and register the Development Agreement and General Power of Attorney by appearing before the Dy. Registrar of Assurances on behalf of the Society.

PROPOSED BY KUVARJI M. CHHEDA.

SECONDED BY KEVARAM G. PUROHIT
Carried Unanimously.

VILE PARLE GAUTAM CO-OP. HSG. SOC. LTD.

Kantilal D. Rambhia TRASURER | Rajeev CHAIRMAN | Rasik Shah. SECRETARY

VILE PARLE GAUTAM CO-OP. HSG. SOC. LTD. Reg. No. BOM/HSG/5569 dt 23/8/1978 VILE PARLE (E)

THE SEAL OF THE JOINT SUB REGISTRAR AND E.F.O. MUMBAI SUBURBAN DIST.

बदर - १८

९९५२४	९३५	९५०

२०२२

We members/occupants/tenants of **VILE PARLE GAUTAM CO-OPERATIVE HOUSING SOCIETY LIMITED**, situate at Gautam Final Plot No.19, Mahant Road, Vile Parle (East), Mumbai 400 057, do herebelow record our consent to terms and conditions of the Development Agreement entered into between the Society and M/s. Lakshmi Builders & Developer.

Room Nos.	Names	Consenting Members/Occupant/Tenant
1	Tragam Mah. Sabh. Trust (Trustee Naresh Parikh)	
2	DR. R.K. Kanitkar	
3		
4	Ashish Shah	
5	Dilip Kantilal Chawda	
6	Rakesh Gandhi H.U.F.	
7		
7A		
8	Pramod Sawant	
9	Mitesh Somani	
10	RASIK. R. SHAH	
11	Meena M Shah	
12		
13	Kanubhai M Chheda	
14	Pankaj K Kanjani	

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 1

बदर - १८

९९४२४	९३६	५५०

२०२२

Room Nos.	Names	Consenting Members/Occupant/Tenant
14A	Dr. R.K. Kanitkar	Krajeev
15	Kantilal D. Rambhia	Kantilal D. Rambhia
16	Vishnudatt S. Shukla	V.S. Shukla
17	ગાયત્રી ટ્રાન્સપોર્ટ કો.પ્રા.	ગાયત્રી કો.પ્રા.
18	Manilal M. Shah	Manilal Mangaldas Shah
19	Chandrikaben M. Shah	ચંદ્રિકા મંગળદાસ શાહ
20	Gaurav Chheda	
21	ગાયત્રી ટ્રાન્સપોર્ટ કો.પ્રા.	ગાયત્રી કો.પ્રા.
22	ઈલાબા ગોપાલભાઈ પટેલ	ઈલાબા પટેલ
23	Outhouse (Ramgarhia)	
24	Outhouse Prasad S. Bhatkar	Bhatkar

बदर - १८

९९५२४	९३७	१५०

२०२२

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 7 MUMBAI SUBURBAN DIST. (BANDRA)

Fwd: Spl Grn Body meeting

From: Rajesh Doshi <lbdrealtors@gmail.com> on Sat, 28 May 2022 15:39:50 Add to address bookTo: You | See Details

Sent from my iPhone

Begin forwarded message:

From: LBD Realtors <lbdrealtors@gmail.com>
Date: 28 May 2022 at 1:58:18 PM IST
To: Shrey@lbdrealty.in, vileparlegautamchs@gmail.com
Subject: Fwd: Spl Grn Body meeting

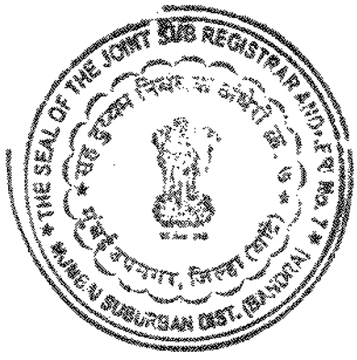
---------- Forwarded message ---------
From: **Nipun Mehta** <mehta_nipun@yahoo.com>
Date: Sat, 28 May 2022 at 13:56
Subject: Re: Spl Grn Body meeting
To: Rajesh Doshi <lbdrealtors@gmail.com>

Greetings,
We , Mr. Nipun Shantilal Mehta & Mrs. Joy Nipun Mehta give our consent for redevelopment of the above mentioned Vileparle Gautam CHSL, Vileparle east, to Lakshmi Builders and Developers as per the letter dated 12th May, 2022. We are giving our consent for redevelopment of society over Email as we won't be able to attend the meeting physically.
We protect our rights as per the MOU with Lakshmi Builders and Developers & Vileparle Gautam CHSL

