

Receipt (pavti)

390/22764

Wednesday, December 17, 2025

6:47 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 17669 दिनांक: 17/12/2025

गावाचे नाव: हरियाली

दस्तऐवजाचा अनुक्रमांक: मबई29-22764-2025

दस्तऐवजाचा प्रकार : हमीपत्र

आदर करणाऱ्याचे नाव: मेसर्स रिलायबल इंडिया कॉर्पोरेशन तर्फे प्रॉप. फझल मेहमुद अब्दुल गफुर शेख

नोंदणी फी रु. 1000.00

दस्त हाताळणी फी रु. 1440.00

पृष्ठांची संख्या: 36

एकूण:

रु. 2440.00

आपणास मूळ दस्त, खंबनेल प्रिंट सूची-२ अंदाजे  
7:07 PM ह्या वेळेस मिळेल.

सह दु.नि.मुंबई 29

बाजार मूल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक (वर्ग-२)  
मुंबई -२९

1) देयकाचा प्रकार: DHC रकम: रु.1320/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1225175711735 दिनांक: 17/12/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.120/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1225176519525 दिनांक: 17/12/2025

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013645913202526E दिनांक: 17/12/2025

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

*(Signature)*





17/12/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई 29

दस्त क्रमांक : 22764/2025

नोंदणी :

Regn:33m

गाव: हरियाली तालुका: कुर्ला जिल्हा: मुंबई उपनगर जिल्हा

(1) विलेखाचा प्रकार	हमीपत्र
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: दस्तात नमूद केल्या प्रमाणे( ( C.T.S. Number : 356(pt) ; ) )
(5) क्षेत्रफळ	1) 0 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स रिलायबल इंडिया कॉर्पोरेशन तर्फे प्रॉप. फजल मेहमूद अब्दुल गफुर शेख वय:-69; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं ८, ग्राउंड फ्लोर, आमीन बिल्डिंग, ब्लॉक नं: ६९, इब्राहिम रेहमतुल्ला रोड, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400003 पॅन नं:-AMTPS1163M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/12/2025
(10) दस्त नोंदणी केल्याचा दिनांक	17/12/2025
(11) अनुक्रमांक, खंड व पृष्ठ	22764/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावप्रमाणे नोंदणी शुल्क	1000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Bond



दस्तासोबत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)  
मुंबई क्र.-२९

## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RELIABLE INDIA CORPORATION	eChallan	00040572025121754991	MH013645913202526E	500.00	SD	0007746940202526	17/12/2025
2		DHC		1225175711735	1320	RF	1225175711735D	17/12/2025
3		DHC		1225176519525	120	RF	1225176519525D	17/12/2025
4	RELIABLE INDIA CORPORATION	eChallan		MH013645913202526E	1000	RF	0007746940202526	17/12/2025

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





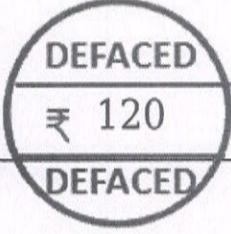
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN : 1225176519525

Payment Date : 17/12/2025

Received from **Self**, Mobile number **9769166587**, an amount of Rs.120/-, towards Document Handling Charges for the **iSarita 1.9** on Document No. **MBI29-22764-2025** dated **17/12/2025** in the Joint District Registrar office **Mumbai 2** of the District **Mumbai Suburban**.



Payment Details

Bank Name : SBIN

Receipt Date : 17/12/2025

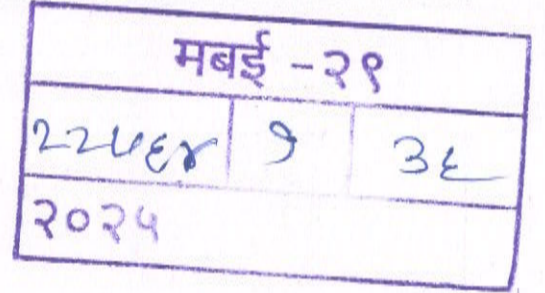
Bank CIN : 10029762025121718135

REF No. : 6176562375823

Deface No : 1225176519525D

Deface Date. : 17/12/2025

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



95-1014  
2018





महाराष्ट्र MAHARASHTRA

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EK 051599

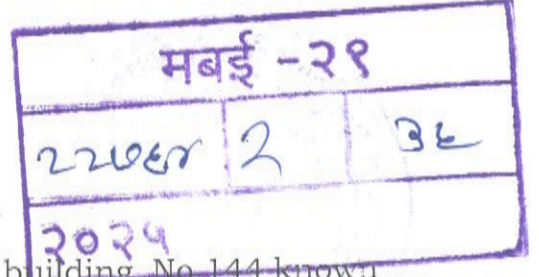


**UNDERTAKING**

प्रधान मुद्रांक कार्यालय, मुंबई  
प.मु.वि.क्र. ८००००२८  
17 NOV 2025  
सक्षम अधिकारी

श्री. विनायक जाधव

To,  
**The Hon'ble Chief Officer, Mumbai Board,**  
MHADA, Griha Nirman Bhavan,  
Kala Nagar, Bandra East,  
Mumbai 400051.



**Sub:** Proposed redevelopment of existing building No.144 known as " Gauri Putra Co-op. Hsg. Soc. Ltd." on plot bearing C.T.S.No. 356(pt), of Village-Hariyali, at Kannamwar Nagar, Vikhroli East, Mumbai- 400083.

- **Payment of Stamp duty paid by the Developer.**

**Ref:** 1) Government Notification issued under No. TPS-1820/AN - 27/P.K.80/20UD-13 Dated 14.01.2021.  
2) Hon. VP & CEO/A's circular No.REE / MB / PARIPATRAK / 424 / 2021 Dated 25.02.2021.



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# AFFIDAVIT

जीडपत्र-9 Annexure -

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

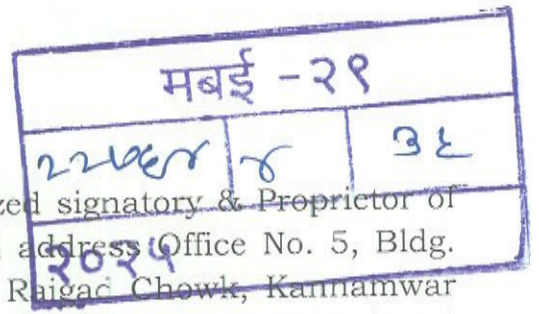
मुद्रांक विकत घेणाऱ्याचे नाव — **RELIABLE INDIA CORPORATION**  
 मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता **Unique Heights, Building No. 91,**  
**Ground Floor, Shop No5, K.N.-2,**  
 मुद्रांक विक्रीबाबतची नोंद वही अनु. क्र. **Vikhroli (east), Mumbai - 400 083**

मुद्रांक विकत घेणाऱ्याची सही  पाबंद धारक  वही  
 परवाना क्रमांक : **८००००२८**  
 मुद्रांक विक्रीचे ठिकाण/पत्ता: **विक्रोली कोर्ट नगर अस्थापितेशन**  
**विक्रोली मध्य कोर्ट, शॉपींग सेंटर, ९ला मजला, कल्याणनगर रोड, विक्रोली (पू), मुंबई-८३**  
 शासकीय कार्यालय/दफ्तार/ब्याचल कार्यालय प्राप्त करून घेतले जाणारे मुद्रांक  
 कागदाची आवश्यकता नाही. (आदेश दि. ०९/०७/२००४) नुसार  
 ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केल्या त्यांची त्याच कारणासाठी मुद्रांक खरेदी  
 केल्यापासून दमटिन्यात वापरणे बंधनकारक आहे.

मबई - २९		
22/11/25	3	3E
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19 NOV 2025



Respected Sir,

I, Fazal Mehmood Shaikh, Authorized signatory & Proprietor of M/s. Reliable India Corporation having registered address Office No. 5, Bldg. No. 91, Unique Heights, K N Vikrant CHS, Near Rajgad Chowk, Kannamwar Nagar 2, Vikhroli East, Mumbai 400083. Developer of the above referred property through Development Agreement dated 25/03/2022 with the Society. I/We do hereby undertake as under:

- 1) We have availed the benefit of 50% reduction in FSI Premium for Area admeasuring 1629.49 Sq.mtr. (1464.44 sq.mt Residential area & 165.05 sq.mt Commercial area) as per Government of Maharashtra Notification dated 14.01.2021 and we have passed the benefit of the Stamp Duty for the area admeasuring about 1632.12 Sq. mtrs. to the Flat Purchasers. The benefit passed to the Flat Purchaser under Agreement for Sale is mentioned herein below for your kind reference and records.



