the Construction and it shall be responsibility of the members to collect the same.

33. **UNDERTAKING BY THE SOCIETY TO SIGN APPLICATIONS :-**

It is hereby specifically agreed by and between the parties hereto that the Society shall furnish such No Objection Certificate and all other documents, papers, declarations, affidavits, etc. from time to time that may be required for re–development of the said Property. The Society also undertakes to sign all declarations, applications, forms, undertakings, affidavits relating to re-development of the said Property from time to time at the entire costs and expenses of the Developers.

34. **TERMINATION:-**

i. The parties have agreed that, if for a period of 24 months from the execution and registration of this Agreement, the Developers do not commence with any of their obligations under this Agreement and procure IOA, the Society shall be entitled to terminate this Agreement on this ground alone.

ii. Subject to what is stated in this Agreement, the Society shall have right to terminate this Agreement if: (i) the Developers become insolvent and no one steps into the shoes of the Developer for a period of 6 months thereafter, or (ii) if the Developers fail to procure Commencement Certificate within a period of 36 months from the Vacation Date, or (iii) if the Developers fail to make payment of the amounts mentioned in this agreement, or (iv) if the Developers fail to complete the said Project within a period of 60 months from the Vacation Date.

iii. However, before invoking such right of termination, the Society shall give a defect cure Notice of 60 days ("**Defect Cure Notice**") to the Developers and shall insist upon specific performance of this Agreement. The Society shall have a right (but not an obligation) to terminate this Agreement in case the defect/ event of termination complained of in the Defect Cure Notice is not rectified or the specific obligation of the Developer is not performed within such notice period and further, only in case the Developer, the Society as well as the adjoining society i.e. Kailas Kiran No. 2 CHS Ltd. is unable to find out a workable solution.

In the event of termination of this Agreement in terms hereof, the Society shall have right to sell the said Security Flat/s and utilize the proceeds to take over and complete the balance construction of the rehab component of the society either by themselves, or by appointing another contractor or developer for that purpose. The Developers hereby agree and covenant with and undertake that they shall in such an event, render their full co operation and assistance to the said Societies in enabling them to complete the proposed construction to the extent as required and further, the Developers shall give their unconditional NOC and/or execute any document as may be required by the Society In any event of the matter, in case one of the Societies of the said Project terminates their Development Agreement, the other Development Agreement shall *ipso facto* also stand terminated in the same terms.

36. NON-WAIVER:-

Any delay tolerated or indulgence shown by the said Society or the Developers in enforcing the terms and conditions or provisions herein mentioned, or any forbearance or giving of time by them to the other respectively, shall not be treated or construed as a waiver of any breach, violation, non-observance, non-performance or non–compliance, nor shall the same in any manner prejudice the rights and interests of the said Society or the Developers.

37. RERA:-

The Developers shall adhere to the provisions of Real Estate (Regulation and Development) Act, 2016 **('RERA')** and register the project on the website of MAHARERA and comply with all other formalities prescribed under RERA.

38. SEVERABILITY:-

In the event of any part of this Agreement of Re- Development being read down by any court and/or being rendered as not enforceable in Law, then in that event such part of this Agreement shall be treated as if not forming part of this Development Agreement while remaining Deed shall continue to be in force.

39. JURISDICTION: -

The Courts at Mumbai alone shall have jurisdiction on all matters arising out of or concerning to or touching upon this Development Agreement.

39 **RIGHT TO DISPLAY: -**

The Developer shall be entitled to install the logo and/or name boards of the Developers with various devices (including electronic, laser and neon signs) in one or more places in the said new Building therein at its own costs and expenses.

40. **FEES & EXPENSES: -**

Each Party shall bear and pay their respective Consultants, Solicitors and Advocates professional costs and fees.

41. **ARBITRATION: -**

If any disputes or differences arise between the parties hereto arising out of this Agreement, or as to the rights, obligations, liabilities and duties of the parties hereto or as to the interpretation of this Agreement, the same shall be referred for adjudication to a Tribunal of one Arbitrator as in terms of the Arbitration and Conciliation Act 1996. The Award of the Arbitrator so appointed shall be final and binding on all the parties i.e. the Society/its members AND the Developer. The Arbitration proceedings shall be conducted in Mumbai which will be in English language and shall be in accordance with the provisions contained in that behalf in the Arbitration and Conciliation Act, 1996, as amended from time to time.