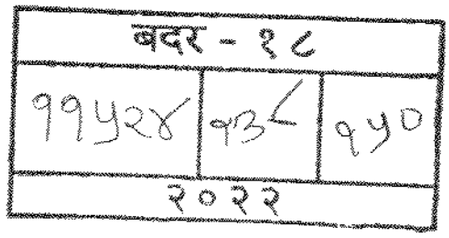
Thank you,

MR. Nipun Shantilal Mehta & Mrs. Joy Nipun Mehta

C/O NISHANT ENTERPRISES
Office No. 17, Koteshwar Palace,
Jiva Mahale Marg, Andheri (East),
Mumbai- 400069,
Maharashtra,
India.
Tel: 022-26821220/40053529
Fax: 022-26848078
Mobile: +91 9821007302



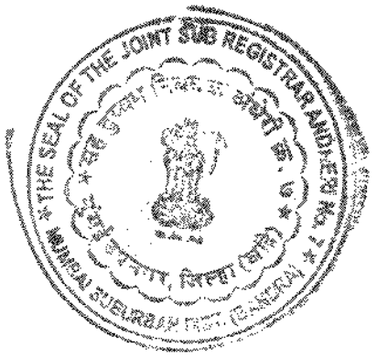
On Friday, May 27, 2022, 06:08:39 PM GMT+5:30, Rajesh Doshi <lbdrealtors@gmail.com> wrote:

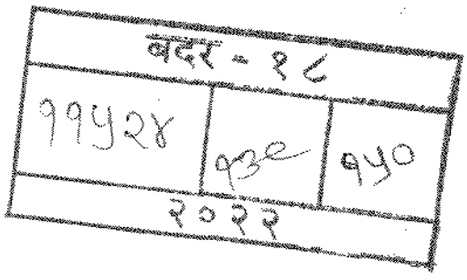


Dear Nipunbhai,

Best
Rajesh Doshi
Sent from my iPhone
--
Thanks & Regards,

Lakshmi Builders & Developers | Khandelwal Groupé
Savgan Heights | RTO Lane, 4 Bungalows | Andheri (W), Mumbai - 400053
Mobile: +91 9833201260
Personal email: lbdrealtors@gmail.com





Fwd: Consent of Redevelopment of Vile Parle Gautam Society

From: Rajesh Doshi <lbdrealtors@gmail.com> on Sat, 28 May 2022 15:40:01 Add to address bookTo: You | See Details

Sent from my iPhone

Begin forwarded message:

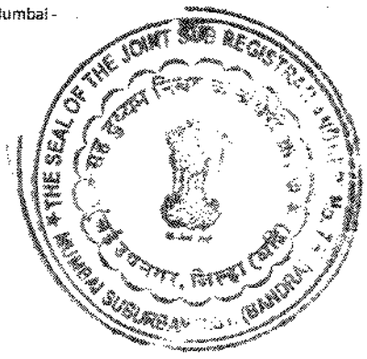
From: LBD Realtors <lbdrealtors@gmail.com>
Date: 28 May 2022 at 1:58:43 PM IST
To: Shrey@lbdrealty.in, vileparlegautamchs@gmail.com
Subject: Fwd: Consent of Redevelopment of Vile Parle Gautam Society

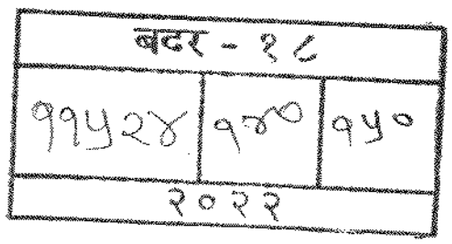
---------- Forwarded message ---------
From: **Arvind Shah** <arvindshah1508@gmail.com>
Date: Sat, 28 May 2022 at 13:34
Subject: Consent of Redevelopment of Vile Parle Gautam Society
To: <lbdrealtors@gmail.com>, <mehta_nipun@yahoo.com>, <niravashah@gmail.com>