Sr. No.	Reg off	Doc No. & Year	Unit no	Paid Stamp Duty Amount	Paid Reg. Fees Amount	Area (Sq. Mtr.)	"Seller Name" (Developer)	Purchaser Name
1	KRL-3	14871-2022	104	₹ 5,28,000.00	₹ 30,000.00	54.55	M/s. Reliable India Corporation	Sanjay Rajendra Singh & Kanchan Sanjay Singh
2	KRL-3	15100-2022	105	₹ 3,96,000.00	₹ 30,000.00	41.81	M/s. Reliable India Corporation	Dipak Bhausahab Khilari & Karan Dipak Khilari
3	KRL-3	14863-2022	203	₹ 3,91,625.00	₹ 30,000.00	42.16	M/s. Reliable India Corporation	Pranit Pramod Bandkar
4	KRL-3	5541-2023	204	₹ 5,70,000.00	₹ 30,000.00	54.55	M/s. Reliable India Corporation	Pratima Kamalprasad Pasi Prasad Parshuram Mhadbi
5	KRL-3	14869-2022	304	₹ 5,43,000.00	₹ 30,000.00	54.55	M/s. Reliable India Corporation	Vinayak Prakash Kamble
6	KRL-3	15292-2022	305	₹ 4,08,000.00	₹ 30,000.00	41.81	M/s. Reliable India Corporation	Bhalchandra H. Kamble & Sujata Bhalchandra Kamble
7	KRL-3	5287-2023	404	₹ 5,38,379.00	₹ 30,000.00	54.55	M/s. Reliable India Corporation	Anusuya G Yellaram & Vishal G Yellaram
8	KRL-3	15412-2022	405	₹ 4,08,000.00	₹ 30,000.00	41.81	M/s. Reliable India Corporation	Anurag Jayant Aher & Aarti Sarjerao Sarwade
9	KRL-3	7104-2024	503	₹ 4,11,000.00	₹ 30,000.00	42.16	M/s. Reliable India Corporation	Saidal S Sonde



मबई - २९

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10	KRL-3	14674-2022	504	₹ 5,69,200.00	₹ 30,000.00	54.55	M/s. Reliable India Corporation	Arvind Ramesh Maurya
11	KRL-3	15407-2022	505	₹ 3,40,000.00	₹ 30,000.00	41.81	M/s. Reliable India Corporation	Seema Ganpati Patil
12	KRL-3	22289-2022	605	₹ 4,30,275.00	₹ 30,000.00	41.81	M/s. Reliable India Corporation	Vinayak P. Phadtare & Laxmi Phadtare
13	KRL-3	22694-2022	703	₹ 4,17,000.00	₹ 30,000.00	42.16	M/s. Reliable India Corporation	Divyavijay D. Singh
14	KRL-3	17330-2022	704	₹ 5,55,000.00	₹ 30,000.00	54.55	M/s. Reliable India Corporation	Aycha Fernandes, Aleg Fernandes & Kiran Pradhan
15	KRL-3	15104-2022	705	₹ 4,08,000.00	₹ 30,000.00	41.81	M/s. Reliable India Corporation	Sunil Eknath Nikam & Asha Sunil Nikam
16	KRL-3	22368-2022	805	₹ 4,27,568.00	₹ 30,000.00	41.81	M/s. Reliable India Corporation	Siddhesh Mestry & Radhika S Mestry
17	KRL-3	15264-2022	904	₹ 5,34,000.00	₹ 30,000.00	54.55	M/s. Reliable India Corporation	Madhu Laxmirajam Sriramula Pratibha
18	KRL-3	15290-2022	905	₹ 4,08,000.00	₹ 30,000.00	41.81	M/s. Reliable India Corporation	Madhu Sriramula Pratibha
19	KRL-3	14981-2022	1003	₹ 4,11,000.00	₹ 30,000.00	42.16	M/s. Reliable India Corporation	Prabhakar Shinde Sanket Sanjay Kadam Sachal Sanjay Kadam
20	KRL-3	15475-2022	1004	₹ 5,28,900.00	₹ 30,000.00	54.55	M/s. Reliable India Corporation	Sheela Rajesh Katarnavare Rajesh D Katarnavare
21	KRL-3	15973-2022	1005	₹ 4,26,000.00	₹ 30,000.00	41.81	M/s. Reliable India Corporation	Swapna Kiran Gaikwad & Kiran P Gaikwad
22	KRL-3	17326-2022	1103	₹ 4,59,000.00	₹ 30,000.00	42.16	M/s. Reliable India Corporation	Gaurav Jedhe & Trupti Gaurav Jedhe
23	KRL-3	14993-2022	1104	₹ 5,92,001.00	₹ 30,000.00	54.55	M/s. Reliable India Corporation	Prashant Baliram Panchal & Komal Prashant Panchal



*[Handwritten signature]*



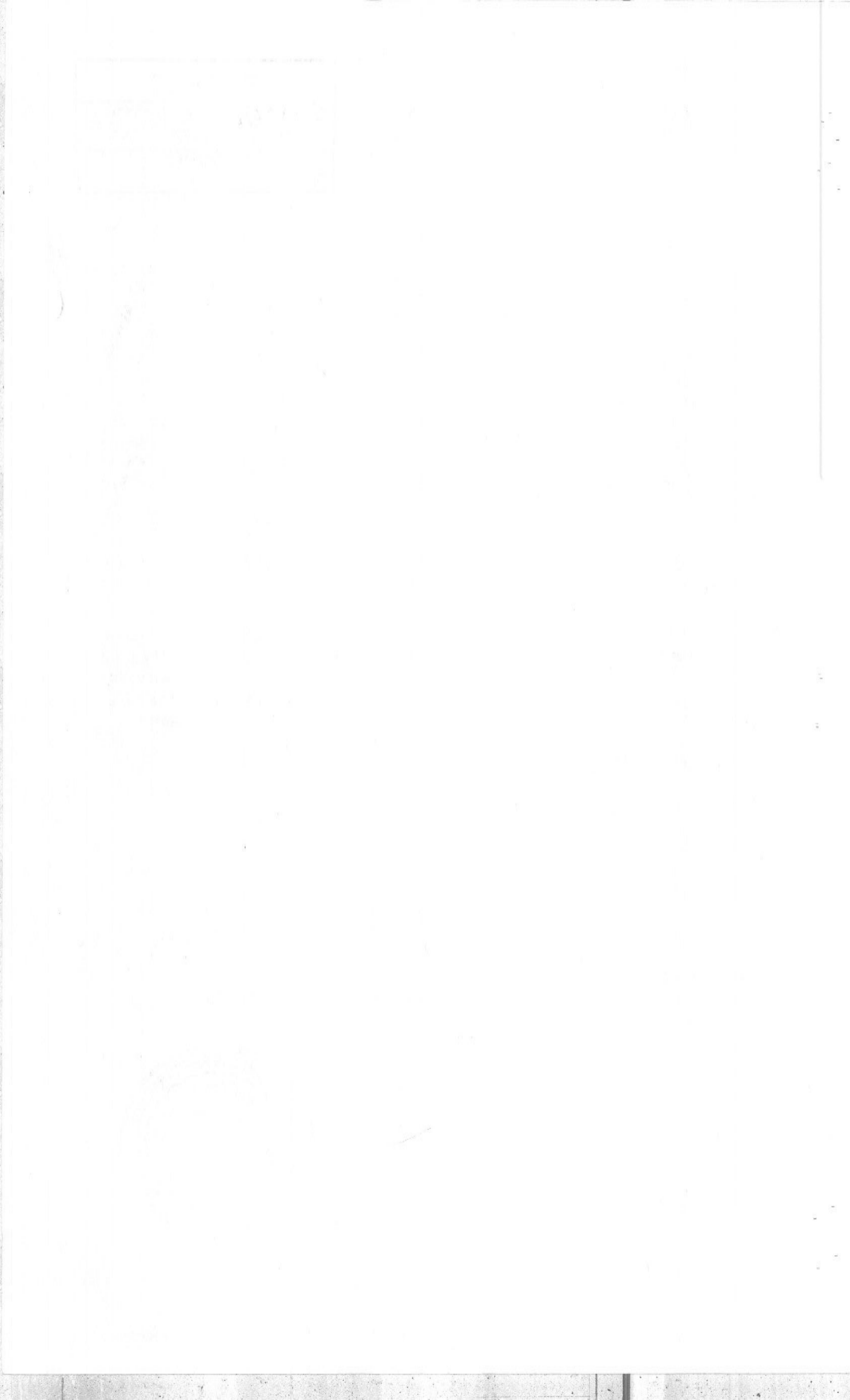
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24	KRL-3	22409-2022	1105	₹ 4,30,320.00	₹ 30,000.00	41.81	M/s. Reliable India Corporation	Yashwant Mayekar
25	KRL-3	14748-2022	1203	₹ 4,29,000.00	₹ 30,000.00	42.16	M/s. Reliable India Corporation	Panchal & Anil Kumar Mahendra Kumar Panchal
26	KRL-3	18679-2022	1204	₹ 5,55,000.00	₹ 30,000.00	54.55	M/s. Reliable India Corporation	Alpesh Tanaji Kashid & Tanaji D Kashid
27	KRL-3	15289-2022	1205	₹ 3,55,000.00	₹ 30,000.00	41.81	M/s. Reliable India Corporation	Sheetal D Prabhu
28	KRL-3	16232-2022	1303	₹ 4,32,000.00	₹ 30,000.00	42.16	M/s. Reliable India Corporation	Yogesh Suresh Lad & Gauree Yogesh Lad
29	KRL-3	21137-2022	1304	₹ 5,55,000.00	₹ 30,000.00	54.55	M/s. Reliable India Corporation	Kalpesh V Chavhan & Bhushan V Chavan
30	KRL-3	14992-2022	1403	₹ 4,29,000.00	₹ 30,000.00	42.16	M/s. Reliable India Corporation	Deepak Krishna Garud & Snehal Deepak Garud
31	KRL-3	14669-2022	1404	₹ 5,55,000.00	₹ 30,000.00	54.55	M/s. Reliable India Corporation	Apoorva Swapnil Wani & Snehal Vivek Wani
32	KRL-3	15605-2022	1405	₹ 4,26,000.00	₹ 30,000.00	41.81	M/s. Reliable India Corporation	Shital Krushna Pawar & Krishna Suresh Pawar
33	KRL-3	14666-2022	1503	₹ 4,29,000.00	₹ 30,000.00	42.16	M/s. Reliable India Corporation	Maheshwaran Anbu
34	KRL-3	15474-2022	1504	₹ 5,55,000.00	₹ 30,000.00	54.55	M/s. Reliable India Corporation	Balu Jawaji Khamkar & Siddhesh Balu Khamkar
35	KRL-3	15478-2022	1505	₹ 4,26,000.00	₹ 30,000.00	41.81	M/s. Reliable India Corporation	Aruna Balu Khamkar & Nikhil Balu Khamkar
						<b>Total</b>	<b>1632.12</b>	

22/06/2024  
2024



2) The above said Flat Purchasers have issued their certificate, confirming the Stamp Duty amount for the above flats is paid by us, i.e., the Developer in terms of Government Notification dated 14<sup>th</sup> Jan, 2021 vide No. TPS-1820/AN - 27/P.K.80/20UD-13 and same is submitted to your office along with Index-II.