42. **STAMP DUTY, REGISTRATION CHARGES, GST & OTHER COSTS: -**

42.1 The Stamp Duty and Registration charges, if any, payable on this Development Agreement and the Power of Attorney as well as any other and further documents that may be executed between the Society and the Developers pursuant thereto shall be borne and paid by the Developers.

42.2 The stamp duty and registration charges and the GST (Goods and Service Tax) if applicable with regard to the PAA Agreements on the additional area offered free of costs by the Developer to the respective Existing Members shall be borne and paid by the Developers in respect of those members who shall execute and present themselves or their

constituted attorney's for registration of this Agreement. In respect of those members who do not execute and present themselves or their constituted attorney's for registration of this Agreement, the stamp duty and registration charges in regard to their PAA Agreements shall be borne and paid by such Members and the Developers shall not be liable for the same.

42.3 The stamp duty and registration charges in respect of the additional area (over and above the PAA), if any, purchased by the respective Existing Members from the Developers shall be borne and paid by the Existing Member(s) concerned and the Developers shall not be liable for the same in any manner whatsoever.

42.4 The GST on account of obtaining of the development rights under this Agreement shall solely be borne by the Developers and similarly any benefits arising out of the same shall also solely belong to the Developers.

42.5 The Income Tax, or any other applicable duty / tax which is levied or may be levied by the Statutory/Government Authorities, on the PAA i.e. additional area over and above the existing area offered free of costs by the Developer to the respective Existing Members as per this Development Agreement, will be borne by the concerned Members and the Developers shall not be liable for the same in any manner whatsoever.

The GST, Income Tax or any other applicable duty / tax levied by the Statutory/Government Authorities, on the additional / extra area purchased by the Existing Members over and above their PAA, will be borne by the concerned Member/s and the Developers shall not be liable for the same in any manner whatsoever.

42.7 All Parties will bear the professional fees of their respective Advocates & Solicitors

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43. **NOTICES: -**

The respective addresses of the parties hereto for service of any notice is as under:-

IN THE CASE OF THE DEVELOPERS: -

M/S. SHREE SAI REALTORS having its registered office at [illegible] Plaza, Jawahar Road, Opp. Ghatkopar Railway Station, Ghatkopar (E), Mumbai-400 077

IN THE CASE OF THE SOCIETY:-

The Managing Committee Members, **SHANKAR CHHAYA CO-OP HOUSING SOCIETY LTD,** having their address as under:-

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१३९३६	६६	१०५
२०२३		

MR. VIPUL HANSRAJ PATEL (Hon. Secretary):-17, Shankar Chhaya, 1st Floor,M.G.Road Ghatkopar East, Mumbai-400077.

After the vacation of the said buildings, the change in correspondence address will be intimated by the Society to the Developers, which address shall be used by the Developers to correspond with the society for the purposes of this Agreement.

Any change in address by either party shall be notified to other party within 7 days failing which the last known or notified address shall be treated as final address.

44. Any notice required to be served on the parties hereto shall be in writing and shall be sufficiently served if sent by registered post acknowledgement due at the respective addresses, unless notice of a different address is received. Any notice required to be served on individual members shall be deemed to have been received by them if the same has been addressed to the Society and sent to the address of the Society which is stated above.

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45. **HANDOVER OF PROJECT: -**

The Developers shall handover the project to the society after obtaining Project Completion Certificate/Building Completion Certificate along with all the Original documents such as Property Cards, Applications, Original Sanctioned Plans, Various permissions from various authorities, City Survey Plans, Property Layout plans, Original Power of Attorney given during the redevelopment process, Contracts and Bills of the amenities and utilities services, Property Tax clearance Certificate, No dues Certificate from MCGM with regard to water connection etc. The Developers shall also handover all the relevant documents, plans, contracts, bills, etc of the common amenities to the said Society and Kailas Kiran No. 2 Society jointly or to the new society/amalgamated society as per clause 13 above.