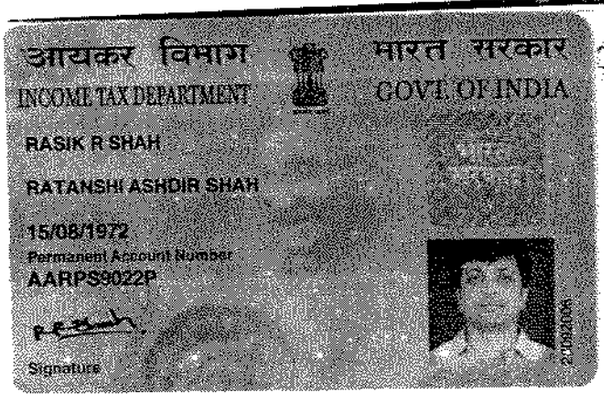
Greetings,
I, Arvind K. Shah, tenant of Vile Parle Gautam CHSL would like to give my irrevocable consent for redevelopment of the above mentioned society to Lakshmi Builders and Developers as per the letter dated 12th May, 2022. I am giving my consent for redevelopment of society over Email as I won't be able to attend the meeting physically.
I protect my rights as per the MOU with Lakshmi Builders and Developers.

Yours Thankfully,
Arvind K. Shah
--
Thanks & Regards,

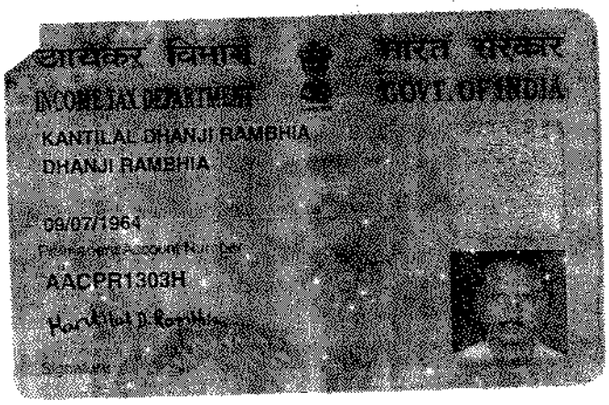
Lakshmi Builders & Developers | Khandelwal Groupé
Savgan Heights | RTO Lane, 4 Bungalows | Andheri (W), Mumbai - 400053
Mobile: +91 9833201260
Personal email: lbdrealtors@gmail.com
Office email : info@lbdrealty.in






आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RASIK R SHAH
RATANSHI ASHDIR SHAH
15/08/1972
Permanent Account Number
AARPS9022P
Signature

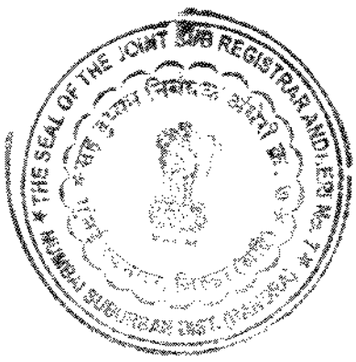
R P Shah.


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KANTILAL DHANJI RAMBHIA
DHANJI RAMBHIA
09/07/1964
Permanent Account Number
AACPR1303H
Signature

Kantilal D. Rambhia

For Development agreement purpose


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAJEEV KRISHNAJI KANITKAR
KRISHNAJI KESHAV KANITKAR
20/04/1964
Permanent Account Number
AADPK2046F
Signature



Rajeev

For Development Agreement purpose.

बदर - १८

९९५२४	९४९	९५०

२०२२

भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1067/17021/03555

24/07/2013

To,
राजीव कृष्णाजी कानिटकर
Rajeev Krishnaji Kanitkar
S/O: Krishnaji Kanitkar
B/203 Saivatsalya Society
Paranjape B Scheme Road no-1
Mumbai
Vileparle (East) Mumbai Mumbai
Maharashtra 400057
9820270990

Ref: 138 / 20D / 166981 / 167202 / P

SE063786637FT

आपला आधार क्रमांक / Your Aadhaar No. :

9317 7301 7291

आधार - सामान्य माणसाचा अधिकार

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI M.S.I.

MUMBAI SUBURBAN DIST. (BANDRA)

बदर - १८

११५२४	१७२	१५०

भारत सरकार
Government of India



राजीव कृष्णाजी कानिटकर
Rajeev Krishnaji Kanitkar
जन्म तारीख / DOB : 20/04/1964
पुरुष / Male

9317 7301 7291

आधार - सामान्य माणसाचा अधिकार

Rajeev

For Development Agreement purpose.