- 3) we have already uploaded the details of Flat Purchasers on our website "https://reliableindiacorp.co.in/" as per the guidelines of Government Notification dated 14<sup>th</sup> Jan, 2021 vide No.TPS-1820/AN37P.K-80/20UD-13 and MHADA Letter dated \_\_\_\_\_.
- 4) However, some flats/shops for the area admeasuring 221.33 m<sup>2</sup> have not been sold out yet the details of the flats are as under:

Sr. No.	Unit No.	Area [Sq.Mt.]	Seller Name [Developer]	"Purchaser Name"
1	Shop no.1	27.42	M/s. Reliable India Corporation	UNSOLD
2	Shop no.2	25.57	M/s. Reliable India Corporation	UNSOLD
3	Shop no.3	63.45	M/s. Reliable India Corporation	UNSOLD
4	Shop no.4	16.70	M/s. Reliable India Corporation	UNSOLD
5	Shop no.4A	18.34	M/s. Reliable India Corporation	UNSOLD
6	Shop no.5	16.72	M/s. Reliable India Corporation	UNSOLD
7	Shop no.6	16.17	M/s. Reliable India Corporation	UNSOLD
8	Shop no.7	19.12	M/s. Reliable India Corporation	UNSOLD
9	Shop no.8	17.84	M/s. Reliable India Corporation	UNSOLD
	<b>Total</b>	<b>221.33</b>		

- 5) We hereby undertake, whenever the above said flats will sell out, we will pass the benefit of stamp duty to unit purchaser.

In this regard, we herewith confirm and assure you that above Stamp Duty amount is paid by us and in case of Occurrence of any additional liabilities towards the aforesaid Stamp Duty, we hereby undertake to indemnify you and further undertake that we shall pay the same as and when the same will be intimated to us by the concerned Government Department/Authorities.

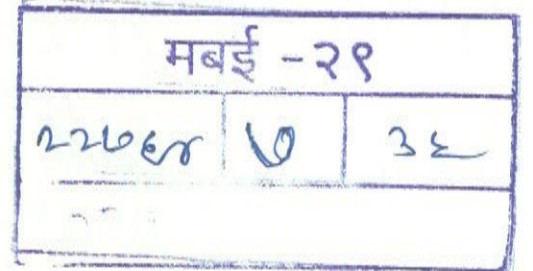
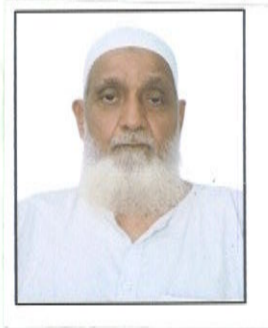
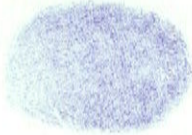
Solemnly affirmed at Mumbai.

This 17<sup>th</sup> day of December 2025

M/s. Reliable India Corporation



Fazal M.A.G Shaikh  
Proprietor



Witness

- 1) Sunita Salun 
- 2) Pratik 

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT  
530 SOUTH EAST ASIAN AVENUE  
CHICAGO, ILLINOIS 60607




4955390

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई 29

17-12-2025

दस्त क्रमांक : 4955/2022

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

नोदणी :

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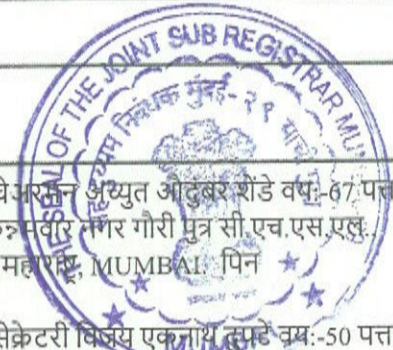
गावाचे नाव : हरियाली

मबई - २९

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(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	262663000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	160916000
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: जमीन व बांधकाम -सर्वे नं-113 पार्ट,सीटीएस नं-356ए/2,जमीन क्षेत्र 844.10 चौ.मी.,व त्या वरील बांधकाम कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल.,बिल्डिंग नं-144,कन्नमवार नगर,विक्रोळी पुर्व,मुंबई-400083,एकुण जमीन क्षेत्र 844.10 चौ.मी.,सदर चे विकसनकरारनामा मुद्रांक जिल्हाधिकारी कुर्ला कार्यालयाने प्रकरण अभिनिर्णीत क्रमांक -1100901/106/22/के/235/22,दिनांक-22/03/2022 अन्वये केला आहे.(( C.T.S. Number : 356A/2 ; ) )
(5) क्षेत्रफळ	844.10 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	<p>1): नाव:- कन्नमवार नगर गौरी पुत्र सी.एच.एस.लि. तर्फे अर्जदाराच्या अर्जावर शेडे वय:-67 पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं -१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AABAK4550H</p> <p>2): नाव:- कन्नमवार नगर गौरी पुत्र सी.एच.एस.लि. तर्फे सेक्रेटरी विजय एकनाथ तुमडे वय:-50 पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं -१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AABAK4550H</p> <p>3): नाव:- कन्नमवार नगर गौरी पुत्र सी.एच.एस.लि. तर्फे ट्रेडर मंगेश मारुती रोकडे वय:-48 पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं -१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-ACWPL1489J</p> <p>4): नाव:-गौरव कृष्णकांत लांबट वय:-50 पत्ता:-प्लॉट नं: 4313, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AMAPN1716A</p> <p>5): नाव:-वसुधा केशव नायक वय:-73 पत्ता:-प्लॉट नं: 4314, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AJCPG5407E</p> <p>6): नाव:-प्रिती देव खेडकर वय:-43 पत्ता:-प्लॉट नं: 4315, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AFKPR7216J</p> <p>7): नाव:-अनुष्का अमोल श्रेष्ठ वय:-48 पत्ता:-प्लॉट नं: 4316, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-ACWPG8136F</p> <p>8): नाव:-अमोल रामसिंग श्रेष्ठ वय:-47 पत्ता:-प्लॉट नं: 4316, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AWNPR6814Q</p> <p>9): नाव:-मंगेश मारुती रोकडे वय:-48 पत्ता:-प्लॉट नं: 4317, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AIBPB3856E</p> <p>10): नाव:-सुषमा मंगेश रोकडे वय:-38 पत्ता:-प्लॉट नं: 4317, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AIBPB3856E</p> <p>11): नाव:-कारभारी लहानू गर्जे वय:-73 पत्ता:-प्लॉट नं: 4318, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AIBPB3856E</p> <p>12): नाव:-समीर सतीश बाग वय:-47 पत्ता:-प्लॉट नं: 4319, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AIBPB3856E</p> <p>13): नाव:-हर्षा शशिकांत हजारीवाला वय:-66 पत्ता:-प्लॉट नं: 4320, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं:</p>







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37): नाव:-राजनाथ भगवती तिवारी वय:-74 पत्ता:-प्लॉट नं: 4343, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल. ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AUGPT5504N

38): नाव:-विजय अनंत काटेकर वय:-65 पत्ता:-प्लॉट नं: 4344, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-ADLPK9725E

39): नाव:-चोनाई योहानान वाक्कर वय:-72 पत्ता:-प्लॉट नं: 4345, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल. ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-ABGPC4199M

40): नाव:-नारायण भिकु चौरे वय:-60 पत्ता:-प्लॉट नं: 4346, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AIVPC1917D

41): नाव:-वेंकटा विजयलक्ष्मी डॉमेट्टी वय:-70 पत्ता:-प्लॉट नं: 4347, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AADPR8192B

42): नाव:-सुचित्रा अच्युत शेडे वय:-67 पत्ता:-प्लॉट नं: 4348, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AEUPS9533E

43): नाव:-राजा गणेशन् नाडर वय:-71 पत्ता:-प्लॉट नं: 4349, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: क्राणांवार पारामार-२, रोड नं: विक्रोळी पूर्व, मुम्बई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-ADBPN0687Q

44): नाव:-परमात्मा स्वामिनाथ यादव वय:-44 पत्ता:-प्लॉट नं: 4350, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-ABLPY1339G

45): नाव:-शरद शंकर रणापिसे वय:-58 पत्ता:-प्लॉट नं: 4351, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AGCPR0067J