The Society's Permanent Account Number is **AAKAS6904N**, and the Developers Permanent Account Number is **ABRFS0440G**

SCHEDULE OF THE SAID PROPERTY ABOVE REFERRED:

All that piece or parcel of land or ground bearing Final Plot No. 19 admeasuring as per present Property Card as 1985.00 sq. mtrs. or thereabouts (without the entry of set-back area of 240 sq. meters already surrendered by the Society to MCGM as per the property card available with the Society and submitted to the Developers) leaving the balance Plot area as 1745 sq. meters, of Town Planning Scheme III of Ghatkopar and Municipal Assessment Tax Bill No. N-84, Plot No. 19, N-84(2) 19A of Village- Ghatkopar Kirol, Taluka Kurla alongwith 2 buildings known as 'Shankar Chhaya' standing thereon building no.1 comprising of ground plus 3 upper floors having 29 residential flats and 7 shops/office and building no.2 comprising of ground plus two upper floors having 3 residential flats, situate, lying and being at M.G.Road, Ghatkopar (E) Mumbai- 400 077 in the registration district and sub-district of Mumbai City and Mumbai Suburban and bounded as follows: -

On or towards North : By property of Vireshwar Mahadev Temple
On Or towards East : By Plot No 20
On or towards South : By Plot No 18
On or towards West : By M.G. Road

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

SIGNED, SEALED AND DELIVERED)
BY THE WITHIN NAMED "SOCIETY")
SHANKAR CHHAYA)
CO-OPERATIVE HOUSING)
SOCIETY LTD.,)
was hereunto affixed)
Pursuant to the Resolution)
Dated the 20/03/2022)
of General body of the society)

1. **Mr. Vipul Hausraj Patel (Hon. Secretary),**
Vipul. Patel.



2. **Mr. Bharat Ranjit Thakkar (Hon. Chairman),**



3. **Ms. Kavita Rajni Tolia (Hon. Treasurer)**
Kavita



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Being the Managing Committee)
Members who have in token)
thereof signed hereto)
in the presence of .....)

1) Param Patadia Param.

2) Rohan Gaikawad.

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2022

SIGNED, SEALED AND DELIVERED)

BY THE WITHIN NAMED)

"MEMBERS")

Flat No	Name	Thumb	Photo
Shop No. 1	HEMLATA NANJI VISHRIYA		
Shop No. 2	PRAKASH PREMJI SOMESHWAR Through its CA Pooja Someshwar		
Shop No. 3	PRAKASH PREMJI SOMESHWAR Through it's CA Pooja Someshwar		
Shop No. 4	PURNIMA MANOJ HINDOCHA		

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२०२२		









Shop No. 5	SHANKAR & CO. Through it's Partner P.V. Narayanan		
	Through it's Partner Vani Shankar.		
Shop No. 6	BHARTI CHETAN CHOLERA		
	CHETAN GOPALDAS CHOLERA		
Shop No. 7	SEJAL KUSHAL GHARAT		
	KUSHAL VINAY GHARAT		

















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THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

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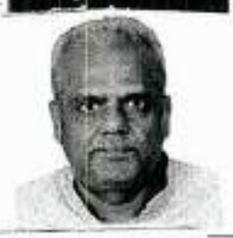
Flat No. 8	DEVENDRA GORDHANDAS THAKKAR D.G. Thakkar		
	VEENA DEVENDRA THAKKAR V.D. Thakkar		
Flat No. 9	PANKAJ NANJI HARIA Haria		
Flat No. 10	HEMABEN DINESH SHAH [illegible]		
	KETAL DINESH SHAH [illegible]		
Flat No. 11	CHARU MAJMUDAR C. Majmudar		
	BHAVESH CHAMANLAL VORA Bhavesh C. Vora		
	RAJSHREE BHAVESH VORA Rajshree B. Vora		

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Flat No. 12	JAY JITENDRA PATEL JAY J. PATEL		
	VIJAY NARANBHAI PATEL Vijay Naranbhai Patel		
Flat No. 13	RAJNIKANT GIRJAPRASAD VYAS Thorough it's CA Heital V. Yaagnik		
	LEENA RAJNIKANT VYAS Through it's CA Heital V. Yaagnik.		
Flat No. 14	SUSHILA SHANTILAL GADA [illegible]		
Flat No. 15	HARDIK YOGESH MEHTA		