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1216/01146/20033

To,
कांतीलाल धनजी रांभिया
Kantilal Dhanji Rambhia
S/O Dhanji Rambhia
15, Vileparle Gautam Housing Society, 42, Mahant Road,
Near Ruia High School,
Vile Parle (East)
Vileparle (East) Mumbai
Maharashtra 400057
9869185202

13/04/2012

Ref: 63 / 05E / 88772 / 89172 / P

UE414150519IN

आपला आधार क्रमांक / Your Aadhaar No. :

9381 6553 2444

आधार – सामान्य माणसाचा अधिकार

THE SEAL OF THE JOINT SUB REGISTRAR AND IFSR No. 7 MUMBAI SUBURBAN DIST. (BANDRA)

भारत सरकार
GOVERNMENT OF INDIA



कांतीलाल धनजी रांभिया
Kantilal Dhanji Rambhia
जन्म वर्ष / Year of Birth : 1964
पुरुष / Male

बदर - १८
१९५२४ | १४३ | १५०

9381 6553 2444

आधार – सामान्य माणसाचा अधिकार

Kantilal D. Rambhia

For Development Agreement
Purpose

भारत सरकार
GOVERNMENT OF INDIA



रसिक रतनशी शह
Rasik Ratanshi Shah
जन्म तारीख/ DOB: 15/08/1972
पुरुष / MALE

3942 3698 2052

माझे आधार, माझी ओळख

R.R.Shah

THE SEAL OF THE JOINT SUB REGISTRAR AND F.P.M.C. 7 MUMBAI SUBURBAN DIST. (BANDRA)

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पत्ता:
S/O रतनशी शह, रुईं हाई स्कुल जवळ, रूम नं.१०, गौतम सी.एच.एस, ४२, महंत रोड, विलेपार्ले पु, मुंबई, महाराष्ट्र - 400057

Address
S/O Ratanshi Shah, Near Ruia High School, Room No.10, Gautam C.H.S, 42, Mahant Road, Vileparle (E), Mumbai, Maharashtra - 400057

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bengaluru-560 001

बदर - १८		
११५२४	१४४	१५०
२०२२		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJESH GORDHANDAS DOSHI

GORDHANDAS BHAGWANJI DOSHI

06/06/1960

Permanent Account Number

ABVPD4276H

Signature

30012007

FOR LAKSHMI BUILDERS AND DEVELOPERS

PARTNER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LAKSHMI BUILDERS & DEVELOPERS

07/10/2000

Permanent Account Number

AABFL4973E

10042014

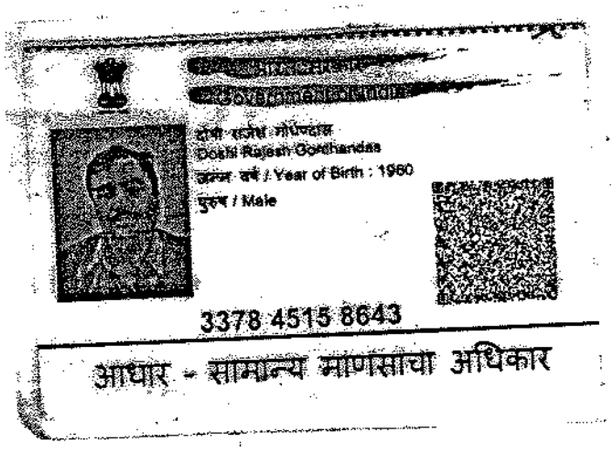
THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 7