46): नाव:-अपर्णा विलास कदम वय:-67 पत्ता:-प्लॉट नं: 4352, माळा नं: -, इमारतीचे नाव: बिल्डिंग नं-१४४, कन्नमवार नगर गौरी पुत्र सी.एच.एस.एल., ब्लॉक नं: कन्नमवार नगर-२, रोड नं: विक्रोळी ईस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AFKPK4937M

मुंबई - २९  
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(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स रिलायबल इंडिया कॉर्पोरेशन तर्फे: प्रो.प्रा.फझल महमूद अब्दुल गफुर शेख वय:-65; पत्ता:-प्लॉट नं: ऑफिस नं-८, माळा नं: ग्राउंड, इमारतीचे नाव: अमीन बिल्डिंग, ब्लॉक नं: 69,इब्राहिम रेहमतुल्ला रोड, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400003 पॅन नं:-AMTPS1163M
(9) दस्तऐवज करून दिल्याचा दिनांक	25/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	25/03/2022
(11)अनुक्रमांक.खंड व पृष्ठ	4955/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	13260910
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ  
(म्हाडाचा घटक)

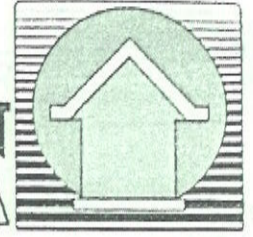
MUMBAI HOUSING AND  
AREA DEVELOPMENT BOARD  
(A MHADA UNIT)



स्वातंत्र्याचा अमृत महोत्सव

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म्हाडा  
MHADA



No.CO/MB/REE/NOC/F-1315/3257/2021

Date: 29 DEC 2021

**OFFER LETTER**

To,  
The Secretary,  
Kannamwar Nagar GAURI PUTRA CHSL.,  
Building No.144,  
Kannamwar Nagar, Vikhroli (E),  
Mumbai - 400 083.

मबई - २९		
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**Sub:** Proposed redevelopment of existing Building No.144, known as Kannamwar Nagar GAURI PUTRA CHSL., bearing CTS No. 356(pt), S. No.113 (pt.), at village-Hariyali, Kannamwar Nagar, Vikhroli (E), Mumbai - 400 083 under regulation no.33(5) of DCPR-2034.

**Ref:** 1. Society's Architect's proposal dated 07.09.2021.  
2. Housing Department / Govt. of Maharashtra's approval vide letter No. देकार-२०२१/प्र.क्र.३२४/गृनिप, दि.२८.१२.२०२१.

Sir,

With reference of to above cited letter you have submitted subjective proposal for utilization of additional BUA under regulation no.33(5) of DCPR-2034 & your proposal is approved by Competent authority for allotment of 3,341.52 m<sup>2</sup> (for 3,176.47 m<sup>2</sup> residential use + 165.05 m<sup>2</sup> commercial use) [i.e. 1,20.32 m<sup>2</sup> in the form of additional BUA + 2,221.20 m<sup>2</sup> Pro-rata BUA].

The above allotment is on sub-divided plot as per demarcation plan admeasuring about 820.64 m<sup>2</sup> (23.46 m<sup>2</sup> Less area as per Lease Area 844.10 m<sup>2</sup>). The total built up area should be permitted up to existing BUA 1,341.60 m<sup>2</sup> + 3,341.52 m<sup>2</sup> (for 3,176.47 m<sup>2</sup> residential use + 165.05 m<sup>2</sup> commercial use) [i.e. 1,20.32 m<sup>2</sup> in the form of additional BUA + 2,221.20 m<sup>2</sup> Pro-rata BUA] thus total BUA = 4,683.12 m<sup>2</sup> only.

MHADA's A.R. no.6260 dt. 04.06.2007, AR 6615 dt. 06.08.2013, AR 6349 dt.25.11.2008, AR No.6383 dt. 24.02.2009, AR No. 6397 dt. 05.05.2009, AR No. 6422 dt.07.08.2009, A.R. no 6749 dtd.11.07.2017 & Hon. VP/A circular no.713 & 714 dtd. 15.07.2020 are applicable in the instant case.

It is to inform you that Hon'ble V.P./A has considered your request for allowing to make payment of premium in Four installments as per Authority resolution No. 6749, dated 11.07.2017 as mentioned below:

गृहनिर्माण भवन, कलानगर, बॉम्बे (ई), मुंबई ४०० ०५१.  
दूरध्वनी ६६४० ५०००, २६५९२०६७, २६५९२८८९  
फैक्स नं. ०२२-२६५९२०५८ / पत्रबंदी क्र. ८९३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.  
Phone : 66405000, 26592877, 26592881.  
Fax No. : 022-26592058 / Post Box No. 8135  
Website : mhada.maharashtra.gov.in

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The details of approved additional BUA are mentioned below.

**Table no 1**

Sr. No.	Particulars	Area in Sq.mtr.
1.	Plot area as per demarcation plan.	
	i. As per Lease deed - 844.10 m <sup>2</sup>	820.64
	ii. Less area as per lease deed - (-) 23.46 m <sup>2</sup>	
2.	Permissible FSI	3.00
3.	Permissible BUA (820.64 m <sup>2</sup> x 3.00)	2,461.92
4.	Permissible Pro-rata from layout FSI (55.53 m <sup>2</sup> X 40 T/s)	2,221.20
	Total permissible BUA (Sr. no. 3+4)	4,683.12
	Less : Existing Built up area	1,341.60
	Additional BUA Offered through this letter (Sr. No. 5-6)	3,341.52
	i. For Residential use = 3,176.47 m <sup>2</sup>	
	ii. For Commercial use = 165.05 m <sup>2</sup>	

In this regard you are requested to make payment as mentioned below:

**Table - 2**

Sr.No.	Particular	Amount in Rs.
1.	Security Fees ( Residential Use + Commercial Use)	18,000.00
2.	Debris Removal	6,600.00
3.	Layout approval fees (Rs. 1,000/- X 40 T/s)	40,000.00
4.	Deposit Amount for Water Charges as per CE-II / A's Circular dated 02.06.2009	1,00,000.00
5.	i. Ready Reckoner Rate of 2019-20 (Rate as on 01.04.2020) (CTS No. 356 (Pt), at village-Hariyali, Zone No. 112/537) Rs. 55,500/-	56,970/-
	ii. Ready Reckoner Rate of 2021-22 (CTS No. 356 (Pt), at village- Hariyali, Zone No. 112/537) Rs. 56,970/-	
	As per Govt. Order dtd. 14.01.2021 the highest R.R. rate of above (i) & (ii) is Rs. 56,970/- is considered for calculation.	
6.	Rate of Construction for 2021-22	30,250.00
7.	LR /RC Ratio (56,970.00/ 30,250.00)	1.88
8.	Premium towards additional buildable area for Residential use of 3,176.47 sq.mt. by charging Rs. 22,788/- @ 40% current Ready Reckoner Rate of 2021-22 (i.e.40% of Rs. 56,970/-) as per Table C-1, in regulation no.33(5) of DCPR-2034.	7,23,85,398.36
	Premium towards additional buildable area for Commercial use of 165.05 sq.mt. by charging Rs. 34,182 @ 60% current Ready Reckoner Rate of 2021-22 (i.e.60% of Rs. 56,970/-) as per Table C-1, in regulation no.33(5) of DCPR-2034.	56,41,739.10
9.	Development Cess as per 5 (a) in Clause 33 (5) of DCPR-2034. (3,708.57 m <sup>2</sup> X R.R. rate of 2021, 56,970.00 X 7%)	1,33,25,647.60
10.	Amount payable for MCGM in the office of the EE,BP Cell, MHADA (5/7 of Rs. 1,33,25,647.60)	95,18,320.00
11.	Amount to be paid to MHADA (2/7 of Rs. 1,33,25,647.60)	38,07,327.88
12.	Total Amount to be paid to MHADA ( Sr.No.1+2+3+4+8+11) Say Amount	8,19,99,065.34
13.	In Words:-Rs. Eight Crore Nineteen Lakh Ninety Nine Thousand Sixty Five Only.	
14.	Total Amount payable for MCGM, in the office of the EE,BP Cell, MHADA (Sr.No.10) Say Amount	95,18,320.00

As per Authority Resolution No. 6749 dt. 11/07/2017 payment of premium against additional BUA of 3,341.52 m<sup>2</sup> (3,176.47 for Residential use m<sup>2</sup> + 165.05 m<sup>2</sup> for Commercial use) to be allowed in four instalments, as per UDD, GOM letter no.TPB 4319 dtd.19.09.2019 and as per circular issued by Hon'ble VP/A vide No. 713, dtd. 15.07.2020 & vide No.706, dtd. 26.03.2021 is as under.

**Table-3**  
Premium & Other Charges payable to MHADA.

Sr. No	Installments	Minimum Amount of Installments	Time Limit from the issue of Offer Letter for payment of Installment	Penalty Interest in case delay in payment	Remarks
A	B	C	D	E	F
1)	First Installment	Rs. 1,95,06,785/- (Total Premium Amount of Rs, 7,80,27,137.46 x 25 %)  + Rs. 39,71,928/- (i.e. Scrutiny Fees Rs. 18,000 + Debris Removal Rs.6,600/- + Layout Approval Fees Rs. 40,000 + Water Charges Rs.1,00,000/- + Development Cess for MHADA Rs, 38,07,327.83)	6 Months from the date of offer letter issued.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021
2)	Second Installment	Rs. 1,95,06,785/- (Total Premium Amount of Rs, 7,80,27,137.46 x 25 %)  + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within ONE year from the date of offer letter issued  Subject to condition no.2 mentioned below.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C.  The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021 .