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	GUNVANT GULABCHAND SHAH G. G. Shah.		
Flat No. 16	BHARATI GUNVANT SHAH B. G. Shah		
	VIPUL H. PATEL Vipul Patel.		
Flat No. 17	DIGANT HANSRAJ PATEL Digant Patel.		
Flat No.	SNEHLATA MAHENDRA SHAH Snehlata M. Shah.		
Flat No. 19	DHVANI CHETAN GANDHI Through its CA Varsha Dipak Gandhi V. D. Gandhi		
Flat No. 20	AMIT VINOD KOTHARI Amit		

करल - ५		
९८६५	४९	५००
२०२२		









Flat No. 21	REKHA RAJNI TOLIA R. R. Tolia		
	KAVITA RAJNI TOLIA KMolia		
Flat No. 22	WORLD RENEWAL SPIRITUAL TRUST Through it's Trustee - Pradeep. D. Nathani Nathani		
Flat No. 23	WORLD RENEWAL SPIRITUAL TRUST Through it's Trustee - Pradeep, D. Nathani Nathani		
Flat No. 24	BRAHMA KUMARI NALINI B.K. Nalini		













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THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

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Flat No. 25	JAYESH DALICHAND GANDHI		
	SUJATA JAYESH GANDHI		
Flat No. 26	EKTA YUPIN GALA		
	MEETA JAYESH GOSHAR		
Flat No. 27	NIKHIL DINESH HARIA		
Flat No. 28	RITA BHARAT JOSHI		

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२०२२

Flat No. 29	AESHA MIHIR CHHADWA Aesha		
Flat No. 30	DINESH PREMJI HARIA Dinesh P Haria		
Flat No. 31	RAJESH PREMJIBHAI PATEL R.P.Patel.		
	MEENA RAJESH PATEL M. R Patel.		
Flat No. 32	FALGUN J. NEGANDHI J Negandhi		
	PRATHMESH J. NEGANDHI Through it's CA Falgun J. Negandhi J Negandhi CA		

करल - १
१८७३६ | ९८ | १०५
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THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR KURLA-5 MUMBAI SUBURBAN DIST. (BANDRA)

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Flat No. 33	BHARAT THAKKAR		
	DIVYA BHARAT THAKKAR		
Flat No. 34	AMARENDRA KUMAR VERMA Through it's Karta Amarendra Kumar Verma.		
Flat	CHETAN SHAH		
No. 36	PRABHABEN DEVCHAND GOSHAR		

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२०२२		

Flat No. A1 & A2	CHIRAG RAJENDRA SHAH Chirag		
	SAMIR RAJENDRA SHAH Samir Shah		
Flat No. B1	CHANDRIKA SURYASINH KOTHARI C S Kothari		
Flat No. B2	CHAITALI NIMESH CHANDAN Through it's CA Vaishali kunal Shah Vkshah		
	VAISHALI KUNAL SHAH Vkshah		
	KUNAL BHARAT SHAH Kunal Shah		

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२०२३		

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SIGNED, SEALED AND DELIVERED)

BY THE WITHIN NAMED "DEVELOPERS")

M/S. SHREE SAI REALTORS)

by its Partners)

MR. SREEDHARAN K. MUTHATHYAN)





For SHREE SAI REALTORS

PARTNER

MR. LEEBIN SREEDHARAN MUTHATHYAN)



For SHREE SAI REALTORS

PARTNER

In the presence of .....)

1)

2)



भारत सरकार
Government of India

रोहन रविंद्र गायकवाड
Rohan Ravindra Gaikwad
जन्म तिथि/DOB: 02/03/1999
पुरुष/ MALE

4463 3642 4733

VID : 9127 0996 0892 7360

मेरा आधार, मेरी पहचान







THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH03 20150014771 DOI : 24-08-2015
Valid Till : 22-08-2035 (NT)

FORM 7
RULE 16 (1)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	24-08-2015
LMV	24-08-2015

DOB : 23-03-1997 BG :

NAME NAIL POLADIA
S/D/W of VASANT POLADIA
Add 2/15, DIVYA DARSHAN, GOLIBAR RD,
NEAR MADHAV BAUGH HALL, JAGDUSHA
NAGAR, GHATKOPAR (W), MUMBAI
PIN 400086
Signature & ID of Issuing Authority: MH-03 2015375

Signature/Thumb Impression of Holder



360/13136
शनिवार,01 जुलै 2023 5:09 म.नं.