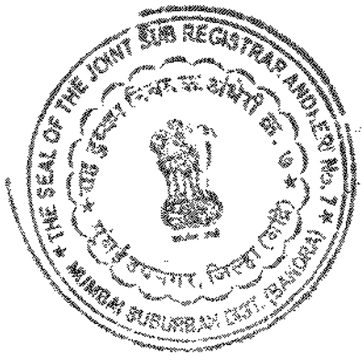
LAKSHMI BUILDERS & DEVELOPERS

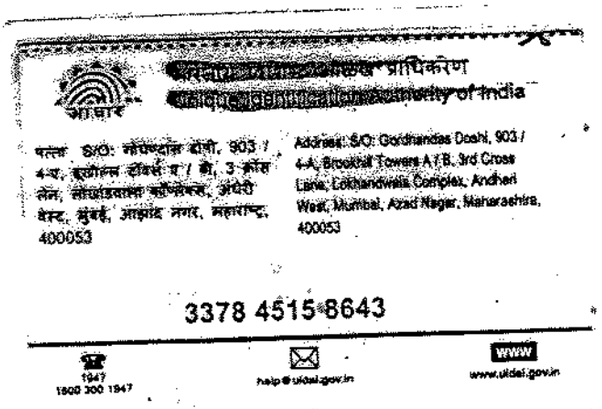
बदर - १८

११५२४	१५५	१५०

२०२२







बंदर - १८		
१९५२४	१२६	१५०
२०२२		

भारत सरकार
Government of India

केवाराम गजाजी पुरोहित
Kewaram Gajaji Purohit
जन्म तारीख/DOB: 13/04/1966
पुरुष/ MALE



8254 7063 1988
VID : 9157 2644 1774 8176

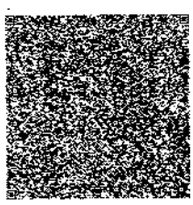
माझे आधार, माझी ओळख

केवाराम गजाजी पुरोहित

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
S/O गजाजी पुरोहित, क्रिस्टल केबल के पास., इस्माईल चाल रूम नं-ए/१, कंकुवाडी, पी.एम. रोड., विले पार्ले पूर्व, मुंबई, महाराष्ट्र - 400057

Address:
S/O Gajaji Purohit, Near Crystal Cable., Ismail Chawl Room No-A/1, Kankuwadi, P.M. Road,, Vile Parle East, Mumbai, Maharashtra - 400057



QR Code with Photograph

THE SEAL OF THE JOINT SUB REGISTRAR AND IGR MUMBAI SUBURBAN DIST. (MUMBAI) 1

8254 7063 1988
VID : 9157 2644 1774 8176

बंदर - १८
९९५२४ | ७४७ | ५५०
२०२२

भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदणी क्रमांक/Enrolment No.: 1104/20138/04750

To :
Prakash Gopal Bharti
(प्रकाश गोपाळ भारती)
S/O Gopal Bharti
pipeline
4/3,nand lal singh chawl ramnagar tembipada road
Bhandup West S O
Mumbai
Maharashtra - 400078

Date: 22/07/2011

Ref. No : 08022097-00023256-00028441-

UB 01119620 1 IN

आपला आधार क्रमांक / Your Aadhaar No. :

5554 0274 0391

आधार – सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



प्रकाश गोपाळ भारती
Prakash Gopal Bharti

जन्म वर्ष / Year of Birth : 1961
पुरुष / Male

5554 0274 0391

आधार – सामान्य माणसाचा अधिकार

THE SEAL OF THE JOINT SUB REGISTRAR AND ITS NO.

९८

११५२४	९८	५५०

२०२२

514/11524
गुरुवार,30 जून 2022 9:49 म.पू.

दस्त गोषवारा भाग-1

बदर18
दस्त क्रमांक: 11524/2022

दस्त क्रमांक: बदर18 /11524/2022

बाजार मुल्य: रु. 13,99,92,000/- मोबदला: रु. 5,99,07,000/-

भरलेले मुद्रांक शुल्क: रु.69,99,600/-

दु. नि. सह. दु. नि. बदर18 यांचे कार्यालयात

अ. क्रं. 11524 वर दि.30-06-2022

रोजी 9:47 म.पू. वा. हजर केला.

पावती:12397 पावती दिनांक: 30/06/2022

सादरकरणाराचे नाव: मेसर्स लक्ष्मी बिल्डर्स अँड डेव्हलपर्स चे भागीदार राजेश जी. दोशी

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 3000.00

पृष्ठांची संख्या: 150

एकुण: 33000.00

दस्त हजर करणाऱ्याची सही:

Joint S.R. Andheri-7
सह. दुय्यम निबंधक, अंधेरी क्र. ७

Joint S.R. Andheri-7
सह. दुय्यम निबंधक, अंधेरी क्र. ७

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 30 / 06 / 2022 09 : 47 : 34 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 30 / 06 / 2022 09 : 48 : 54 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

लिहून घेणारे

THE SEAL OF THE JOINT SUB REGISTRAR AND F.S.O. No. 7 * सह दुय्यम निबंधक अंधेरी क्र. ७ * मुंबई उपनगर, जिल्हा (बांद्रा) * MUMBAI SUBURBAN DIST. (BANDRA)