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3)	Third Installment	Rs. 1,95,06,785/- (Total Premium Amount of Rs, 7,80,27,137.46 x 25 %)  + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within <b>TWO</b> years from the date of offer letter issued.  Subject to condition no.2 mentioned below.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C.  The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021
4)	Fourth Installment	Rs. 1,95,06,785/- (Total Premium Amount of Rs, 7,80,27,137.46 x 25 %)  + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within <b>THREE</b> years from the date of first offer letter issued.  Subject to condition no.2 mentioned below.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C.  The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021

1) As per the above Table no. 3, society will have to make payment of first installment of premium to MHADA, **within SIX MONTHS** and remaining **THREE installments within stipulated time limit as per Table no. 3**. If society fails to make payment as per above schedule then penalty/interest shall be charged as per A.R. no. 6749 dt. 11/07/2017. **If Society pays all / Part installment within a Six months, no interest shall be charged as per circular issued of Hon'ble VP/A vide No. 706, dated 26.03.2021.**

2) (i) Society can pay either as per table no.3 as above

Or

(ii) Society may avail the 50% reduction in above premium amount mentioned in table no.3 as per Govt. Resolution dated 14.01.2021 & as per Hon'ble VP/A circular no. E.T.424, dtd. 25.02.2021.

If Society / Developer choose the option (ii), then it shall be binding on Society / Developer to submit Registered undertaking mentioned in said notification as per Point no. 2 (B). As per Govt. Resolution dtd. 14.01.2021, the validity for 50% reduction in payment will be up to dtd. 31.12.2021. Otherwise society has to pay the full premium amount after dated 01.01.2022. An Registered undertaking incorporating above shall be submitted to this office from developer appointed by Society before asking for NOC. (Draft copy of an undertaking attached herewith).

3) It is binding to the society to follow the terms and conditions of the Authority Resolution no. 6749 dt. 11/07/2017 & Hon'ble VP/A circular no. E.T.713 dtd. 15.07.2020.

4) The Society's Architect will have to verify the plot area and dimension as per site report given by Executive Engineer/Housing Kurla Division and submit report about confirmation.

5) This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.250/-) .

6) M.C.G.M. has incurred expenditure for onsite infrastructure prior to modification in D.C.R. 33(5) & after modification in D.C.R. 33(5).The pro-rata premium shall be payable by the applicant and the pro-rata premium of revised layout under DCR 33(5) shall also payable by applicant as and when communicated, a notarized undertaking incorporating above shall be submitted in this office before final NOC.

7) Your society will have to submit No dues certificate from concerned Estate Manager before asking for NOC.

8) The society shall execute a Rectification in Lease Deed with the Mumbai Board for area of **820.64** m<sup>2</sup> before asking for consent letter for Occupation Certificate.

9) Your society will have to submit Registered Development Agreement before asking for NOC.

10) Your society will have to submit Property cards and CTS Plans as per approved sub-division Plot area before asking for Occupation Certificate.

11) All conditions in lease deed & sale deed are applicable to the society.

12) It should be sole responsibility of society to obtain the approval of plans / FSI as per 33(5) of DCPR 2034 from Planning Authority/MHADA and this allotment is made subject to approval of Planning Authority/MHADA, the minimum rehabilitation carpet area shall be as per provision of clause no.2 under action 33(5) of DCPR 2034.

13) It is binding on society to pay any arrears if any for the earlier NOC issued more particularly on site and / or offsite infrastructure charges as and when communicated by Mumbai Board.

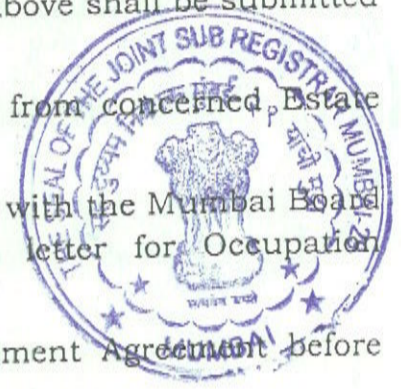
14) It should be sole responsibility of society to obtain the approval of plans from EE,BP Cell, Greater Mumbai / MHADA and this allotment is made subject to approval of EE,BP Cell, Greater Mumbai / MHADA.

15) It should be sole responsibility of society / society's architect to obtain the approval for the Alignment of the Road / R.L. and boundaries of reservation and their area are subject to the actual demarcation on site by EE E & C / A.E. (Survey).

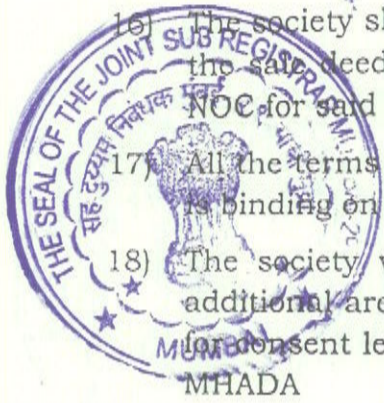
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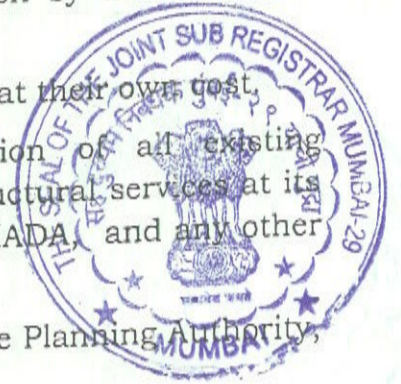
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- 16) The society should have to submit the rectification / Correction in CTS No. in the sale deed / lease deed as per CTS plan and PR card before issuance of NOC for said building if applicable.
- 17) All the terms and conditions mentioned in the lease agreement & conveyance is binding on the society.
- 18) The society will have to obtain separate P. R. card as per the approved additional area leased out by the board duly signed by S. L. R. before asking for consent letter for Occupation Certificate of EE, BP Cell, Greater Mumbai / MHADA
- 19) This offer letter will not be misused for taking out any kind of permission from any departments.
- 20) The work of the proposed demolition & reconstruction of the new building will be undertaken by the society entirely at the risk and cost of the society and MHADA / MHADB will not be held responsible for any kind of damages or losses
- 21) The society will undertake & entrust responsibility of the planning, designing approval from EE, BP Cell, Greater Mumbai / MHADA & day to day supervision of the proposed demolition and reconstruction / development of the new building by the Licensed Architect registered with the council of Architecture and licensed Structural Engineer.
- 22) The society is responsible for obtaining all necessary permissions & approvals for utilization of additional BUA from the EE, BP Cell, Greater Mumbai / MHADA & other concerned authorities (such as MOEF, MCZM, forest etc) before starting of the work & MHADA is not responsible for EE, BP Cell, Greater Mumbai / MHADA other authorities refuse to give permission for development of society's proposal.
- 23) Society will be responsible for any kind of litigation or legal consequence arising an account of the proposed redevelopment of the building.
- 24) Any kind of payment or constructed tenement asked by the MHADA will be fulfilled by the society.
- 25) No additional FSI will be utilized by the society other than permitted by the MHADA.
- 26) The work will be carried out within the land underneath and appurtenant as per approved sub-divisions, demarcation and plot area allotted by the concerned department of MHADA.
- 27) Responsibility of any damage or loss of adjoining properties if any will vest entirely with the applicant and MHADB will not be responsible in any manner.

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- 28) The user of the proposed development / redevelopment will be as permitted by the MHADA.
- 29) The society will have to construct and maintain separate underground water tank, pump house and over-head tank to meet requirement of the proposed buildings and obtain separate water meter & water connection as per approvals of EE,BP Cell, Greater Mumbai / MHADA.
- 30) The Society will construct compound wall along boundary line of the plot allotted by the Board and as per the demarcation given by the concerned Executive Engineer / M.B.
- 31) Society will hand over the Road Set Back area to MCGM at their own cost.
- 32) The society at its cost will undertake up-gradation of all existing infrastructure and also carry-out laying of new infrastructural services at its cost as suggested by EE,BP Cell, Greater Mumbai / MHADA, and any other concerned Authority.
- 33) All the terms and conditions of the layout approval of the Planning Authority, Greater MHADA will be binding on the society.
- 34) Society has to ensure that Contractors / Sub-Contractors appointed by the society or Developer of the Society, who are in charge of construction work; shall be registered with MBOCWW Board & are required to fulfill the obligations as contemplated in Building and other construction workers (Regulation of Employment and condition of service) Act,1996. And further these Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.
- 35) Your society will have to submit an undertaking on stamp paper of Rs.250/- for agreeing all the terms and conditions mentioned as above, then only NOC will be issued to the subjective proposal.
- 36) MHADA reserves its right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.
- 37) As per Sale Deed dtd.07.02.1989 Gala No.4324 is owned by MHADA. Gala No.4324 shall handover to MHADA with complimentary before execution of Occupation Certificate. The society shall also handed to allot benefits allotted to tenants i.e. Monthly lease rent, Corpus fund, Shifting charges & other dues as per Sale Deed will also handed over to MHADA Gala No.4324.