दस्त गोषवारा भाग-1

करल1
दस्त क्रमांक: 13136/2023

दस्त क्रमांक: करल1 /13136/2023

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. करल1 यांचे कार्यालयात

अ. क्र. 13136 वर दि 01-07-2023

रोजी 5:07 म.नं. वा. हजर केला.

पावती:14698 पावती दिनांक: 01/07/2023

सादरकरणाराचे नाव: मेसर्स श्री साई रिअल्टर्स तर्फे भागीदार श्रीसरन के. मुथाथ्यन

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 2100.00
पृष्ठांची संख्या: 105	
एकुण	2200.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक
दु. निबंधक कुर्ला 1
कुर्ला-१ (वर्ग-२)

सह. दुय्यम निबंधक
दु. निबंधक कुर्ला 1
कुर्ला-१ (वर्ग-२)

दस्ताचा प्रकार: पुरवणी करारनामा

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

शिक्का क्र. 1 01 / 07 / 2023 05 : 07 : 18 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 01 / 07 / 2023 05 : 06 : 18 PM ची वेळ: (फी)

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२०२३		

THE SEAL OF THE SUB REGISTRAR KURLA-1
सह दुय्यम निबंधक कुर्ला-१ वांची मुंबई
मुंबई उपनगर जिल्हा-१
MUMBAI SUBURBAN DIST. (RAMBRA)



दस्त गोषवारा भाग-2

करल1
दस्त क्रमांक:13136/2023

01/07/2023 5:14:29 PM

दस्त क्रमांक :करल1/13136/2023
दस्ताचा प्रकार :-पुरकणी करारनामा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शंकर छाया को ऑप हौ सो लिमिटेड तर्फे मेम्बर सुशीला शंतोलाल गरा पत्ता:प्लॉट नं: बिल्डिंग नं:1, माळा नं: ., इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड , ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:AAKAS6904N	मान्यता देणार वय :-69 स्वाक्षरी:-		
2	नाव:शंकर छाया को ऑप हौ सो लिमिटेड तर्फे मेम्बर वर्ल्ड विनेश्वर ट्रिपिडल ट्रस्ट तर्फे ट्रस्टी प्रदीप डी. भाथानी पत्ता:प्लॉट नं: बिल्डिंग नं: ., माळा नं: ., इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड , ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:AAKAS6904N	मान्यता देणार वय :-61 स्वाक्षरी:-		
3	नाव:शंकर छाया को ऑप हौ सो लिमिटेड तर्फे सेक्रेटरी दिपुल हसमुख पटेल पत्ता:प्लॉट नं: बिल्डिंग नं: ., माळा नं: ., इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड , ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:AAKAS6904N	लिहून देणार वय :-42 स्वाक्षरी:-		
4	नाव:शंकर छाया को ऑप हौ सो लिमिटेड तर्फे चेअरमन भरत रमणीक ठक्कर पत्ता:प्लॉट नं: बिल्डिंग नं 1, माळा नं: ., इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड , ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:AAKAS6004N	लिहून देणार वय :-66 स्वाक्षरी:-		
5	नाव:शंकर छाया को ऑप हौ सो लिमिटेड तर्फे ट्रेजरर कविता रजनी हरिया पत्ता:प्लॉट नं: बिल्डिंग नं 1, माळा नं: ., इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड , ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:AAKAS6904N	लिहून देणार वय :-56 स्वाक्षरी:-		
6	नाव:शंकर छाया को ऑप हौ सो लिमिटेड तर्फे मेम्बर केतन दिनेश शाह पत्ता:प्लॉट नं: बिल्डिंग नं ., माळा नं: ., इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड , ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:AAKAS6904N	लिहून देणार वय :-44 स्वाक्षरी:-		
7	नाव:शंकर छाया को ऑप हौ सो लिमिटेड तर्फे मेम्बर चारु पंकज मजमुदार पत्ता:प्लॉट नं: बिल्डिंग नं 1, माळा नं: ., इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड , ब्लॉक नं: एम.जी. रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:AAKAS6904N	लिहून देणार वय :-71 स्वाक्षरी:-		
8	नाव:मेसर्स श्री साई रिअलटर्स तर्फे भागीदार श्रीधरन के. सुधाध्यन पत्ता:प्लॉट नं: ऑफिस नं. 201, माळा नं: ., इमारतीचे नाव: साई प्लाझा, ब्लॉक नं: आर. बी. मेहता रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:ABRFS0440G	लिहून घेणार वय :-64 स्वाक्षरी:-		
9	नाव:मेसर्स श्री साई रिअलटर्स तर्फे भागीदार लोकेश श्रीधरन सुधाध्यन पत्ता:प्लॉट नं: ऑफिस नं. 201, माळा नं: ., इमारतीचे नाव: साई प्लाझा, ब्लॉक नं. आर. बी. मेहता रोड, घाटकोपर पुर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पॅन नंबर:ABRFS0440G	लिहून घेणार वय :-36 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तसाकारुन सुपुर्त करणार व ज्यांनी दस्तातील मजकूर वाचून/ऐकून दिल्याचे कबुल करणार