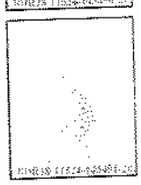
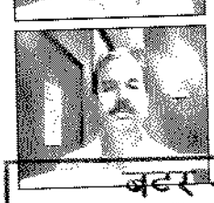
बदर - १८
११५२८ | ९४९ | ९५०
२०२२

30/06/2022 9 54:17 AM

दस्त गोषवारा भाग-2

बदर18
दस्त क्रमांक:11524/2022

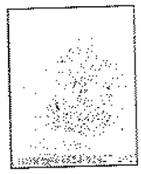
दस्त क्रमांक :बदर18/11524/2022
दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विलेपार्ले गौतम को ऑप हौ सोसा लि चे चेअरमन राजीव कृष्णाजी कानिटकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विलेपार्ले गौतम को ऑप हौ सोसा लि, ब्लॉक नं: विलेपार्ले पुर्व, मुंबई , रोड नं: महंत रोड , महाराष्ट्र, मुम्बई. पॅन नंबर:AAAAV2665H	लिहून देणार वय :-58 स्वाक्षरी:-		
2	नाव:विलेपार्ले गौतम को ऑप हौ सोसा लि चे सेक्रेटरी रसिक रतनशी शाह पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विलेपार्ले गौतम को ऑप हौ सोसा लि, ब्लॉक नं: विलेपार्ले पुर्व, मुंबई , रोड नं: महंत रोड , महाराष्ट्र, मुम्बई. पॅन नंबर:AAAAV2665H	लिहून देणार वय :-49 स्वाक्षरी:-		
3	नाव:विलेपार्ले गौतम को ऑप हौ सोसा लि चे खजिनदार कांतीलाल धनजी रांभिया पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विलेपार्ले गौतम को ऑप हौ सोसा लि, ब्लॉक नं: विलेपार्ले पुर्व, मुंबई , रोड नं: महंत रोड , महाराष्ट्र, मुम्बई. पॅन नंबर:AAAAV2665H	लिहून देणार वय :-57 स्वाक्षरी:-		
4	नाव:मेसर्स लक्ष्मी बिल्डर्स अँड डेव्हलपर्स चे भागीदार राजेश जी. दोशी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नारायण प्रिंटिंग हाऊस , ब्लॉक नं: गोरेगाव पश्चिम, मुंबई, रोड नं: 135, राम मंदिर रोड, ओशिवरा , महाराष्ट्र, मुम्बई. पॅन नंबर:AABFL4973E	लिहून घेणार वय :-62 स्वाक्षरी:-		

बदर-१८
९९५२८ | ९५० | ९५०
२०२२

वरील दस्तऐवज करुन देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:30 / 06 / 2022 09 : 53 : 17 AM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:केवाराम पुरोहित वय:56 पत्ता:रुम नं. ए/1, इस्माईल चाळ, पी. एम. रोड, विले पार्ले पुर्व, मुंबई पिन कोड:400057	स्वाक्षरी		
2	नाव:प्रकाश गोपाळ भारती वय:60 पत्ता:4/3, नंदलाल सिंह चाळ, टेंभीपाडा, भांडुप पश्चिम, मुंबई पिन कोड:400078	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:30 / 06 / 2022 09 : 53 : 58 AM

शिक्का क्र.5 ची वेळ:30 / 06 / 2022 09 : 54 : 13 AM नोंदणी पुस्तक 1 मध्ये

Joint S.R. Andheri-7

प्रमाणित करणेत येते की, या दस्तामध्ये एकुण ९५० पाने आहेत.

सह. दुय्यम निबंधक, अंधेरी क्र.-७, मुंबई उपनगर जिल्हा

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100900/529/2022	1100900	6999600	SD		
2		DHC		2906202212201	1000	RF	2906202212201D	30/06/2022
3		DHC		2906202212080	2000	RF	2906202212080D	30/06/2022
4		eChallan		MH004022824202223M	30000	RF	0002142640202223	30/06/2022

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

बदर-१८/ ९९५२८ /२०२२
11524 /2022
पुस्तक क्रमांक १, क्रमांक.....१.....वर नोंदला.
दिनांक: 30 / 06 / २०२२

सह. दुय्यम निबंधक, अंधेरी क्र.-७, मुंबई उपनगर जिल्हा.

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