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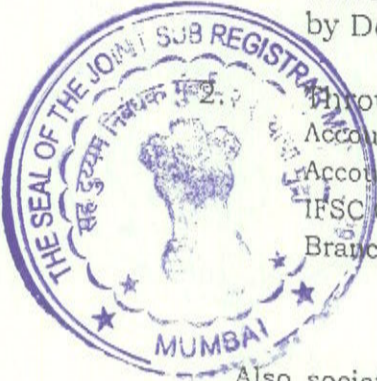
An amount of [Rs.7,80,27,138/- (Premium amount) +Rs.39,71,928/- (Other Charges) ] may be paid in the installment as per Table No.3 from the date of issue of this letter as below :

1. In the office of the Assistant Accounts Officer/ Mumbai Board, Third Floor, Griha Nirman Bhavan, Bandra (E), Mumbai - 400051 by Demand Draft/ Pay Order.

OR

Through online/ RTGS /NEFT as per details given below :

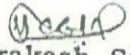
Account Name : AAO (SALES) MH AND A D BOARD MUMBAI  
 Account No. : 20045300843  
 IFSC Code : MAHB0000164  
 Branch : Bank of Maharashtra, M.H.B. Kalanagar  
 Bandra (E) Mumbai-400051



Also society should pay Development Cess as per 5 (a) in regulation no.33(5) of DCPR-2034 an amount of Rs. 95,18,320/- (In words Rs. Ninety Five Lakhs Eighteen Thousand Three Hundred & Twenty Only) payable for MCGM, in the office of the Executive Engineer (Eastern Suburb), Building Permission Cell, Greater Mumbai, MHADA, Bandra (E), Mumbai 400 051., **within SIX months** from the date of issue of this letter and produce certified Xerox copy of the receipt in this office.

On receipt of the same the NOC for IOD/IOA purpose will be processed & NOC for Commencement Certificate will be processed as per payment of premium & Other Charges paid to MHADA as per Table -3, under certain terms and condition, which may please, be noted.

(Draft approved by CO/MB)

  
 (Prakash Sanap)  
 Resident Executive Engineer  
 Mumbai Board

Copy to The Executive Engineer (Eastern Suburb), Building Permission cell, Greater Mumbai, MHADA, Bandra (E), Mumbai 400 051. You are requested to accept the payment of Rs. 95,18,320/- towards Development Cess charges payable for MCGM.

Copy to Architect: M/s. Aditi Dhabholkar, 304, Horizon, Neptune Living Point, L.B.S. Marg, Bhandup (West) Mumbai -400 078 for information.

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22/06/24 3E

Copy forwarded for information and necessary action in the matter to: -

2024

- 1) Dy. Chief Engineer (East) / Mumbai Board for information
- 2) Architect, Layout Cell, Mumbai Board
- 3) Executive Engineer, Kurla Division/ Mumbai Board
  - i. He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
  - ii. He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
  - iii. He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.

- 4) Chief Accounts Office/M.B.

He is directed to accept the amount mentioned as per above table -3 in time, else charge the interest as mentioned therein & furnish certified copy of the same to this office. Also he is directed to check the interest calculations as per above table no.3. If any changes/discrepancies found in the said offer letter the same should be intimated to this office.

The amount mentioned in Table -3 is calculated as per Table C-1, in regulation no.33(5) of DCPR-2034. However as per condition no.3 mentioned in this Offer Letter if society opted for option (ii) for payment as per Govt. Resolution dated 14.01.2021 then 50 % amount of premium of additional BUA shall have to be paid before and or dtd.31.12.2021 only as mentioned in Table No.3 may be accepted from society.

- 5) Shri. Jadhav/ Assistant for MIS record.



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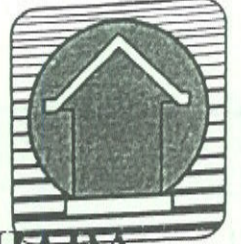
महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND  
AREAS DEVELOPMENT AUTHORITY



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MHADA



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

**INTIMATION OF APPROVAL (IOA) FOR ZERO FSI**

No.MH/EE/BP Cell/GM/MHADA - 9/ 10 64 /2022

Dated: 03 MAR 2022

To,

The Chairman/Secretary,

Bldg No. 144, Kannamwar Nagar Gauri Putra CHS. Ltd.

Kannamwar Nagar, Vikhroli (East), Mumbai: - 400 083

मबई - २९		
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**Sub:-** Proposed redevelopment of existing building No. 144 known as "Kannamwar Nagar Gauri Putra Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 356(pt) of Village Hariyali at Kannamwar Nagar MHADA Layout, Vikhroli (E), Mumbai-400 083.

**Ref:-** 1. Application of Architect inward no. ET-490 dt. 23.02.2022

2. Offer Letter U/No. CO/MB/REE/NOC/F-1315/ 3257/2021 dtd. 29.12.2021.

3. Consent Letter for Commencement Certificate for the Work Up To Plinth Only (ie For Zero FSI)" vide NOC u/No.CO/MB/REE/NOC/F-1315/421 /2022 dated 22.02.2022

Dear Applicant,

With reference to your Notice U/s. 44/69 of MRTP Act 1966 submitted with letter No. Nil dtd. 23.02.2022 and delivered to MHADA on 23.02.2022 and the plans, Sections Specifications and Description and further particulars and details of your buildings at building No. 144 known as "Kannamwar Nagar Gauri Putra Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 356(pt) of Village Hariyali, at Kannamwar Nagar, Vikhroli (E), Mumbai- 400 083 furnished to this office under your letter, dated 23.02.2022, I have to inform you that, I may approve ZERO FSI IOA to the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45(1)(ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

गृहनिर्माण भवन, कलानगर, बांद्रे (पूर्व), मुंबई ४०० ०५९.  
दूरध्वनी ६६४० ५०००  
फॅक्स नं: ०२२-२६५९२०५८

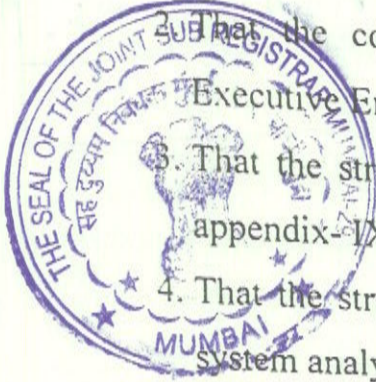
Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051, /6  
Phone : 66405000.  
Fax No. : 022-26592050 Website : www.mhada.maharashtra.gov.in



मबई - २९		
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**A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.**

1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
2. That the compound wall shall be constructed as per demarcation issued by Executive Engineer (Ghatkopar Division)/M.B. before C.C.
3. That the structural Engineer shall be appointed and supervision memo of as per appendix-IX of D.C. Regulation – 10(3) (ix) shall be submitted by him.
4. That the structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be submitted before C.C.
5. That the valid Janata Insurance Policy shall be submitted.
6. That the requisitions of clause 49 of DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
7. That the bore well shall be constructed in consultation with H.E./MCGM.
8. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt.07.06.2016.
9. That the information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
10. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D23708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
11. That the safety measure shall be taken on site as per relevant provision of I.S. Code and Safety regulation.
12. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
13. That the owner shall undertake that he will be abide by DCPR 2034 and will process the said proposal as per DCPR 2034 or as per demand raised by authorities or advised by authorities.
14. That the permission from National Board of Wild Life shall be obtained as the land u/r falls within 10.0 km buffer from the boundary of ESZ of Thane Creek Flamingo Sanctuary.



15. That the existing structure shall be demolish as per due process of law.  
This IOA for zero FSI is valid for 1 year i.e. upto 02 MAR 2023

  
(Anil N. Rathod)

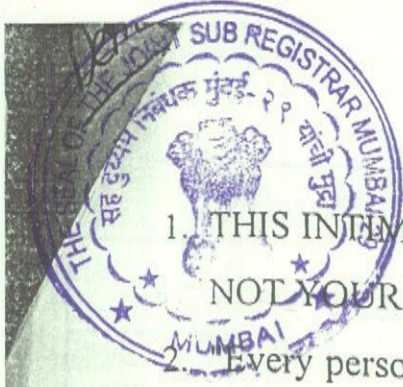
Executive Engineer B.P. Cell(E.S.)  
Greater Mumbai/ MHADA.

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२२६४	२२	३६
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Building No 144, Karamwar Nagar, Gauri Vihar

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२२०६४	२३	३६
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### SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be

- Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street.
  - Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
  - Not less than 92 ft.( Town Hall) above Town Hall Datum.
- Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
  - Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
  - Proposed date of commencement of work should be communicated.
  - One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

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

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NOTES

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1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative of the Ward at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works. and bills preferred against them accordingly.
7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or Public Street by the owner/architect/their contractors, etc without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
12. No work should be started unless the existing structures proposed to be demolished are demolished.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without

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removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.

14. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
15. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.



*Rathod*  
(Anil N. Rathod)

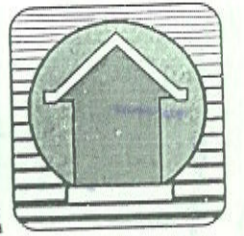
Executive Engineer B.P. Cell(E.S.)  
Greater Mumbai/ MHADA.

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ  
(म्हाडाचा घटक)

MUMBAI HOUSING AND  
AREA DEVELOPMENT BOARD  
(A MHADA UNIT)



म्हाडा  
MHADA



No.CO/MB/REE/NOC/F-1315/2594 /2023  
Date:- 11 OCT 2023

To,  
The Executive Engineer (Eastern Suburb),  
Building Permission Cell,  
Greater Mumbai, MHADA,  
Bandra (E), Mumbai 400 051.