शेरा क्र.3 ची वेळ:01 / 07 / 2023 05:17:35 PM

करल - १
१३१३६ | १९४ | १०५
२०२३

श्रीकृष्ण:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तिशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:[illegible] गायकवाड वय:25 पत्ता:आर सी मार्ग, चेंबूर, मुंबई पिन कोड:400071	स्वाक्षरी		
2	नाव:मेनील , पोलाडिया वय 25 पत्ता:21/5, दिव्य दर्शन, घाटकोपर पश्चिम, मुंबई पिन कोड:400086	स्वाक्षरी		

करल - १
१३१३६ | १०५ | १०५
२०२३

शिक्का क्र.4 ची वेळ:01 / 07 / 2023 05 : 14 : 20 PM

शिक्का क्र.5 ची वेळ:01 / 07 / 2023 05 : 14 : 27 PM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHREE SAI REALTORS	eChallan	00040572023063041311	MH004535165202324E	500.00	SD	0002320257202324	01/07/2023
2		DHC		3006202313871	100	RF	3006202313871D	01/07/2023
3		DHC		3006202313856	2000	RF	3006202313856D	01/07/2023
4	SHREE SAI REALTORS	eChallan		MH004535165202324E	100	RF	0002320257202324	01/07/2023

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सह दुय्यम निबंधक कुर्ला-१ वर्ग-२
मुंबई उपनगर जिल्हा
MUMBAI SUBURBAN DIST. (MAHARAJ)

प्रमाणित करण्यात येते कि या दस्तामध्ये एकूण ...१०५... पाने आहेत
करल-१/ १३१३६ /२०२३
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक : 09/06/2023

सु.भा. म्हेसने
सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा

02/07/2023

सूची क्र.2

दस्त क्रमांक : 13136/2023

नोंदणी :