मबई -२९		
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**Sub :** N. O. C. for proposed redevelopment of existing Building No.144, known as Kannamwar Nagar GAURI PUTRA CHSL., bearing CTS No. 356(pt), S. No.113 (pt.), at village-Hariyali, Kannamwar Nagar, Vikhroli (E), Mumbai - 400 083 under DCPR 2034.  
--- NOC for 4<sup>th</sup> installment as per offer letter dtd.29.12.2021

**Ref :** 1. This office Offer letter no. CO/MB/REE/NOC/F-1315/3257/2021, dtd.29.12.2021.  
2. Mumbai Board's NOC No. CO/MB/REE/NOC/F-1315/1922/2022, dated 28.07.2022.  
3. Mumbai Board's NOC No. CO/MB/REE/NOC/F-1315/1724/2023, dated 23.06.2023  
4. Society's Architect M/s Aditi Dabholkar's proposal dtd. 18.09.2023.

Sir,

The applicant has complied requisites for obtaining No Objection Certificate (NOC) for allotment of additional buildable area & pro-rata BUA of layout for redevelopment of their building under subject. There is no objection of this office for undertaking construction as per the proposal of the said society under certain terms and conditions.

Allotment of additional BUA approved previously and allotted by this NOC is as under:

- i) The above allotment is on sub-divided plot as per layout plan admeasuring about 820.64 m<sup>2</sup> (23.46 m<sup>2</sup> Less area as per Lease Area 844.10 m<sup>2</sup>). The total BUA 4,683.12 m<sup>2</sup> (for 4,518.07 m<sup>2</sup> Residential use + 165.05 m<sup>2</sup> Commercial use) for obtaining IOA & the BUA of 3,827.10 m<sup>2</sup> [i.e. 2485.50 m<sup>2</sup> (for 2320.45m<sup>2</sup> Residential use + 165.05 m<sup>2</sup> Commercial use) additional BUA (Proportionate to the First, Second & Third installment paid by the Society as per Offer letter under reference no. 1) and 1,341.60 m<sup>2</sup> Existing Built up area] BUA for obtaining Commencement Certificate is permitted vide previous NOC under reference no.2&3.

गृहनिर्माण भवन, कलानगर, वांद्रे (पू), मुंबई ४०० ०५१.  
दूरध्वनी ६६४०५०००, २६५९२८७७, २६५९२८८९  
फॅक्स नं. : ०२२-२६५९२०५८/ पत्रपेटी क्र. ८९३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.  
Phone : 66405000, 26592877, 26592884  
Fax No. 022-26592058 / Post Box No. 813  
Website: mhada@maharashtra.gov.in



मबई - २९		
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२०२१		

- ii) Now, the Society has paid Fourth installment of premium towards additional built up area of **3,341.52 m<sup>2</sup>** (for 3,176.47 m<sup>2</sup> Residential use + 165.05 m<sup>2</sup> Commercial use) as per Offer Letter issued vide dtd.29.12.2021. Hence Commencement certificate shall be issued for **4,683.12 m<sup>2</sup>** (4518.07 m<sup>2</sup> for Residential Use+ 165.05 m<sup>2</sup> for Commercial Use) [i.e. **856.02m<sup>2</sup>** (for Residential use) permitted through this NOC. (Proportionate to the Fourth installment paid by the Society as per Offer letter under reference no. 1) + **3827.10 m<sup>2</sup>** (3662.05m<sup>2</sup> for Residential + 165.05m<sup>2</sup> for Commercial) additional BUA allotted previously vide NOC dtd. 23.06.2023].

The built up area permitted as per statement below.

Sr. No.	Built up Area	In m <sup>2</sup>
1.	Plot area as per demarcation plan. As per Lease deed - 844.10 m <sup>2</sup> ii. Less area as per lease deed - (-) 23.46 m <sup>2</sup>	820.64
2.	Permissible FSI	3.00
3.	Permissible BUA (820.64 m <sup>2</sup> x 3.00)	2,461.92
4.	Permissible Pro-rata from layout FSI (55.53 m <sup>2</sup> X 40 T/s)	2,221.20
5.	Total permissible BUA (Sr. no. 3+4)	4,683.12
6.	<b>Total built up area permitted for obtaining I.O.A. vide previous NOC dtd. 28.07.2022</b> • For Residential use = 4,518.07 m <sup>2</sup> • For Commercial use = 165.05 m <sup>2</sup>	4,683.12
7.	Total Built up Area permitted for obtaining Commencement Certificate vide previous NOC dated 28.07.2022 i. Existing Built up area = 1,341.60 m <sup>2</sup> ii. Additional Built up area = 1,629.49 m <sup>2</sup> (for 1,464.44 m <sup>2</sup> residential use + 165.05 m <sup>2</sup> commercial use) permitted through this NOC. (Proportionate to the First & Second installment paid by the Society as per Offer letter under reference no. 1). iii. Additional Built up area = 856.01 m <sup>2</sup> (for residential use) permitted through NOC. (Proportionate to the Third installment paid by the Society as per Offer letter under reference no. 1).	3827.10
8.	<b>Additional BUA permitted for obtaining Commencement Certificate vide this NOC</b> • Additional Built up Area = 856.02 m <sup>2</sup> (for Residential use) (Proportionate to the Fourth installment paid by the Society as per Letter u/r no. 1.)	856.02
9.	<b>Total built up area permitted for obtaining Commencement Certificate. ( Sr.No.7+8)</b> i. For Residential = 4,518.07 m <sup>2</sup> ii. For Commercial = 165.05 m <sup>2</sup>	4,683.12

मबई - २९

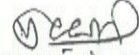
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MHADA reserve it's right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.

All the terms and conditions mentioned in the previous letters u/r no.1 to 3 shall remain same.

It is, therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions as mentioned above. In case of any breach to above terms and condition, the NOC will stand cancelled.

(Draft approved by CO/MB)



(Prakash Sanap)  
Resident Executive Engineer  
Mumbai Board

**Copy to :** The Secretary, Building No. 144, Kannamwar Nagar GAURI PUTRA Co-op Hsg. Soc. Ltd., at Kannamwar Nagar, Vikhroli (E), Mumbai - 400 083 for information and necessary action.

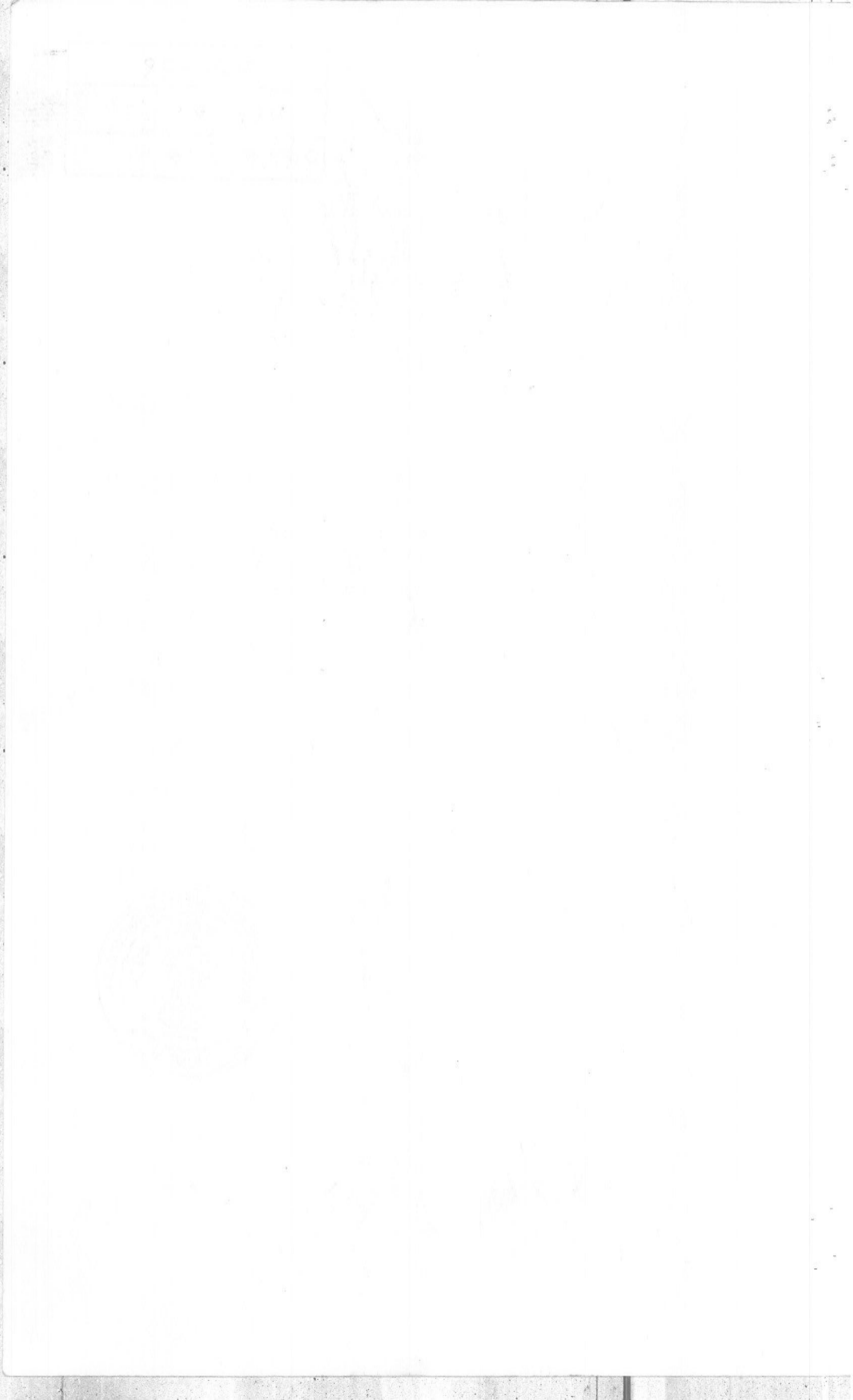
*Your Society paid premium amount as per Offer letter dtd.29.12.2021 along with interest. However if there is any discrepancy found in the interest amount then your Society shall pay the balance interest amount as intimated by Mumbai Board before asking for Consent to Occupation Certificate.*

**Copy to Architect :** M/s. Aditi Dhabholkar, 304, Horizon, Neptune Living Point, L.B.S. Marg, Bhandup (West) Mumbai -400 078 for information.

**Copy forwarded to information and necessary action in the matter to the: -**

1. Dy. Chief Engineer (East) / Mumbai Board for information.
2. Executive Engineer, Housing Kurla Division.
  - i) He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
  - ii) He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
  - iii) He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
3. Copy to Architect / Layout cell / M.B.
4. Copy to Assistant /REE/MB for MIS record.






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आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA

FAZAL MEHMOOD SHAIKH  
 ABDUL GAFOOR SHAIKH

23/09/1956  
 Permanent Account Number  
 AMTPS1163M

Signature



भारतीय विशिष्ट पहचान प्राधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India






Enrollment No. : 2722/40003/72145

To  
 Fazal Mehmood Abdul Gaffoor Shaikh

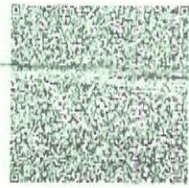
S/O Abdul Gaffoor Shaikh,  
 2-hasan mansion , 5th floor, flat no 13,  
 2-dhobi street,  
 opp, zakarya masjid,  
 mohammed ali road,  
 VTC: Mumbai,  
 District: Mumbai,  
 State: Maharashtra, PIN Code: 400003,  
 Mobile: 9004545315

04/09/2011

05407307



KA954073076FH



*(Handwritten Signature)*

आपका आधार क्रमांक / Your Aadhaar No. :

**8887 2343 6920**

मेरा आधार, मेरी पहचान

भारत सरकार  
 Government of India

Fazal Mehmood Abdul Gaffoor Shaikh  
 DOB: 23/09/1956  
 Male




8887 2343 6920

मेरा आधार, मेरी पहचान

1900  
1901  
1902



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

स्थायी लेख संख्या कार्ड  
 Permanent Account Number Card  
**MVVPS9336K**

नाम / Name  
**PRATIK PRAFUL SAHU**

पिता का नाम / Father's Name  
**PRAFUL PUNINYACHANDRA SAHU**

जन्म की तारीख / Date of Birth  
**10/02/2002**

हस्ताक्षर / Signature

मबई - २९		
२२०६४	३०	३६
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**भारत सरकार**  
**Government of India**

विनायक कुलभुषण वास्कर  
 Vinayak Kulbhusan Waskar  
 जन्म तारीख / DOB: 04/07/2007  
 पुरुष / Male

Issue Date: 07/01/2012

**3217 8206 3403**  
 माझे आधार, माझी ओळख

*Handwritten signature*



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**SAHU SUNITA UTTAMKUMAR**  
**UDAYANATH PRADHAN**

**03/03/1981**  
 Permanent Account Number  
**BELPS6648G**

हस्ताक्षर / Signature

*Handwritten signature*

17-500  
18-500  
19-500





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

Receipt of Document Handling Charges

PRN :

1225175711735

Payment Date :

17/12/2025

Received from **Self**, Mobile number **9769166587**, an amount of Rs. **1320/-**, towards Document Handling Charges for the **iSarita 1.9** in the Joint District Registrar office **Mumbai 2** of the District **Mumbai Suburban**.

Payment Details

Bank Name :

SBIN

Receipt Date :

17/12/2025

Bank CIN :

10029762025121711028

REF No. :

7196847784629

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

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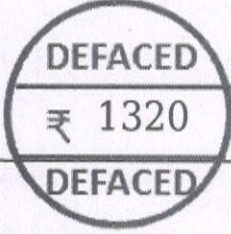
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN : 1225175711735

Payment Date : 17/12/2025

Received from **Self**, Mobile number **9769166587**, an amount of Rs. **1320/-**, towards Document Handling Charges for the **iSarita 1.9** on Document No. **MBI29-22764-2025** dated **17/12/2025** in the Joint District Registrar office **Mumbai 2** of the District **Mumbai Suburban**.



Payment Details

Bank Name : SBIN

Receipt Date : 17/12/2025

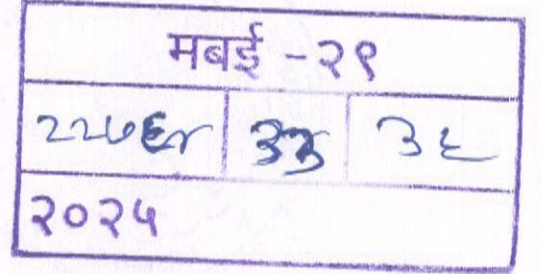
Bank CIN : 10029762025121711028

REF No. : 7196847784629

Deface No : 1225175711735D

Deface Date. : 17/12/2025

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390/22764

बुधवार, 17 डिसेंबर 2025 6:47 म.नं.

दस्त गोषवारा भाग-1

मबई29

दस्त क्रमांक: 22764/2025

दस्त क्रमांक: मबई29 /22764/2025

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास तपशिल :-

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

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दु. नि. सह. दु. नि. मबई29 यांचे कार्यालयात

पावती:17669

पावती दिनांक: 17/12/2025

अ. क्र. 22764 वर दि.17-12-2025

सादरकरणाराचे नाव: मेसर्स रिलायबल इंडिया कॉर्पोरेशन तर्फे प्रॉप. फझल मेहमुद अब्दुल गफुर शेख

रोजी 6:45 म.नं. वा. हजर केला.

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1440.00

पृष्ठांची संख्या: 36

दस्त हजर करणाऱ्याची सही:

एकुण: 2440.00

सुहास विठ्ठल जाधव  
सह दु.नि.मुंबई 29सुहास विठ्ठल जाधव  
सह दु.नि.मुंबई 29

दस्ताचा प्रकार: हमीपत्र

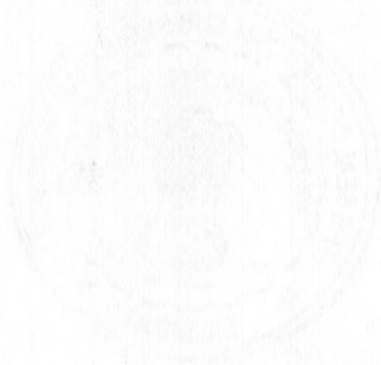
मुद्रांक शुल्क: बंधपत्र

शिक्षा क्र. 1 17 / 12 / 2025 06 : 45 : 46 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 17 / 12 / 2025 06 : 47 : 10 PM ची वेळ: (फी)



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दस्त गोषवारा भाग-2

मबई 29

17/12/2025 6 54:42 PM

दस्त क्रमांक:22764/2025

दस्त क्रमांक :मबई29/22764/2025

दस्ताचा प्रकार :-हमीपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स रिलायबल इंडिया कॉर्पोरेशन तर्फे प्रॉप. फजल मेहमुद अब्दुल गफुर शेख पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं ८, ग्राउंड फ्लोर, आमीन बिल्डिंग, ब्लॉक नं: ६९, इब्राहिम रेहमतुल्ला रोड, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AMTPS1163M	लिहून देणार वय :-69 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तथाकथीत हमीपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:17 / 12 / 2025 06 : 53 : 24 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:विनायक वास्कर - वय:19 पत्ता:टागोर नगर, विक्रोळी पूर्व, मुंबई पिन कोड:400083		
2	नाव:सुनिता साहू वय:44 पत्ता:कन्नमवार नगर, विक्रोळी पूर्व, मुंबई पिन कोड:400083		

शिक्का क्र.4 ची वेळ:17 / 12 / 2025 06 : 54 : 14 PM

सुहास विठ्ठल जाधव  
सह दु.नि.मुंबई 29

मबई -२९  
२२७६४ ३६ ३६  
२०२५

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RELIABLE INDIA CORPORATION	eChallan	00040572025121754991	MH013645913202526E	500.00	SD	0007746940202526	17/12/2025
2		DHC		1225175711735	1320	RF	1225175711735D	17/12/2025
3		DHC		1225176519525	120	RF	1225176519525D	17/12/2025
4	RELIABLE INDIA CORPORATION	eChallan		MH013645913202526E	1000	RF	0007746940202526	17/12/2025

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

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2. Get print immediately after registration.



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सह दुय्यम निबंधक (वर्ग-२) पाने आहेत.  
पुस्तक क्र.-१/मबई -२९/२२७६४-३६/२०२५  
क्यांकास नोंदना.  
दिनांक: १७/१२/२०२५  
(सुहास जाधव)

22764 /2025

सह दुय्यम निबंधक (वर्ग-२)

मुंबई का.२९