Regn:63m

सह दुय्यम निबंधक : सह दु.नि. कुर्ला 1

गावाचे नाव : घाटकोपर

(1)विलेखाचा प्रकार	पुरवणी करारनामा
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्टयाच्या बाबतीत सहामाही किंवा वार्षिक आकारणी देतो की पट्टेदार ते नमूद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Mahanagar Palika इतर वर्णन : , इतर माहिती: मौजे घाटकोपर सिटीसर्व्हे,सी.टी.एस.नं.5957 फायनल प्लॉट नं.19 टी.पी.एस.III,वर्णन इमारत प्लॉट नं.19,शंकर छाया को.ऑप.हौ.सो.लिमिटेड,एम जी रोड,घाटकोपर पूर्व,मुंबई 400077,मुख्य दस्त क्रमांक क-1-5-18680-2022 दिनांक 20/09/2022 चे पुरवणी करारनामा.वर्णन लाइट केरॅक्टरायझेशन(C.T.S. Number : 5957, Final Plot No : 19 TPS III , 1)
(5) क्षेत्रफळ	1) 1980 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालय,या हुकूमनामा किंवा आदेश अमलात,प्रतिवादिचे नाव व पत्ता.	1) नाव:-शंकर छाया को ऑप हौ सो लिमिटेड तर्फे सेक्रेटरी विपुल हसमुख शेठ वय:-42 पत्ता:-प्लॉट न: बिल्डिंग नं 1, माळा नं: , इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड , ब्लॉक नं: एम.जी. रोड घाटकोपर पूर्व, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAKAS6904N 2): नाव:-शंकर छाया को ऑप हौ सो लिमिटेड तर्फे चेअरमन मनोज रमेश शेठ वय:-60 पत्ता:-प्लॉट नं: बिल्डिंग नं : , माळा नं: , इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड , ब्लॉक नं: एम.जी. रोड घाटकोपर पूर्व, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAKAS6904N 3): नाव:-शंकर छाया को ऑप हौ सो लिमिटेड तर्फे ट्रेझरर वर्षिका रजनी तेलिया वय:-56; पत्ता:-प्लॉट नं: बिल्डिंग नं 1, माळा नं: , इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड , ब्लॉक नं: एम जी रोड, घाटकोपर पूर्व, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAKAS6904N 4): नाव:-शंकर छाया को ऑप हौ सो लिमिटेड तर्फे सेक्रेटरी केतन दिनेश शाह वय:-44; पत्ता:-प्लॉट नं: बिल्डिंग नं 1, माळा नं: , इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड , ब्लॉक नं: एम जी रोड, घाटकोपर पश्चिम, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAKAS6904N 5): नाव:-शंकर छाया को ऑप हौ सो लिमिटेड तर्फे ऑथराईज्ड सिग्नेटरी वय:-71, पत्ता:-प्लॉट नं: बिल्डिंग नं 1, माळा नं: , इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड , ब्लॉक नं: एम जी रोड, घाटकोपर पूर्व, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड: 400077 पॅन नं:-AAKAS6904N 6): नाव:-शंकर छाया को ऑप हौ सो लिमिटेड तर्फे सेक्रेटरी मुनीम भालचंद्र गडा वय:-63, पत्ता:-प्लॉट नं: बिल्डिंग नं 1, माळा नं: , इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड , ब्लॉक नं: एम जी रोड, घाटकोपर पूर्व, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड: -400077 पॅन नं:-AAKAS6904N 7): नाव:-शंकर छाया को ऑप हौ सो लिमिटेड तर्फे सेक्रेटरी सिनेमन लिमिटेड तर्फे मुख्य कार्यकारी अधिकारी वय: 61; पत्ता:-प्लॉट न: बिल्डिंग न 1, माळा नं: , इमारतीचे नाव: शंकर छाया को ऑप हौ सो लिमिटेड , ब्लॉक न: एम जी रोड, घाटकोपर पूर्व, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAKAS6904N
(8)दस्तऐवज करुन देणा-या पक्षकाराचे किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमलात,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स थ्री पार्ट डिझाईन तर्फे भागीदार श्रीमती के. सुधाकरन वय:-64, पत्ता:-प्लॉट नं: ऑफिस नं. 201, माळा नं: , इमारतीचे नाव: मार्व लक्ष्मी, ब्लॉक नं: आर. बी. देढिया रोड, घाटकोपर- पूर्व, रोड नं: , महाराष्ट्र MUMBAI. पिन कोड:-400077 पॅन नं:-ABRFS0440G 2): नाव:-मेसर्स थ्री पार्ट डिझाईन तर्फे भागीदार श्रीमती वीणेश कुमार वय:-39; पत्ता:-प्लॉट नं: ऑफिस नं. 201, माळा नं: , इमारतीचे नाव: मार्व लक्ष्मी, ब्लॉक नं: आर. बी. देढिया रोड, घाटकोपर पूर्व, रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड: -400077 पॅन नं:-ABRFS0440G
(9) दस्तऐवज करुन दिल्याचा दिनांक	01/07/2023
(10)दस्त नोंदणी केल्याचा दिनांक	01/07/2023
(11)अनुक्रमांक,खंड व पृष्ठ	13136/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

THE SEAL OF THE SUB REGISTRAR KURLA-1

मूल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवज हा आदेश नाही व त्यामुळे त्यात दिलेल्या मिळकतीस बाजारभाव लागू होत नाही.
दस्तांक्रमांक 13136/2023 चे बाजारभाव विवरणपत्र अनुक्रमांक	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

Sr.	Purchased	Type	Verification no/Vendor	CRN/Licence	Amount	Usec AI	Deface Number	Deface Date
1	SHREE SAI REALTORS	eChallan	1100405722306304131 1	MH004535165202324E	501 00	SD	0002320257202324	01/07/2023
2		DHC	300620231387 1	300620231387 1	100	RF	300620231387 1D	01/07/2023
3		DHC	300620231385	300620231385	2000	RF	300620231385 6D	01/07/2023
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खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा.