

509/7332

पावती

Original/Duplicate

Monday, May 06, 2024

नोंदणी क्र.: 39म

8:47 PM

Regn.: 39M

पावती क्र.: 7787 दिनांक: 06/05/2024

गावाचे नाव: वरळी

दस्तऐवजाचा अनुक्रमांक: बबई5-7332-2024

दस्तऐवजाचा प्रकार : विकसनकरारनामा

मादर करणाऱ्याचे नाव: ओबेरॉय रिअल्टी लिमिटेड चे ऑथोराइज्ड सिग्रेटरी, विकास ओबेरॉय तर्फे कबुली  
जबाबाकारिता अरुणकुमार कोटियन---- AABCK235H

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 4400.00

पृष्ठांची संख्या: 220

DELIVERED

एकूण:

रु. 34400.00

सह दुय्यम निबंधक, मुंबई-5

वाजार मुल्य: रु.374182750 /-

मोवदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 189041400/-

सह. दुय्यम निबंधक  
मुंबई शहर क्र. ५

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001597202202425E दिनांक: 06/05/2024

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524065220780 दिनांक: 06/05/2024

वँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524067620761 दिनांक: 06/05/2024

वँकेचे नाव व पत्ता:

4) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524066820328 दिनांक: 06/05/2024

वँकेचे नाव व पत्ता:

DELIVERED



CHALLAN  
MTR Form Number-6



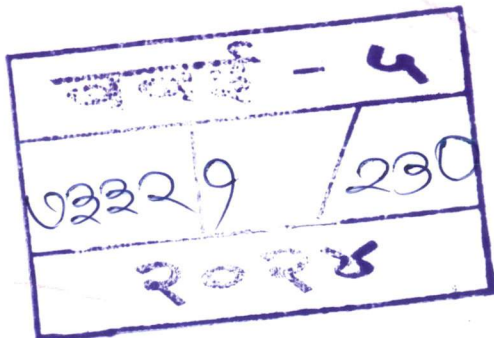
GRN	MH001597202202425E	BARCODE			Date	06/05/2024-09:36:46	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BBE3_JT SUB REGISTRAR MUMBAI CITY 3			Full Name	OBEROI REALTY LIMITED			
Location	MUMBAI			Flat/Block No.	CS NO 209 PART			
Year	2024-2025 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	12791.08			
0030063301 Amount of Tax		30000.00		Area/Locality	WORLI			
				Town/City/District				
				PIN	4	0	0	0
				Remarks (If Any)				
				SecondPartyName=ADARSH NAGAR SHRMIK COOP HSG SOC LIMITED~				
				Amount In	Thirty Thousand Rupees Only			
Total			30,000.00	Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572024050628637	CK00BAMYS1	
Cheque/DD No.				Bank Date	RBI Date	06/05/2024-09:44:26	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 9004613856

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

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





CHALLAN  
MTR Form Number-6

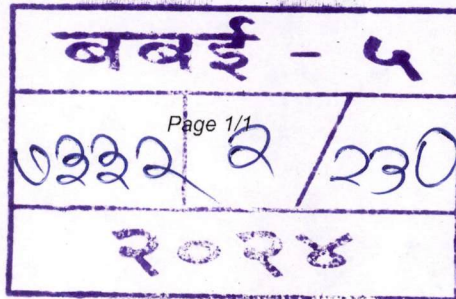


GRN	MH001597202202425E	BARCODE			Date	06/05/2024-09:36:46	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BBE3_JT SUB REGISTRAR MUMBAI CITY 3			Full Name	OBEROI REALTY LIMITED			
Location	MUMBAI			Flat/Block No.	CS NO 209 PART			
Year	2024-2025 One Time			Premises/Building				
Account Head Details			Amount In Rs.	Road/Street	12791.08			
0030063301	Amount of Tax		30000.00	Area/Locality	WORLI			
				Town/City/District				
				PIN	4	0	0	0
				Remarks (If Any)	SecondPartyName=ADARSH NAGAR SHRMIK COOP HSG SOC LIMITED~			
				Amount In	Thirty Thousand Rupees Only			
				Words				
Total			30,000.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	00040572024050628637	CK00BAMYS1		
Cheque/DD No.			Bank Date	RBI Date	06/05/2024-09:44:26	Not Verified with RBI		
Name of Bank			Bank-Branch	STATE BANK OF INDIA				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				

Department ID : 9004613856  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चतान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाची. नोंदणी न करताच काहीही कामे सांगू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Use Id	Defacement Amount
1	(IS)-509-7332	0000937717202425	06/05/2024-20:45:14	IGR550	30000.00
Total Defacement Amount					30,000.00



Print Date 06-05-2024 08:48:29

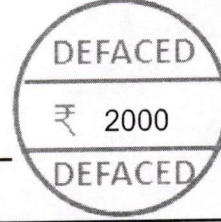


**D**ocument **H**andling **C**ha<sup>₹</sup>rges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	0524066820328	Receipt Date	06/05/2024
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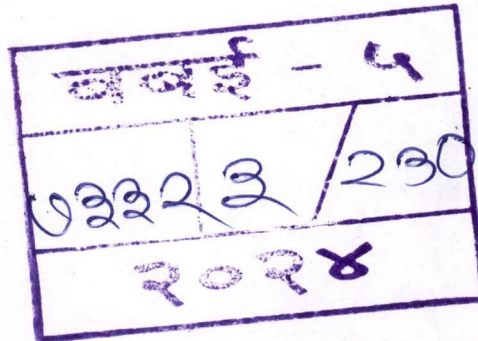
Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 7332 dated 06/05/2024 at the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.



### Payment Details

Bank Name	SBIN	Payment Date	06/05/2024
Bank CIN	10004152024050619156	REF No.	412741688468
Deface No	0524066820328D	Deface Date	06/05/2024

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



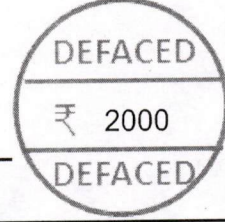


**D**ocument **H**andling **C**ha<sup>र</sup>ges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	0524067620761	Receipt Date	06/05/2024
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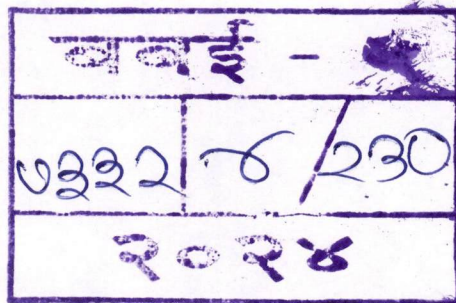
Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 7332 dated 06/05/2024 at the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.



### Payment Details

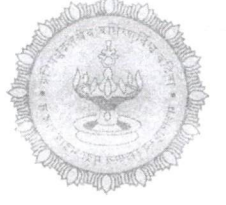
Bank Name	SBIN	Payment Date	06/05/2024
Bank CIN	10004152024050619558	REF No.	412773488802
Deface No	0524067620761D	Deface Date	06/05/2024

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





Office of the Collector of Stamp, Mumbai City  
Certificate Under Sec.32 of Maharashtra Stamp Act, 1958



Received Adjudication Fee RS.  
100/- vide e-Challan GRN No.  
MH001372601202425P Dated  
30-04-2024.

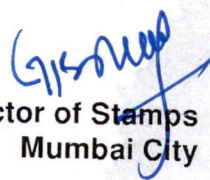
Case No. **Adj/IGR239/194/2024**

Certificate Number: **CER-MUM-ADJ-IGR239-194-2024**

Market Value/Value (if any): **Rs. 3523374000**

Consideration Amount (if any): **Rs. 3741827500**

Received from **OBEROI REALTY LIMITED** Residing  
at **3rdfl International Business Park off Western  
Express Highway Goregaon East), Mumbai  
400063**. Stamp duty of **Rs. 189041400/- (Rs. Eighteen  
Crore Ninety Lakh Forty One Thousand Four  
Hundred only)**. Vide e-Challan GRN No  
**MH001574155202425M** Dated :- **04-5-2024** The  
defacement number is **0000927268202425**.

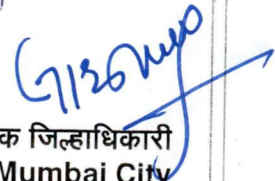
  
Collector of Stamps  
Mumbai City

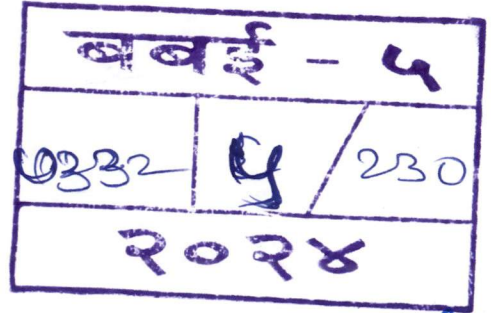
Certified Under Section 32 of the Maharashtra Stamp  
Act, that the full duty of **Rs. 189041400/- (Rs. Eighteen  
Crore Ninety Lakh Forty One Thousand Four  
Hundred only)** with which this instrument is  
chargeable under Article Development agreement  
of Schedule I of the said Act, has been paid.

This Certificate is subject to the provisions of section  
53(A) of the said Act.

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम  
अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त  
नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल  
झाल्यास, नोंदणी अधिनियम, १९०८, च्या  
तरतूदीनुसार नोंदणी अधिकारी दस्त  
नोंदणीची कार्यवाही करतील.

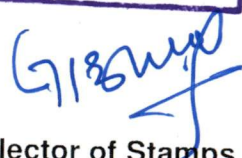


  
मुद्रांक जिल्हाधिकारी  
Mumbai City



Place: Mumbai City

Date: 06/05/2024

  
Collector of Stamps  
Mumbai City



महाराष्ट्र शासन

मुद्रांक जिल्हाधिकारी, मुंबई यांचे कार्यालय  
310/311, तिसरा मजला, जुने जकात घर  
फोर्ट, मुंबई - 400 001

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दुरध्वनी क्र. 022-22611870

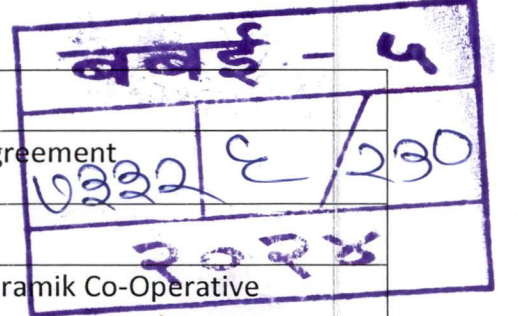
E-mail :cos.mumbai@igrmaharashtra.gov.in

जा. क्र./मुजि/मुंबई/अभि.प्र. क्र. 194 -2024/आदेश/ 2278 दिनांक - 6 MAY 2024  
2279

महाराष्ट्र मुद्रांक अधिनियमचे कलम 31 खालील प्रकरणातील आदेश

1.संलेखातील माहिती पुढीलप्रमाणे-

1.	Description of the document	Description
2.	Type of the document	Development Agreement
3.	Date of execution	Unexecuted
4.	The Society	Adarsh Nagar Shramik Co-Operative Housing Society Limited
5.	The Developer	Oberoi Realty Limited
6.	Consideration	Rent/Shifting Charges/Constructed Area/Corpus/Brokerage and Car Parkings
7.	Details of property	C.S. No. 209 (Part) of Worli Division, situated at Adarsh Nagar, Worli, Mumbai 400 030.
8.	C.S No.	C.S. No. 209 (Part) of Worli Division
9.	Area of the Property	12,791.08 sq.mtrs
10.	Zone	13/97 Division – Worli Zone as per R.R सन 2024-25



2. प्रस्तुत अर्जदार यांनी महाराष्ट्र मुद्रांक अधिनियम अंतर्गत कलम 31, पोटनियम (1) मधील तरतुदीनुसार मुद्रांक जिल्हाधिकारी, मुंबई यांचेकडे दिनांक 30/04/2024 रोजी अभिनिर्णयासाठी अर्ज दाखल केला आहे. अर्जासोबत अनिष्पादीत डेव्हलमेंट अॅग्रीमेंट संलेख व प्रतिज्ञापत्र इत्यादी कागदपत्रे सादर केली आहेत. अर्जदार यांनी अभिनिर्णय फी रु. 100/- ई-चलन क्र. MH001372601202425P अन्वये दिनांक 30/04/2024 रोजी शासनाच्या लाभात जमा केली आहे.

*Handwritten signature in blue ink.*



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3. अर्जदार यांनी प्रस्तुत डेव्हलमेंट अॅग्रीमेंटच्या दस्तावर किती मुद्रांक शुल्क आकारता येईल, या प्रयोजनार्थ अर्जासोबत उक्त अधिनियमातील कलम 32 (2) नुसार खालील कागदपत्रे सादर केली आहेत.

- (i) महाराष्ट्र मुद्रांक अधिनियम अंतर्गत कलम 31 (2) नुसार प्रतिज्ञापत्र
- (ii) डेव्हलमेंट अॅग्रीमेंटचा संलेख

4. प्रकरणाधीन संलेख हा डेव्हलमेंट अॅग्रीमेंट या शीर्षकाचा असून अनिष्पादीत आहे. संलेखाधीन बाबी विचारात घेता सहाय्यक नगररचनाकार यांनी विकासकाच्या हिश्याचे मुल्य रक्कम रु. 352,33,74,000/- इतके मुल्य निश्चित केले आहे. तसेच संलेखाधीन मिळकतीचा रक्कम रु. 374,18,27,500/- इतका मोबदला निश्चित होत आहे. बाजारमुल्यापेक्षा मोबदलामुल्य जास्त असल्याने रक्कम रु. 374,18,27,500/- इतके बाजारमुल्य निश्चित होत आहे. त्यामुळे बाजारमुल्य रक्कम रु. 374,18,27,500/- वर महाराष्ट्र मुद्रांक अधिनियमचे अनुसुची-1 चे अनुच्छेद 5(g-a) अन्वये एकुण 5% दराने रु. 18,70,91,375/- इतके मुद्रांक शुल्क वसुल करणे आवश्यक आहे. तसेच Bank Gurante चे मुल्य रक्कम रु. 65,00,00,000/- इतके येत आहे. सदर मुल्यावर महाराष्ट्र मुद्रांक अधिनियमचे अनुसुची -1 चे अनुच्छेद 54(ii) अन्वये 0.3% दराने रु. 19,50,000/- इतके मुद्रांक शुल्क वसुल करणे आवश्यक आहे. उपरोक्तनुसार एकुण रु. 18,90,41,400/- इतके मुद्रांक शुल्क वसुल करणे आवश्यक आहे. त्या नुसार या कार्यालयाने आपणास दि. 03/05/2024 चे पत्र 2277/2024 अन्वये मागणी नोटीस दिली होती. त्यामधील नमूद मूल्य व मुद्रांक शुल्क बाबत आपण सहमत आहात असे पत्र आपण दि. 06/05/2024 रोजी या कार्यालयात दिले आहे.



5. संबब उपरोक्तनुसार खालील अटी व शर्तीस अधिन राहून अंतिम आदेश पारित करण्यात येत आहेत.

बबई - 4	
0322	230
2024	

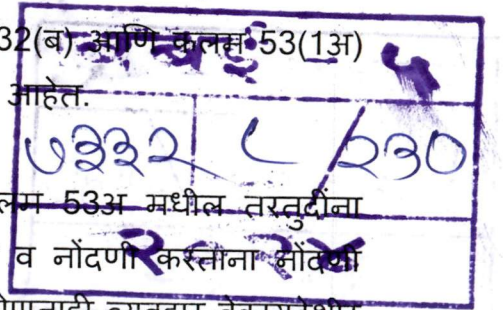
(ix) महाराष्ट्र मुद्रांक अधिनियमातील तरतुदीस अधिन राहून सदर अंतिम आदेश पारित करण्यात येत आहेत.

(x) महाराष्ट्र मुद्रांक अधिनियमचे कलम 28 मध्ये नमूद केल्याप्रमाणे मुल्यांकन / मुद्रांक शुल्क आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती या बाबी संलेखात पूर्णपणे व खरेपणाने नमूद आहेत असे अर्जदारांनी प्रतिज्ञापत्राद्वारे खात्री करून दिलेली आहे.

*(Handwritten signature)*

कलम 28 चे तरतुदीसंबंधी अर्जदार यांनी अनुपालन न केल्यास महाराष्ट्र मुद्रांक अधिनियमचे कलम 63 अन्वये शास्तीची कार्यवाही करणेचे अधिन राहून आदेश पारित करण्यात येत आहेत.

- (iii) महाराष्ट्र मुद्रांक अधिनियमचे कलम 28 चे अनुपालन न केल्याचे भविष्यात निदर्शनास आल्यास महाराष्ट्र मुद्रांक अधिनियमचे कलम 46 व महाराष्ट्र जमीन महसूल संहिता 1966 चे शास्तीसह मुद्रांक शुल्क वसूल करणेचे अधिन राहून आदेश पारित करण्यात येत आहेत.
- (iv) संलेखातील नमुद लिखाणाच्या व सोबत सादर केलेल्या कागदपत्रांच्या खरेखोटेपणा संदर्भात हे कार्यालय जबाबदार राहणार नाही. याबाबतील संपूर्ण जबाबदारी ही संलेख निष्पादकावर / संलेखामधील पक्षकारावर राहिल.
- (v) सदर संलेखातील नमुद मिळकतीच्या संदर्भात कोणत्याही न्यायालयात दावा अथवा वाद चालू असेल तर त्याची संपूर्ण जबाबदारी ही संलेख निष्पादकावर / पक्षकारावर राहिल.
- (vi) संलेखाची नोंदणी प्रक्रिया ही नोंदणी अधिनियम 1908, महाराष्ट्र नोंदणी नियम 1961 आणि मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे कार्यालयाचे परिपत्रक क्र. का.4/प्र. क्र. 617/2011/3008 दिनांक 22/12/2011 नुसार होईल हे स्पष्ट करण्यात येत आहे.
- (vii) सदर आदेश हे महाराष्ट्र मुद्रांक अधिनियमचे कलम 32(ब) आणि कलम 53(1अ) मधील तरतुदीस अधिन राहून पारित करण्यात येत आहेत.
- (viii) प्रस्तुत प्रकरणात महाराष्ट्र मुद्रांक अधिनियमचे कलम 53अ मधील तरतुदीना अधिन राहून जरी पक्षकार यांनी मुद्रांक शुल्क, दंड व नोंदणी करस्तीना सोदणी फी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही. याबाबतची सर्व जबाबदारी संलेख निष्पादकावर / पक्षकारावर राहिल. त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, मुंबई जबाबदार राहणार नाही.
- (ix) अर्जदारास या आदेशाद्वारे निश्चित केलेल्या डेव्हलमेंट अॅग्रीमेंटमधील मिळकतीच्या बाजारमुल्याबाबत आक्षेप असल्यास त्यांना हा आदेश प्राप्त



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झाल्यापासुन 60 दिवसांत मा. अपर मुद्रांक नियंत्रक, मुंबई यांचेकडे अपिल दाखल करता येईल. तसेच सदर आदेशात निश्चित केलेल्या बाजारमुल्याव्यतिरिक्त इतर बाबींकरिता आक्षेप असल्यास त्यांना हा आदेश प्राप्त झाल्यापासून 60 दिवसांत मा. मुख्य नियंत्रक, महसुल प्राधिकारी (CCRA), महाराष्ट्र राज्य, पूणे यांचेकडे अपिल दाखल करता येईल.

### आदेश

उक्त नमुद केलेल्या बाबींच्या पार्श्वभूमीवर, मी खाली स्वाक्षरी करणार, मुद्रांक जिल्हाधिकारी, मुंबई प्रश्नाधीन डेव्हलपमेंट अॅग्रीमेंटवर महाराष्ट्र मुद्रांक अधिनियमचे अनुसुची- 1 चे अनुच्छेद 5(g-a),54(ii) नुसार रु. 18,90,41,400/- (अक्षरी रुपये अठरा कोटी नव्वद लाख एकेचाळीस हजार चारशे मात्र) इतके मुद्रांक शुल्क आकारल्याचे आदेश पारित करित आहे. सदरील मुद्रांक शुल्क आपणास मान्य असल्यास हा आदेश प्राप्त झाल्यापासून 60 दिवसांचे आत शासकीय लेखाप्रणालीद्वारे (Government Receipt Accounting System) <https://gras.mahakosh.gov.in/echallan> या संकेतस्थळावर करता येईल. सदर मुद्रांक शुल्क लेखाशीर्ष (Head) क्र. 0030050801 (Payment Type Duty on doc voluntarily brought for adjudication SoS) च्या अंतर्गत CSM\_COLLECTOR OF STAMPS MUMBAI या नावे शासन जमा करून घ्याव्याचे प्रत या कार्यालयात सादर करावी.

मुद्रांक शुल्क -	
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(कृष्णा जाधव)  
मुद्रांक जिल्हाधिकारी,  
मुंबई

प्रत-

1) Oberoi Realty Limited

2) मह दुय्यम निबंधक वर्ग-2, मुंबई शहर क्र. 1 ते मुंबई शहर क्र. 5



# Office of Collector of Stamps, Mumbai

310/3<sup>rd</sup> Flr., Old Custom House, Fort, Mumbai-400001.

Proceedings u/s 31 of Maharashtra Stamp Act in  
Adjudication Case No. ADJ/M/194/2024

प्रकरण क्रमांक	दस्ताचा प्रकार	दस्त दाखल दिनांक
ADJ/M/194/2024	Development Agreement	दि. 30/04/2024

Document referred above is submitted u/s 31 of The M.S.A. for ascertainment of True Market Value and to pay stamp duty chargeable thereon, if any. The details of the same are as under.

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1.	Description of the document	Description
2.	Type of the document	Development Agreement
3.	Date of execution	Unexecuted
4.	The Society	Adarsh Nagar Shramik Co-Operative Housing Society Limited
5.	The Developer	Oberoi Realty Limited
6.	Consideration	Rent/Shifting Charges/Constructed Area/ Corpus/Brokerage and Car Parkings
7.	Details of property	C.S. No. 209 (Part) of Worli Division, situated at Adarsh Nagar, Worli, Mumbai 400 030.
8.	C.S No.	C.S. No. 209 (Part) of Worli Division
9.	Area of the Property	12,791.08 sq.mtrs
10.	Zone	13/97 Division – Worli Zone as per R.R सन 2021-25
11.	Rate as per sq.mtrs.	
12.	Land Rate	Rs. 1,25,540/- $\times 0.85 = 106,709$
13.	Residential Rate	Rs. 2,99,890/-
14.	Construction Rate	Rs. 30,250/-
15.	Basic Ratio (LC/RC)	1,25,540/30250 = 4.15 Hence 50% incentive FSI available as per DCR 33(5)(a) Table amended on 08/07/2021
16.	D.P Remark 2034	CHE/DP34202303111454268/DP/City/G/S/ Dated 30/03/2023
17.	Corner Plot (Yes / No)	No
18.	BMC Assessment	Not Applicable
19.	PRC Card	Submitted
20.	Indemnity bond regarding tenancy is given or not	Not Applicable



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0322/90/230
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1.	Corner Plot	No (As per D.P Remark 2034)
2.	Existing Area of the Members	1,70,644 Sq.Ft. Carpet x 1.20 / 10.76 = 19030.93 sq.mtr b/up (As per Annexure B)
3.	New area given society members	3,43,056 Sq.Ft. Rera Carpet x 1.1 X 10.76= 35070.78 sq. mtrs. b/up (As per Annexure B)
4.	Car Parking allotted to the Members	504 Car Parkings (As Per Doc. Page No. 39 Clause 6 (a) (iv))
5.	Rent For 36 Months No Rant Applicable on Grace period 12 Months	Rs. 40,000 X 36 X 504 = 72,57,60,000/- (As Per Doc. Page No. 47 Clause (d))
6.	Shifting Charges	Rs. 25,000 X 504 = 1,26,00,000/- (As Per Doc. Page No. 42 Clause (c))
7.	Corpus/ Hardship Incremental Hardship	Rs. 22,00,000 X 448 = 98,56,00,000/- Rs. 24,32,000/- X 56 = 13,61,92,000/- (As Per Doc. Page No. 44 Clause (e))
8.	Brokerage	Rs. 40,000 X 504 = 2,01,60,000/- (As Per Doc. Page No. 43 Clause (d) (ii))
9.	Development Charges	35,070.78 X 1,25,540 X 0.02 = 8,80,55,715/- As per ASR Guideline No. 21(B)(ix)
10.	Infrastructure Charges	35,070.78 x 7% x 1,25,504 = 30,81,06,622/-
11.	Bank Guarantee	Rs. 65,00,00,000/- (As Per Doc. Page No. 45 Clause 7 (a))
12.	Completion period	36 Months (12 months grace Period) (As per page no.40 clause No. (b) (ii))



0322 99 / 230  
2024

अभिनिर्णय करिता सादर केलेला दस्त हा Development Agreement या प्रकारचा असून तो Adarsh Nagar Shramik Co-Operative Housing Society Limited (Society) व तसेच Oberoi Realty Limited (Developer) यांच्या मधील अनिष्पादित दस्त आहे.

विषयाधिन मिळकत सि. एस. नं. 209 (भाग), 12791.08 चौ. मी. जागा ही एकूण सि. एस. नं. 209 क्षेत्र 43233.5 चौ. मी. या जागेपैकी असून त्यासह सि. एस. नं. 5 पैकी मोठ्या क्षेत्राच MCGM यांचे जागेपकी आहे. मात्र वास्तुशिल्प Shilp Accociates Architectural Algorithms Reg No. CA/2019/105822 यांचे प्रमाणपत्रा नुसार संपूर्ण 6

इमारती या सि. एस. नं. 209 पैकी आहे. सोबत नकाशा व इमातीचे नकाशा वर्षविलेले नकाशा तसेच विकास योजना अभिप्राय सादर आहे.

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दस्तात नमूद केल्यानुसार Adarsh Nagar Shramik Co-Operative Housing Society Limited या सोसायटीच्या नावे जुन्या इमारतीच्या पुर्नविकसनाच्या अनुषंगाने सोसायटी व विकासका यांच्यामध्ये प्रस्तूतचा विकसन करारनामा होत आहे. दस्तात नमूद केल्यानुसार सोसायटीच्या 504 सभासदांना New Area, Corpus/ Hardship, Rent, Shifting Charges, Car Parking, Brokerage इ. देणार असल्याचे दस्तात नमूद आहे. सदरच्या बाबी दस्ताचा मोबदला म्हणून परिगणित करण्यात आलेला आहे. सदर योजना 36 महिने व तसेच 24 महीने ग्रेस कालावधी नमूद आहे. त्याप्रमाणे भाडे विचारात घेतले आहे. सदर जागा जागेवर आदर्श नगर श्रमिक को.ऑ.हो. सोसायटी असून एकूण 504 सभासद आहेत. पैकी 392 सभासदांचा ताब्यात 31.03 चौ. मी. कारपेट, 56 सभासदांचा ताब्यात 29.5 चौ. मी. कारपेट व 56 सभासदांचा ताब्यात 36.91 चौ. मी. कारपेट समाविष्ट आहेत. सदर जागेचा विकास विकास नियंत्रण नियमावली 33(5) नुसार होणार असल्याने 33(5) प्रमाणे म्हाडा सभासदांना अनुज्ञेय असणारे क्षेत्र किमान 35 चौ. मी. कारपेट व त्यावर Table 'A' नुसार 15% Additional Area तसेच 35% Fungible अनुज्ञेय होवू शकतो. तसेच अनुज्ञेय 4 चटईक्षेत्रवर Table No. C1 नुसार Additional Builtup area साठी EWS/LIG अनुज्ञेय Premium विचारात घेणे आवश्यक आहे. अंमलबजावणी सूचना क्रमांक 27 नुसार मूल्यांकन करणेत येत आहे.

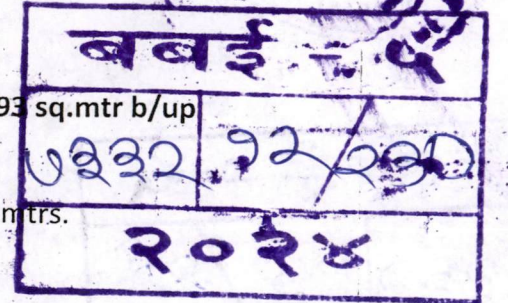
सोसायटीस विनामूल्य बांधून दयावयाचे क्षेत्र वजाती विकासकास विक्री साठी उपलब्ध होणारे चटई क्षेत्रानुषंगाने बाजारमूल्य परिगणित करण्यात येत आहे.

या अभिनिर्णय प्रकरणामध्ये मूल्यांकनावर परिणाम करण्या-या सर्व बाबींचा ASR Guideline, DCPR 2034 मधील तरतुदी व IGR कार्यालयाने वेळोवेळी प्रसिध्द केलेली परिपत्रके यांचा विचार करून मूल्यांकन करण्यात येत आहे.

Existing area = 1,70,644 Sq.Ft. Carpet x 1.20 / 10.76 = 19030.93 sq.mtr b/up

Valuation :-

1. Plot area = 12791 sq.mtrs.
2. Permissible F.S.I. = 4.00
3. Permissible BUA = 51,164 sq.mtrs.
4. 35% Fungible Area = 17,907.4 Sq.Mtrs.  
(51164 X 35%)
5. Total Permissible B/Up = 69,071.4 Sq.Mtrs.  
[(I) + (II)]
6. New area given society members = 35,070.78 sq. mtrs. b/up  
(3,43,056 Sq.Ft. Rera Carpet x



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1.1 X 10.76)

- Add
7. 50% incentive area on existing area = 9515.47 sq mtrs. b/up -----[B]  
(19030.93 x 50%) <sup>1.5</sup> 28,540.39
8. Permissible built up area greater = 69,071.4 sq mtrs.b/up  
([A] & [B]) i.e. [A]
9. Balance FSI potential (8-6) = 34,000.62 sq mtrs b/up  
(69071.4 - 35070.78)

**10. Market Value of Developer**

- i) (Balance FSI Value) = 3,62,98,17,2159/-  
= 392,09,51,498/-  
(34,000.62 x 1,15,320/-) <sup>1,25,540/-</sup> 4,06,70,91/-
- ii) Less Fungible = (-) 39,75,77,846/-  
(12791 x 4 = 51,164 x 35% = 17,907.40)
- Fungible Use for Rehab  
(33062.00 x 35% = 11571.7)  
(6335.7 x 1,25,504 x 0.50)
- = Say Rs. 352,33,73,652/-

Market Value of Developer = 352,33,74,000/-

**11. Consideration of Society**

- a. Area given to Society = 111,39,35,671/-  
(35070.78 X 30250/- X 1.05)
- b. 504 car Parkings = 6,28,89,750/-  
(504 x 13.75 x 30250 x 0.30)
- c. Rent = 72,57,60,000/-  
(Rs. 40,000 X 36 X 504 = 72,57,60,000/-)  
(CA's order page no. 47)
- d. Shifting Charges = 1,26,00,000/-  
(Rs. 25,000 X 504 = 12,60,00,000/-)  
(CA's order page no. 42)
- e. Hardship = 112,17,92,000/-  
1. Rs. 22,00,000 X 448 = 98,56,00,000/-  
2. Rs. 24,32,000/- X 56 = 13,61,92,000/-  
(1 + 2 = Rs. 112,17,92,000/-)  
(As per Doc. page no. 44 clause 'e')
- f. Incremental Hardship = 14,02,24,000/-  
1. Rs. 2,75,000 X 448 = 12,32,00,000/-  
2. Rs. 3,04,000/- X 56 = 1,70,24,000/-  
(1 + 2 = Rs. 14,02,24,000/-)
- g. Brokerage = 2,01,60,000/-



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(Rs. 40,000 X 504)

- h. Development Charges = 8,80,55,715/-  
 (35,070.78 X 1,25,540 X 0.02)
- i. Infrastructure Charges = 30,81,95,000/-  
 (35,070.78 x 7% x 125540)
- j. Common facilities (Society office, toilet W Cabin) = 9,05,988/-  
 (22.30 + 3 + 4.64) = 29.95 X 30,250/-
- k. Club House, Gym = 2,12,17,822/-  
 (35,070.78 X 2% X 30,250)
- l. Premium to be paid for additional constructed area to be given to society = 12,60,91,121/-

Rehabilitation area basic entitlement (DC Reg. 33(5) (A))

- i. No. of Tenants = (448 X 35) X 15% X 35%  
 = 15680 X 15% = 18032 X 35%  
 = 18032 X 35% = 24343 X 1.2 = 29,210 Sq. Mtrs.
- ii. No. of Tenants = (56 X 36.92) X 15% X 35%  
 = 2068 X 15% = 2378 X 35%  
 = 2378 X 35% = 3210 X 1.2 = 3,852 Sq. Mtrs.

a + b = 29,210 + 3852 = 33,062 Sq. Mtrs.

- iii. Premium to be paid for additional constructed area to be given to society  
 = Area to be given to society - Rehabilitation area basic entitlement (DC Reg. 33(5) (A))  
 = 35,070.78 - 33,062 = 2,008.78 Sq. Mtrs. X 1,25,540/- X 50%  
 = 12,60,91,121/-

Consideration of Society Total Value

= 374,18,27,067/-

Consideration of Society Say Rs. 374,18,27,500/-

12. Bank Guarantee (Stamp Duty@ 0.3%)

= 19,50,000/-


(Rs. 65,00,00,000/- X 0.3%)

Amount greater between M.V and consideration i.e Consideration = Rs. 374,18,27,500/-

Submitted for approval and/or for suitable orders please. दि. 08/05/2024

  
 Assistant Town Planner

अंमलबजावणी सूचना, DCPR  
 सुदोक अधिनियम, ASR सुचना मधील  
 विहित तरतुदी प्रमाणे शहर प्रलावणी पडताळणी  
 केली. प्रकल्प कानारमूल्य प्रकलनात मागता दिमी.  
 Collector of Stamps, Mumbai.

  
 08/05/2024

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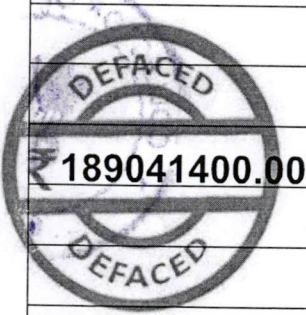
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CHALLAN  
MTR Form Number-6

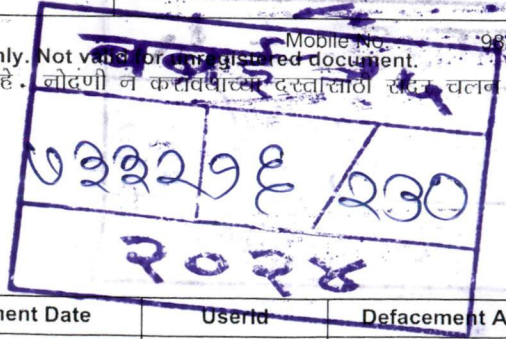


GRN	MH001574155202425M	BARCODE			Date	04/05/2024-15:25:42	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatio SoS			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	CSM_COLLECTOR OF STAMPS MUMBAI			Full Name	OBEROI REALTY LIMITED			
Location	MUMBAI			Flat/Block No.	CS NO 209 PART WORLI DIVISION, AREA			
Year	2024-2025 One Time			Premises/Building	12791.08 SQ.M			
Account Head Details	Amount In Rs.			Road/Street				
0030050801	Amount of Tax			189041400.00	Area/Locality	WORLI		
				Town/City/District	MUMBAI			
				PIN	4 0 0 0 3 0			
				Remarks (If Any)	ADJ 194/2024 DEVELOPMENT AGREEMENT			
				Amount In	Eighteen Crore Ninety Lakh Forty One Thousand Four			
				Words	Hundred Rupees Only			
Total	18,90,41,400.00							



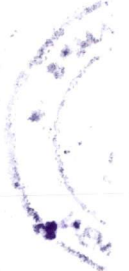
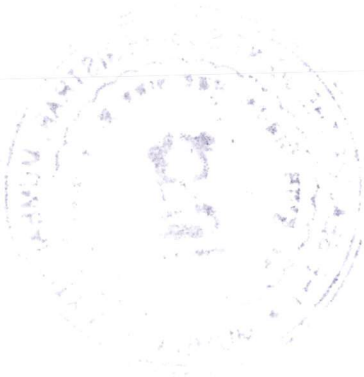
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572024050687222	CPADTXPJL6	
Cheque/DD No.				Bank Date	RBI Date	06/05/2024-10:15:42	Not Verified with RBI	
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for any registered document.  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	0003524648	0000927268202425	06/05/2024-16:39:02	IGR239	189041400.00



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## प्रमाणपत्र

प्रमाणित करण्यात येते की, अभिनिर्णय प्रकरण क्र. ADJ/M/194/2024 करिता रक्कम रु.18,90,41,400/- (अक्षरी रुपये अठरा करोड नव्वद लाख एकेचाळीस हजार चारशे मात्र ) इतके मुद्रांक शुल्क यांनी दिनांक 04/05/2024 रोजी शासकीय भरणा लेखा प्रणाली अंतर्गत भरलेली असून त्याचा चलन क्रमांक MH001574155202425M असा आहे. सदरची रक्कम शासकीय लेखा प्रणालीद्वारे भरणा करण्यात आली असून चलन दिनांक 06/05/2024 रोजी विरूपित करण्यात आले आहे. सदर चलनाचा विरूपन क्रमांक 0000927268202425 असा आहे.

ठिकाण : मुंबई  
दिनांक : / /2024



*G. S. M. J.*  
(कृष्णा जाधव)  
मुद्रांक जिल्हाधिकारी,  
मुंबई

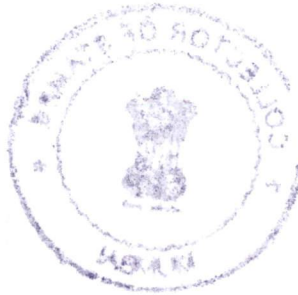
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मुद्रांक जिल्हाधिकारी मुंबई/ अंमल १ / अंमल २ / यांचेकडून प्राप्त झालेल्या अभिनिर्णित एत.एच.एस. नं. दि. ०६/०५/२०२४ रोजीच्या पत्रासोबत प्राप्त झालेल्या दस्ताशी खातरजमा करण्यात आली असून ते एत.एच.एस. नं. यातून आले आहे.

सह. दुय्यम निबंधक  
मुंबई शहर क्र. ५



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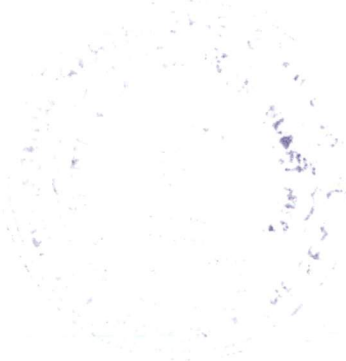


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Joint Sub-Registrar  
Mumbai City

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सदरचे प्रमाणन हे महाराष्ट्र सुद्रांक अधिनियमातील तरतुदी अन्वये निर्गमित केलेले आहे परंतु सदर दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास नोंदणी अधिनियम १९०८ मधील तरतुदी नुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

Received Ad. Fee Rs. 100/-  
 Vide E-Challan No. MH001372601202425P  
 Date 30/04/2024

Collector of Stamps, Mumbai

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certification no - 167/2024

**OFFICE OF THE COLLECTOR OF STAMPS, MUMBAI**  
 Case No. ADJ/M/ 194/2024 Dated 30/04/2024  
 Received form Shri. Oberoi Realty Limited  
 Residing at Mumbai  
 Stamp duty Rs. 18,90,41,400/- (Rupees Eighteen Crore Ninety Lakh Forty one Thousand Four Hundred only)  
 paid in Bank - State Bank of India  
 Vide E-Challan No. MH001574155202425M  
 Dated 04.10.5.1.2024  
 Certified under Section 32(1)(a)(b) of the Maharashtra Stamp Act fully Stamp duty Rs. 18,90,41,400/-  
 with which this instrument is chargeable has been paid vide Article No. 5(a) & 54(ii)  
 This Certificate is subject to this provision of section 53(A) of Maharashtra Stamp Act.

Palace : Mumbai  
 Date : 06/05/2024  
 Collector Stamps, Mumbai

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT ("this Agreement") is made at Mumbai on this 6<sup>th</sup> day of MAY, 2024;

BY AND BETWEEN

**ADARSH NAGAR SHRMIK CO-OPERATIVE HOUSING SOCIETY LIMITED**, a co-operative housing society incorporated and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM(W-G/SOUTH) HSG (OH) / 3512 / 1988 having its registered office at Welfare Centre, Adarsh Nagar, Worli, Mumbai 400030, hereinafter referred to as "the Society" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the **ONE PART**;

AND



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**OBEROI REALTY LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 and deemed existing company under the Companies Act, 2013, having its registered office at Commerz 3<sup>rd</sup> Floor, International Business Park, Oberoi Garden City, off Western Express Highway, Goregaon (East), Mumbai 400063, hereinafter referred to as

“**Developer**” (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **OTHER PART**;

The Society and the Developer are hereinafter collectively referred to as “**Parties**” and individually as “**Party**”, as the context may require.

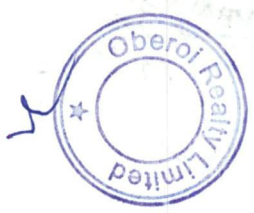
**WHEREAS:**

A. The Society has represented to and informed the Developer and the Developer has satisfied themselves (based on the representations of the Society) that:

(i) The Municipal Corporation of Greater Mumbai (“**MCGM**”), is the owner of land admeasuring 12,791.08 square meters bearing Cadastral Survey No.5(part) and Cadastral Survey No.209(part) of Worli Division situated at Adarsh Nagar, Worli, Mumbai 400030, more particularly described in **Part A of the First Schedule** hereunder written and shown shaded in pink and blue colour on the plan hereto annexed **Annexure “A-1”** and hereinafter referred to as “**the said Land**”. The said Land is comprised of two parts viz. (a) a portion admeasuring 10,282.58 square metres that is owned by MCGM and leased to MHADA and which MHADA has in turn sub-leased to the Society, which portion is particularised in **Part B of the First Schedule** hereunder written and is shown shaded in pink colour on the plan at **Annexure A-1** hereto and which is hereinafter referred to as “**the said Land Part 1**”, and, (b) tit-bit land admeasuring 2,508.50 square metres that is owned by MCGM and leased to MHADA and which is not yet sub-leased to the Society, which portion is particularised in **Part C of the First**



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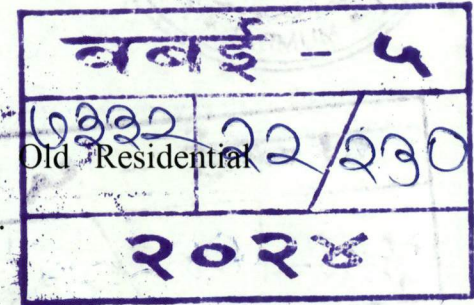
**Schedule** hereunder written and is shown shaded in blue colour on the plan at **Annexure A-1** hereto and which is hereinafter referred to as “**the said Land Part 2**”. MCGM has demised the said Land to Maharashtra Housing and Area Development Authority, the authority constituted under the eponymous Maharashtra Housing and Area Development Act, 1976 (hereinafter referred to as “**MHADA**”), for a term of 999 (nine hundred and ninety-nine) years vide Letter dated 21<sup>st</sup> July, 1949 bearing No.SR/21625 addressed by the Estate Agent and Land Manager to the Executive Engineer, Housing Bombay West Division.

(ii) The said Land forms part of a larger layout of lands owned by MCGM and demised to MHADA known as ‘Adarsh Nagar’.

(iii) The Government of India had promulgated subsidised industrial housing schemes for construction and allotment of tenements on rental basis to industrial workers. MHADA constructed Old Building Nos.33 to 39 (“**Old Residential Buildings**”) on a portion of the said Land sometime between the years 1950 – 1970 in pursuance of the aforesaid housing scheme. The Old Residential Building are particularised in the **Second Schedule** hereunder written and are each identified with a black boundary line on the plan annexed as **Annexure “A-1”** hereto. Other than the Old Residential Buildings, there are no other structures of any nature on the said Land or any part thereof. The said Land and the said Old Residential Buildings are hereinafter collectively referred to as “**the said Property**”.

(iv) MHADA allotted the tenements in the Old Residential Buildings on rental basis to various allottees.

(v) The State Government experienced problems in obtaining vacant possession of the rental premises from the workmen when they reached superannuation/retired from service. Consequently, Government of Maharashtra directed that such



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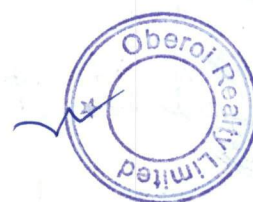
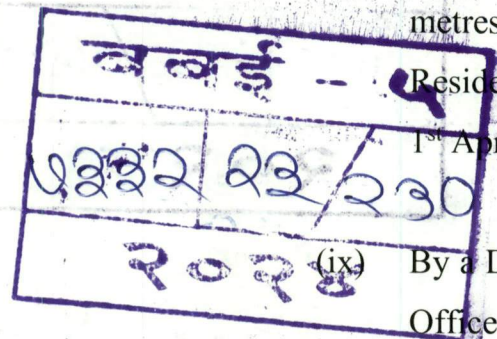
buildings could be offered for sale on an "as is where is" basis to the authorised / unauthorised occupants, after such occupants formed a Co-operative Housing Society.

(vi) The allottees of tenements in the Old Residential Buildings incorporated and registered the Society under the provisions of the Maharashtra Co-operative Societies Act, 1960 vide Certificate of Registration dated 11<sup>th</sup> August, 1988 bearing reference no. BOM (W-G/South)/HSG (OH)/3512/1988/89 issued by the Office of the Registrar of Co-operative Societies. Presently there are of 504 members of the Society who are more particularly listed in **Annexure "B"** hereto ("**Members**"). The Member are the only members of the Society, apart from whom, the Society does not have any other/ further members at all.

(vii) In the Old Residential Buildings, there are 504 residential tenements, out of which, 392 tenements admeasure about 333.91 square feet carpet area, 56 tenements admeasuring about 312.59 square feet carpet area and the balance 56 tenements admeasure about 397.25 square feet carpet area, the details whereof are set out in the list at **Annexure "B"** hereto ("**Member's Existing Units**").

(viii) By a Deed of Sub-Lease dated 26<sup>th</sup> March, 2008 registered with the Office of the Sub-Registrar of Assurances under Serial No.3328 of 2007 ("**said MHADA Sub Lease**"), MHADA sub-demised the said Land Part 1 admeasuring 10,282.58 square metres that was underneath and appurtenant to the Old Residential Buildings for a term of 90 years with effect from 1<sup>st</sup> April, 1980 on the terms and conditions mentioned therein.

(ix) By a Deed of Sale dated 26<sup>th</sup> March, 2008 registered with the Office of the Sub-Registrar of Assurances under Serial No.3401 of 2008, MHADA conveyed and sold the Old Residential Buildings to the Society ("**MHADA Sale Deed**") for the consideration as mentioned therein.

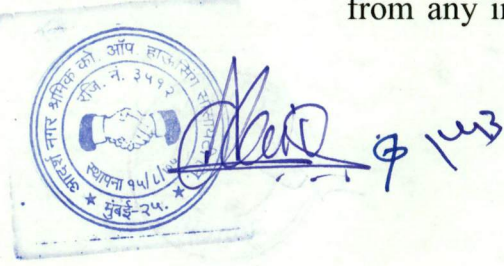
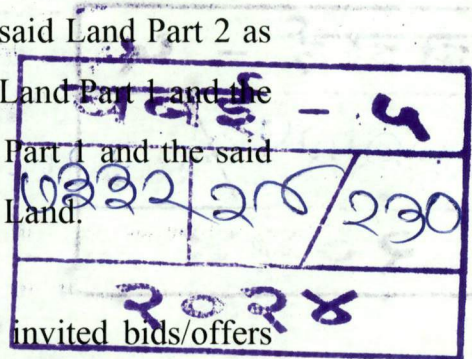


(x) The Old Residential Buildings are more than 70 years old, have undergone considerable wear and tear over time and are dilapidated. Extensive repairs are required with increasing frequency and costs. The Members of the Society felt that it is imperative that the said Property be duly developed and redeveloped with the consent of MHADA, MCGM and other authorities as permissible under the provisions of the Development Control and Promotion Regulations for Greater Mumbai, 2034 (“DCPR”) and also all other applicable provisions of law, rules, regulations, byelaws and schemes of Government, MHADA, MCGM, SRA and other concerned authorities including under Maharashtra Regional and Town Planning Act, 1966 (“MRTP Act”), by appointing a highly competent and skilled developer with considerable experience in developing real estate projects in Mumbai City.

(xi) The Society had appointed a project management consultant (“Society PMC”), to advise the Society during the course of the development and redevelopment of the said Property.

(xii) The Society evaluated that for the better feasibility of development of the Land Part 1 and the Old Residential Buildings thereon, it is critical that the said Land Part 1 measuring 2,508.50 square meters also be included as part of the development as part and parcel of the Land Part 1. The Society is also in possession and occupation of the said Land Part 2. The said Land Part 2 is not yet sub-demised by MHADA to the Society and the Developer shall assist the Society in obtaining sub-lease of the said Land Part 2 in its favour and/or permission from MHADA to develop the said Land Part 2 as part and parcel of the development of said Land Part 1 and the Old Residential Buildings. The said Land Part 1 and the said Land Part 2 collectively constitute the said Land.

(xiii) On or around the year 2019, the Society invited bids/offers from any interested developers for the redevelopment of the



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said Property as per the terms and conditions as are set out in the Tender dated 4<sup>th</sup> November, 2019.

(xiv) The Society received certain bids/offers from various Developers/builders in respect of the proposed redevelopment of the said Property. The Developer submitted its offer letter dated 20<sup>th</sup> August 2021 ("**Developer's Bid Offer**") in accordance with the tender.

B. The Special General Body Meetings of the Society were held on 5<sup>th</sup> September, 2021 and 24<sup>th</sup> October, 2021 at which time the Society considered the Developer's Bid Offer and also other offers received from other developers. The Society held a meeting with the Developer on 28<sup>th</sup> December, 2021 at which time various aspects of the Developer's Bid Offer was discussed.

C. Pursuant to the discussions and negotiation between the Parties, the Developer submitted first revised offer ("**Developer's First Revised Offer**") to the bid offer in accordance with the Tender submitted to the Society vide letter dated 6<sup>th</sup> January 2022.

In accordance with the Tender, the Developer's First Revised offer was given by the Developer along with the copy of Resolution passed by Board of Directors of Oberoi Realty Limited i.e. Developer on 12<sup>th</sup> August, 2021.

In accordance with the procedure and process prescribed in the said Tender and its' Bye-Laws and Applicable Law, the Society convened a Special General Body Meeting of all its Members on 29<sup>th</sup> January, 2023, at which time the Developer's First Revised Offer was accepted. This Special General Body Meeting was attended by 360 of the Members and the requisite quorum in excess of 2/3<sup>rd</sup> of the total membership strength of the Society was accordingly complied with.

At this meeting on 29<sup>th</sup> January, 2023, an overwhelming majority of all the Members of the Society resolved and agreed to *inter-alia*, accept the Developer's First Offer for redevelopment of the said Property and to appoint the Developer as the sole and exclusive



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developer of the said Property, on the terms and conditions recorded in this Agreement. This Special General Body Meeting was held in the presence of the Authorised Officer of the Registrar of Co-operative Societies.

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- F. After the selection of the Developer, the Letter of Intent was duly issued by the Society to the Developer on 10<sup>th</sup> March, 2023 whereby the Developer was informed about acceptance of the Developer's First Revised Offer and its appointment as developer by the Society.
- G. Thereafter the Developer accepted and acknowledged the said Letter of Intent dated 10<sup>th</sup> March, 2023 on 12<sup>th</sup> March, 2023.
- H. On the basis of discussions with the Society, the Developer submitted another Letter dated 11<sup>th</sup> August, 2023 ("**Developer's Second Offer**"), where the temporary alternate accommodation rent and hardship allowance agreed to be provided by the Developer to the Society was increased.
- I. The said Developer's Bid Offer, Developer's First Revised Offer in accordance with the Tender and the said Developer's Second Offer is hereinafter collectively referred to as "**the Developer's Offer**" made in the prescribed format.
- J. The Developer's Offers were collectively placed before the Special General Body Meeting of the Society and vide resolution dated 3<sup>rd</sup> September 2023, the Developer's Offer was approved with overwhelming majority of the members.
- K. In the circumstances, the overwhelming majority of the Members of the Society have accorded their respective irrevocable consent and irrevocable agreement *inter alia* recording (i) the acceptance of the Developer's Offer for the redevelopment and development of the said Property and (ii) the appointment of the Developer by the Society as the sole and exclusive developer of the Society and the said Property.



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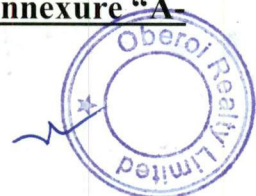
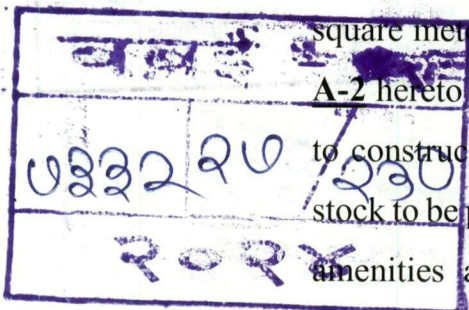
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L. The Society has also obtained written approval from the overwhelming majority of more than 70% of all its Members (“**Member Consent Letters**”) whereby each of the Members have agreed to appointment of the Developer as the sole and exclusive developer of the said Property on the terms and conditions recorded herein.

M. The Society has agreed to grant to the Developer, the full, free, absolute, exclusive, uninterrupted Development Rights over and with respect to the said Property for the consideration to be paid/provided to the Members of the Society as specifically stated hereinafter below (*Consideration*), in the manner and on the terms stated in this Agreement.

N. The Society is aware that the development schemes under the DCPR/Applicable Law that are implemented by the Developer on the said Property, may require the Developer to construct and provide certain built-up area/housing stock to MHADA/competent authorities on the said Property/elsewhere, or, the Developer may pay premium to MHADA/competent authorities in lieu thereof. The Society agrees and confirms that the Developer shall be solely entitled to decide and undertake all acts, deeds, matters and things in this regard as it deems fit and proper.

The Developer has proposed to construct the Society Buildings for the Society on an identified portion of the said Land admeasuring approximately 4,900 square metres shown shaded in blue colour on the plan at **Annexure A-2** hereto (“**Society Buildings Land**”). The identified portion of the said Land admeasuring approximately 8,700 square meters shown shaded in pink colour on the plan at **Annexure A-2** hereto (“**Sale Buildings Land**”), shall be used by the Developer to construct and develop the Sale Buildings along with the housing stock to be provided to MHADA, if any and also other areas, facilities, amenities and spaces as the Developer may desire for the Sale Buildings. The said Land together with certain other lands that collectively admeasure in the aggregate about 17,224.12 square meters as shown by a red boundary line on the plan at **Annexure “A-**



1" hereto, contain certain reservations / amenities including road, school and recreation ground.

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P. The proposed Society Buildings Land is presently occupied by a school. The Developer shall obtain all the necessary Approvals and permissions from MHADA and statutory authorities for relocation and shifting of the school from its present location, and, for construction of the Society Buildings. In case the Developer is unable to obtain the necessary Approvals from MHADA for relocation and shifting of the school from its present location, then in such a case, the Developer and the Society shall mutually agree upon an alternate location for the construction of the Society Buildings. In either circumstance, the Developer shall ensure that the title to the land underneath the Society Buildings is duly conferred upon the Society in accordance with Applicable Law.

Q. Simultaneous with the execution of this Agreement,-

- (i) The Society has executed and registered a Power of Attorney of even date ("POA") and has appointed the Developer as its constituted attorney and has authorized and empowered the Developer to undertake the various acts, deeds, matters and things more particularly mentioned therein;
- (ii) The Society has placed the Developer in quiet, vacant and peaceful possession of the said Land (together with the Society and its Members) and the Developer has duly accepted the same.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS, and it is hereby agreed by and between the Parties hereto as under:

1. **DEFINITIONS AND INTERPRETATION**

The Parties hereto do hereby declare, confirm and covenant that all the Recitals, Schedules and Annexures of this Agreement form part and parcel of the operative part of this Agreement and shall be read

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accordingly. In addition to the terms otherwise defined through this Agreement, the following terms shall have the following meaning:

(a) **“Affiliate”** shall mean any present and/or future subsidiary, parent company or group company of the Developer or any entity that controls, is controlled by or is under common control with the Developer and in this context ‘control’, ‘controlled by’ and ‘under common control with’ mean the possession, direct or indirect, of the power to direct the management, policies or activities of the Developer through the ownership of securities, and notwithstanding the foregoing, a person shall be deemed to have control if it is the largest shareholder of and owns or has voting control over not less than 50% of all the then voting stock thereof. The Developer shall not assign or mortgage or sell or transfer its rights or obligations to construct and develop the Society Buildings to any other persons or organization in any manner whatsoever. However, the Developer shall be entitled to transfer or assign or mortgage or sell or transfer in full or in part its rights and entitlements to construct, develop, sell and Market the Sale FSI and Sale Buildings and all its Developer’s Rights under this Agreement in respect of the Sale FSI and Sale Buildings, to any one or more person/s or entity/ies.

**“Agreement”** shall mean this Agreement, all schedules and Annexures attached to it and shall include any modifications of this Agreement as may be mutually agreed in writing by the Parties from time to time;

(e) **“Applicable Law”** shall mean any statute, legislation, treaty, code, law, regulation, ordinance, rule, notification, judgment, order, decree, by-law or approval, order or judgment of any competent authority, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision of, or determination by, or any interpretation or adjudication having the force of law in India, of any of the foregoing, by any competent authority / Governmental

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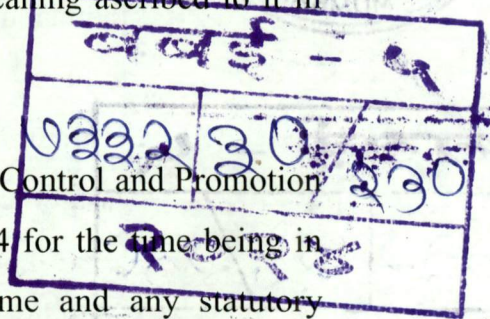
Authority having jurisdiction over the matter in question, were in effect as of the execution of this Agreement or at any time thereafter.

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- (d) **“Approvals”** means and includes all approvals, permissions, sanctions, orders, no-objection certificates, resolutions, authorizations, licenses, exemptions, letters of intent, intimations of approval, intimations of disapproval, commencement certificates, notifications, sanctions of layout plans (and any amendments thereto), sanctions of building plans (and any amendments thereto), environmental clearances, CRZ clearances/NOCs, height approvals, fire approvals/NOCs, traffic NOCs, consent to establish/operate, approvals of the Central Government, Government of Maharashtra, Housing Department, Urban Development Department, Revenue & Forest Department, MHADA, MCGM, SRA, High Rise Committee, MMRDA, Mumbai Metro, Indian Railways, MOEF, SEIAA, SEAC, MCZMA, NCZMA, Local Military Authority, Naval Authority, Defence Authorities, Airports Authority of India, Directorate General of Civil Aviation and all other Governmental, Public and Local authorities and bodies as may be applicable and/or required for the redevelopment of the said Property and the construction of the New Buildings on the said Land.

- (e) **“Carpet Area”** shall have the meaning ascribed in RERA.
- (f) **“Completion Date”** shall have the meaning ascribed to it in Clause 6(b)(i) herein below.
- (g) **“DCPR”** shall mean the Development Control and Promotion Regulations for Greater Mumbai, 2034 for the time being in force and amended from time to time and any statutory modification thereof, amendment or re-enactment thereto from time to time.

- (h) **“Developer”** shall mean Oberoi Realty Limited.



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(i) **“Redevelopment of the Project”** (with all its derivatives and cognate expressions) shall mean and include the redevelopment and development of the said Property or parts thereof as undertaken by the Developer as it may deem fit and proper from time to time by demolition of the existing structures i.e. the said Old Residential Buildings and construction of the Society Buildings for permanent alternate accommodation of the Members of the Society, construction and provision of built-up area/housing stock for MHADA/competent authority (as the case may be) if required under the Applicable Laws, and, construction of the Sale Building/s that shall comprise of Sale Premises and sale/disposal/Marketing by the Developer of the Sale Premises, Sale FSI and Sale Building/s and appropriation of the entire consideration and proceeds thereof, by consuming and utilizing the full and maximum development potential of the said Property as may be available at present and in future under the provisions of the DCPR or any other provisions of Applicable Law including the Basic/Zonal FSI, additional FSI (including as available on payment of premium), Premium FSI, Incentive FSI, Fungible FSI, FSI/TDR/development potential arising from amalgamation of the said Land/said Property with any other scheme/s, plot/s and land/s and/or any other FSI and/or TDR and/or development potential by whatever name called whether available at present or in future, all of the aforesaid in the manner the Developer may deem fit and proper from time to time.

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(j) **“Encumbrance”** means any mortgage, lien, charge, assignment by way of security, third party rights, claims, interest, restriction or limitation of any nature, whatsoever, including any covenant for restriction on use or transfer, any arrangement (for the purpose of, or which has the effect of, granting security), or any agreement, whether conditional or otherwise, to create any of the above, notices of acquisition or requisition, prohibitory orders or court orders, decree or attachment (either before or after judgment);



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(k) **“Force Majeure Event”** means any of the following events for which neither party shall be responsible or liable or that is not reasonably foreseeable or otherwise caused by or not under the control of the party in the following matters:

- (i) Such to war, strikes, explosions, riots, civil unrest, political instability, terrorists act/ actions;
- (ii) Major power failures beyond its control, or by fire, flood or other natural disasters, epidemics, acts of third parties, sabotage terrorism, vandalism, accident;
- (iii) Any injunctions or restraint orders from any court or authorities and reasons beyond the control of the party;

Each party shall promptly inform the other of the existence of a Force Majeure event and the anticipated period of such Force Majeure Event. Upon occurrence of a Force Majeure event, the time period available to a Party to complete its obligations under this Agreement shall stand extended by the time period for which the Force Majeure Event is in existence.

(l) **“Governmental Authority”** shall mean any government authority, statutory authority, department, agency, commission, board, tribunal or court or any other law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the Republic of India, State of Maharashtra, MCGM, MCZMA, MHADA, Estate Department, Housing Department, Urban Development Department, Revenue & Forest Department, SRA, High Rise Committee, MMRDA, Mumbai Metro, Indian Railways, MOEF, SEIAA, SEAC, MCZMA, NCZMA, Local Military Authority, Naval Authority, Defence Authorities, Airports Authority of India, Directorate General of Civil Aviation and all other Governmental, Public and Local authorities and

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bodies having jurisdiction over any matter pertaining to the Project.

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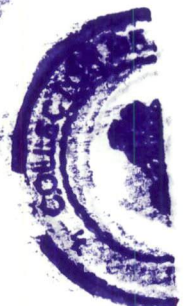
(m) "Hardship allowance" shall have the meaning ascribed to it in Clause 6(e) herein below.

(n) "Market" or "Marketing" (with all its derivatives and grammatical variations) shall mean and include the sale, transfer, lease, license or disposal otherwise howsoever (including agreement to sell, agreement for sale) on ownership basis of the Sale Premises, Sale FSI and Sale Building/s and/or to deal with the Sale Premises, Sale FSI and Sale Building/s under the provisions of Maharashtra Apartment Ownership Act, 1970 ("MAO Act"), the Real Estate (Regulation and Development) Act, 2016 and the various Rules, Regulations, Circulars and Orders made/issued thereunder from time to time ("RERA") and Applicable Law and/or any statutory modification or amendment or re-enactment thereof as the Developer deems fit in its sole discretion and for the price, consideration and terms and conditions to be solely decided by the Developer, and for that purpose, to enter into agreements for sale or letters of allotment or sale deeds or ownership agreement or such other writings or documents as may be required in this regard and to receive and accept the consideration on account of such marketing and give full and effectual discharge for the payments received and to execute receipts in respect thereof as may be necessary or required and the execution and registration of all agreements, sale deeds and other deeds, documents and writings relating thereto and to do all the acts, deeds, matters and things and sign, execute and register all deeds, documents and writings in relation to Marketing for and on behalf of the Society;



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(o) "MCGM" shall mean the Municipal Corporation of Greater Mumbai and all their departments, officers and associates.



- (p) “MOEF” shall mean the Ministry of Environment, Forest and Climate Change.

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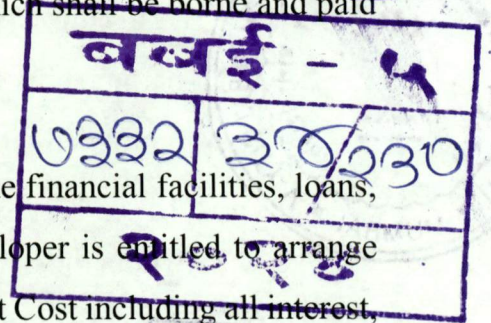
- (q) “New Buildings” shall mean the Society Building/s, the Sale Building/s and any building/s to comprise of built-up area/housing stock to be constructed for MHADA/competent authorities.

- (r) “New Premises” shall mean the new residential tenements to be provided free of cost to each of the Members of the Society by way of permanent alternate accommodation, as more particularly described at Clause 6(a) below.

- (s) “Organizations” shall mean co-operative housing society registered and incorporated under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, or, an association of apartment owners to be formed of all the Purchasers of the Sale Premises comprised in the Sale Building/s.

- (t) “Project Costs” shall mean and include the total costs, expenses, charges and all Taxes thereon for undertaking, implementing, effecting and completing the entire Project and Development on the said Land and said Property from the date of execution of this Agreement, which shall be borne and paid by the Developer.

- (u) “Project Cost Debt” shall mean the financial facilities, loans, finance and funding that the Developer is entitled to arrange for to meet, bear and pay the Project Cost including all interest, dues, servicing amounts and other amounts of any and every nature payable or due in relation thereto, which Project Cost Debt may be arranged by the Developer at its discretion by way of loans, debt, working capital facilities, mezzanine funding, securities subscription or otherwise howsoever from any bank, NBFC, lender or other finance provider as the Developer may deem fit and which Project Cost Debt the Developer is entitled



to secure by creating mortgages/ charges/ security interest as more particularly mentioned at Clause 8 (*Developer's Rights and Entitlements*) below.

(v) **"Project FSI"** shall mean the entire and full and maximum FSI, TDR and development potential by whatever name called whether available at present or in future available on/capable of being utilized on, the said Land and said Property, including, (i) Basic/Zonal FSI, (ii) additional FSI including as available on payment of premium under DCPR and Applicable Law (iii) Fungible FSI, (iv) Premium FSI or any other FSI available on payment of premium under DCPR and Applicable Law, (v) Incentive FSI, (vi) TDR, (vii) FSI / TDR / development potential from amalgamation of the said Land/Project with any other scheme/s, plot/s and land/s in the future under the provisions of DCPR and Applicable Law, and (viii) all free of FSI areas and any areas not computed in FSI and as may be available and/or permissible for utilization having regard to (i) to (vii) above. The Project FSI shall include the FSI to be consumed in Society Building/s, any FSI to be consumed in any built-up area/housing stock to be constructed for MHADA/competent authorities, and Sale FSI.

**"Purchaser(s)"** shall mean and include individual(s), partnership firm(s), limited liability partnership(s), hindu undivided families, a limited company(ies), body corporate(s), a private and/or public trust(s) and/or any other person(s) to whom the Sale Premises, Sale FSI, Sale Building/s are sold and agreed to be sold.

**"Society"** means **Adarsh Nagar Shramik Co-op. Housing Society Ltd.** having its Registered Office at Welfare Center, Adarsh Nagar, Worli, Mumbai - 400 030, and registered under Regn. No. Bom. (W-G/SOUTH) HSG (OH) 3512/88) and administrative office at Opp. Raheja College and between building no. 37 and 38, Worli Mumbai 400 030.

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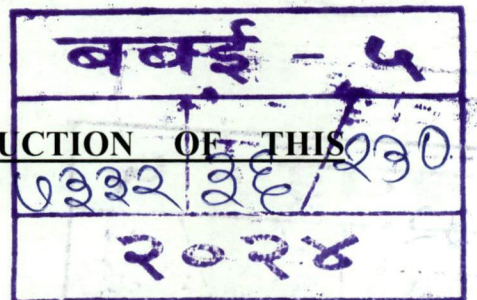
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- (y) “**Society Building/s**” shall mean the new buildings comprising of the New Premises to be constructed by the Developer.
- (z) “**Sale Building/s**” shall mean the 1 (one) or more new buildings for residential and/or commercial and/or non-residential purposes and users comprising of the Sale Premises to be constructed by the Developer and the Developer shall be entitled to sell the Sale Building/s/Sale Premises/Sale FSI and appropriate the entire proceeds thereof to its own account.
- (aa) “**Sale FSI**” shall mean the entire Project FSI, any other FSI, TDR, development potential available on/for the Project in the Development and on the said Property, after deducting therefrom the FSI to be consumed in the Society Building and any FSI to be consumed for construction and delivery of built-up area/housing stock to MHADA/competent authorities.
- (bb) “**Sale Premises**” shall mean and include all the flats, dwellings, floor area, units, apartments, offices, commercial premises, shops, showrooms, godowns, premises, non-residential areas, retail areas/shops, mercantile areas/shops, centres, exhibition centres, fair centres, event centres, recreation areas, podiums, stilt areas, car parks and garages and all other users permissible under the DCPR and Applicable Law in the Sale Building to be constructed by the Developer utilizing, consuming and exploitation of the Sale FSI as may be available or made available from time to time, that may be sold and Marketed by the Developer and the entire sale proceeds thereof appropriated by the Developer.

2. INTERPRETATION AND CONSTRUCTION OF THIS AGREEMENT

- (a) The Parties confirm that all the Recitals of this Agreement shall form part and parcel of operative part of this Agreement and shall be read accordingly.



(b) The Society hereby confirms the correctness of all its statements, representations, declarations and assurances contained in the foregoing Recitals hereto.

(c) Each Party to this Agreement expressly agrees that the Parties have entered into this Agreement on a principal to principal basis and it is not its intention to enter into a partnership or association of persons (incorporated or unincorporated) with any of the other Party.

(d) Unless otherwise stated or unless the context otherwise requires, in this Agreement,-

(i) Headings are for convenience only and shall not affect its interpretation.

(ii) Where a word or phrase is defined, the other parts of speech and grammatical forms of the words or phrase shall have corresponding meaning.

(iii) References to statutes shall be a reference to the statutory enactments, rules and regulations (as modified, amended or re-enacted as of the appropriate date) in force in India and amendments thereto from time to time.

(iv) Unless the context otherwise requires, a reference to the singular shall include a reference to the plural and vice-versa; and a reference to any gender shall include a reference to the other gender.

The Annexures and Schedules hereto form an integral part of this Agreement.

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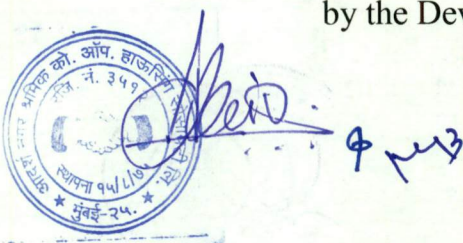
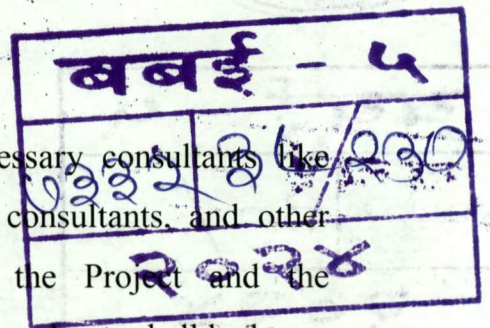
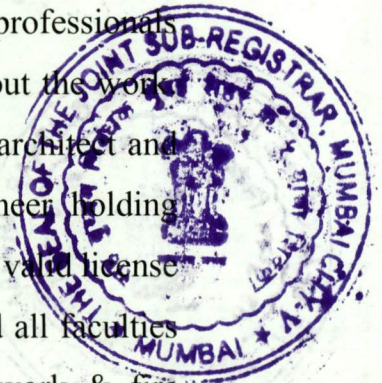
3. GENERAL CONDITIONS TO BE FOLLOWED BY THE DEVELOPER FOR THE CONSTRUCTION OF THE SOCIETY BUILDINGS

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(a) The Developer presently estimates to consume a minimum of 4.00 FSI (computed on gross plot area of the Land) plus Fungible FSI thereon plus entire Pro Rata FSI per Member (available today or in future) plus Fungible FSI thereon, on the Land under Regulation 33(5) of DCPR. However, only if the Government amends Regulation 33(5) of DCPR and increases the permissible FSI above 4.00 FSI and the Developer chooses to utilize the incremental FSI over and above 4.00 FSI, then, the Developer shall pay the incremental Hardship allowance for the Members to the Society in the manner stated at Clause 4(a) below.

(b) The Developer will function and also abide by all the terms and conditions of this Agreement. All correspondences / writings addressed by the Society to the Developer shall be addressed under instructions of the Managing Committee, Adarsh Nagar Shramik Co-operative Housing Society Limited being represented through its office-bearers, in accordance with this Agreement. The Developer will appoint all other professionals necessary at its own cost for properly carrying out the work. The Developer will bear and pay all the fees of architect and various professionals, such as Structural Engineer (holding valid license of MCGM, Site Engineer who holds valid license of MCGM, Project Management Consultant, and all faculties of the Project such as civil works, electrical work & fire protection services appointed by him.

(c) The Developer will appoint all necessary consultants like architect, structural engineers, MEP consultants, and other consultants who are required for the Project and the professional remunerations of these consultants shall be borne by the Developer.



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(d) In the event any major immediate repairs are required to the Old Residential Buildings to protect its structural stability and integrity, the Developer and Society shall mutually appoint a contractor to carry out such repairs, and the cost for the same shall be borne and paid by the Developer.

(e) It will be solely Developer's responsibility to bear all expenses and out of pocket expenses required to be paid for obtaining sanctions and Approvals from all Government / Semi-Government bodies / Cooperative Departments / MCGM / MHADA for the Project upto occupation certificate including charges, expenses or costs towards premium, or conveyance and reorganization / amalgamation of the existing Society. However, any dues or arrears owed by the Society to MHADA or MCGM shall continue to remain the liability of the Society alone and shall be borne and paid by the Society.

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(f) All indirect taxes, dues, duties, cess, levies, stamp duty, registration charges (including for allotment of New Premises to the Members) that may become payable in connection with work undertaken by the Developer, shall be borne and paid by the Developer.



(g) Government and MCGM permission and fees, permanent deposits, temporary deposits, recurring bills of electric charges, temporary and permanent commercial bills on temporary meters for electrical and water supply, fees for insecticide department and any other local levies, stamp duty, registrations are to be borne by Developer.



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(h) The Developer shall construct the Society Buildings for rehabilitation of existing Members of the Society on the Society Buildings Land shown shaded in blue colour on the plan at Annexure A-2 hereto.

(i) The Developer shall use material of best quality.



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- (j) The Developer shall attempt to uphold the greenery in Adarsh Nagar layout by maintaining and / or relocating the trees and shrubs existing in the layout.

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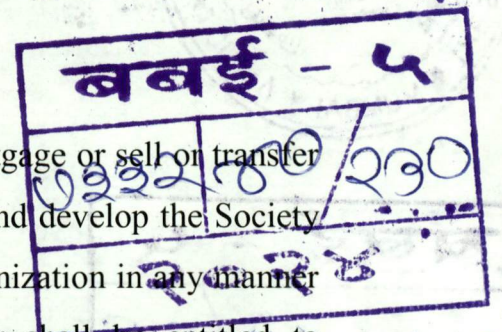
- (k) All necessary safety precautions at the site shall be followed and adopted by the Developer. However, Society shall be kept indemnified by the Developer against any losses that the Society may suffer due to any mishaps or accident on site during construction caused due to the Developer.

- (l) Authorized representatives of Society (Managing Committee members of the Society as well as consultants appointed by Society) shall have right to visit the site to review the progress of work with prior intimation to the Developer.

- (m) The entire top terrace of the Society Buildings shall be a common area for all Members of the Society and will not be sold by the Developer and will remain the collective property of the Society. No individual member or Developer will have any exclusive right over the same.

- (n) While constructing the Society Buildings, the Developer shall ensure that it complies with the provisions of the Tree NOC's that shall be issued by the Tree Officer of the MCGM. All relevant costs for compliance of the Tree NOCs shall be borne by the Developer. Further, the Developer shall comply with all the other Applicable Law with regards to eco-friendly development.

- (o) The Developer shall not assign or mortgage or sell or transfer his rights or obligations to construct and develop the Society Buildings to any other persons or organization in any manner whatsoever. However, the Developer shall be entitled to transfer or assign or mortgage or sell or transfer in full or in part his rights and entitlements to construct, develop, sell and Market the Sale FSI and all its Developer's Rights under this



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Agreement in respect of the Sale FSI, to any one or more person/s or entity/ies.

(p) The Developer shall take insurance policies as it may be required to as per Applicable Law.

(q) The Developer should handover to the Society, all the original building plans such as IOD, amended IOD and commencement certificate immediately upon issuance by the concerned authority of occupation / part occupation certificate, building completion certificate for the Society Buildings on the completion of the Society Buildings and after the Society take over possession in accordance with this Agreement.

(r) The Developer while carrying out the redevelopment work shall do so in accordance with Applicable Law.

(s) The Developer shall not get into any agreement or understanding for displays or hoardings or any other commercial display or for any mobile towers to be installed on the terrace or on the outer wall of the Society Buildings and / or any other area forming part of the Society Buildings Land.

Once every 3 (three) months, the Developer shall meet with the authorized representatives of the Society and Society PMC and update them on the progress of development of the Society Buildings.

(u) The timelines mentioned in the Development Agreement may be extended by the consent of the Society and Developer.

(v) The timelines for completion of the Society Buildings shall also be in accordance with the MHADA / RERA Regulations.

(w) The Developer shall comply with all the applicable conditions to be complied with as mentioned in IOD, CFO / Water /

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Drainage / MoEF / Traffic etc. and any other NOC's before completion of Project.

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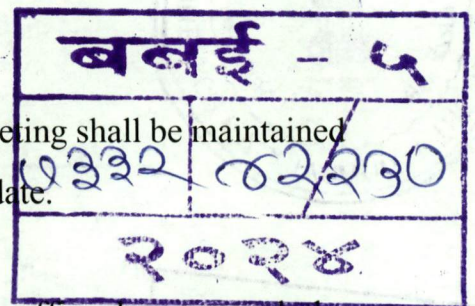
(x) If the Developer wishes to form subsidiaries / SPVs as it may deem fit, the same is allowed but restricted only to the Sale FSI of the Project.

(y) The Developer shall execute and register the permanent alternate accommodation agreements ("Permanent Alternate Accommodation Agreements") with the Members of the Society simultaneous with such Member vacating and delivering quiet and peaceful possession of his/her existing premises to the Society for onward delivery to the Developer. The Stamp Duty, Registration Charges on the Permanent Alternate Accommodation Agreements shall be borne by the Developer.

(z) The meeting every three month between the Developer, Society and Society PMC shall be attended mandatorily by the authorised representatives of each of the Developer, Society (by the office bearers and/or any other members of the Managing Committee as decided and/or prescribed by Managing Committee) and Society PMC. Every three months the meeting shall be for the purpose of appraising the progress made by the Developer on the Society Buildings. The venue of the meeting shall be always nearby to the Project site or other mutually agreeable location.

(aa) For every meeting, the minutes of meeting shall be maintained and shall be duly signed on the next date.

(bb) The Developer shall deal with the office bearers and the Managing Committee of the Society. The Managing Committee of the Society shall address the grievances of the Members for smooth functioning of the Project.



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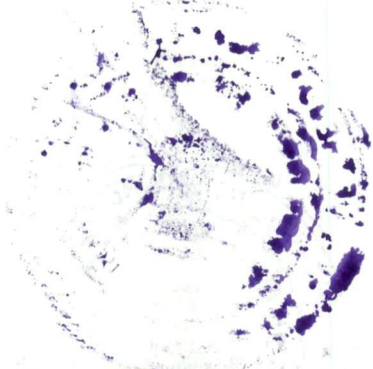
(cc) If the Developer fails to give the permanent alternate accommodation within the time frame, the Developer shall continue to be required to pay the Temporary Alternate Accommodation Rent to the Members until the Developer offers possession of the Society Buildings to the Society in accordance with this Agreement.

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(dd) Security of the Developer's equipment is its own responsibility.

(ee) **Materials:**

- (i) The Developer must arrange for all the materials and ensure supply of the same.
- (ii) The Developer shall provide and procure water and electricity at his own cost and shall take all necessary permissions for its construction works. Storage tank and distribution for water to be used for construction shall be the Developer's responsibility and shall be done in conformity with the municipal and health regulations.
- (iii) Unless otherwise specified, the design, workmanship, quality and properties of materials, testing and measurements with respect to the Society Buildings shall be in compliance of Applicable Law.



**Safety Measures:**

- (i) The Developer shall organize its operations in a workman like manner and take all necessary precautions to provide safety and prevent accidents at site to personnel and property; and the Developer shall adopt safety measures and provide necessary equipment to ensure the safety as required under Applicable Law.

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(ii) The Developer shall comply with all rules and regulations of relevant Workman's Compensation Act, 1923 and Labour Laws and take necessary insurance to cover the risks under the aforesaid Acts and shall keep the same in force during the currency of the development of the Society Buildings.

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(iii) Safety precautions shall be followed as per the Applicable Law.

(gg) **Developer's Supervision:**

(i) The Developer shall appoint competent and experienced site engineers, consultants and supervisors for full duration of the works.

(ii) The Developer shall also, during the whole duration of the works, employ a team of qualified project engineers. Such representatives shall be available at site during the working hours.

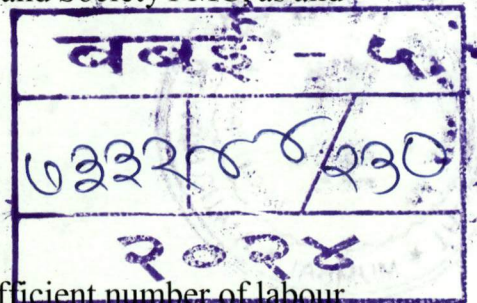
(iii) Name, address and profile of other professionals that would be appointed by the Developer viz architect, structural engineer, licensed plumber, civil engineers should be submitted to Society and Society PMC, as and when requested.



(hh) **Labour during work:**

(i) The Developer shall deploy sufficient number of labour on site to maintain necessary progress.

(ii) The Developer shall not employ an adolescent who has not completed 18 years unless he / she is certified fit for work as an adult as prescribed under clause (b) of subsection (2) of Section 69 of the Factories Act, 1948.



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- (iii) The Developer shall maintain necessary register and records for payment of wages, overtime, etc. made to his workmen required by the Ministry of Labour or any such authorized person appointed by the Central or State Government.

(ii) **Quality Control:**

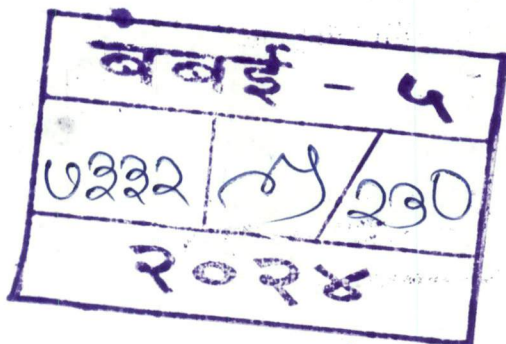
All inspection by Society PMC/ Society of the progress of work of the Society Buildings shall be performed in such a manner as not to unnecessary delay the work.

(j) **Approvals:**

- (i) All necessary Approvals / permissions for carrying out the Redevelopment of the Project shall be the Developer's responsibility. The Developer shall apply for various permissions. The necessary payments required to be made from time to time to the various departments of various statutory authorities such as deposits, security fees, premiums, development charges, infrastructure charges, water charges and assessment tax shall be borne by the Developer.

- (ii) If any legal action is taken by any statutory body due to non-compliance / negligence / delay on the part of the Developer to obtain such necessary Approvals / permissions, Society will not be responsible in any manner whatsoever; and all risks, costs, penalties and any other consequences arising due to such non-compliances on the Developer's part shall be the responsibility and liability of the Developer solely and in totality; and the Developer shall indemnify Society against any such claims, penalties and actions arising out of any statutory authority suffered by the Society.

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(iii) The Developer shall pay its Income tax, Goods & Service Tax etc. and or any other duties on the materials procured or services engaged by it for construction of the Project.

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(iv) The Developer shall obtain all the necessary approvals for the purpose of Redevelopment of the Project from MCGM / MHADA in favour of the Society and the Developer.

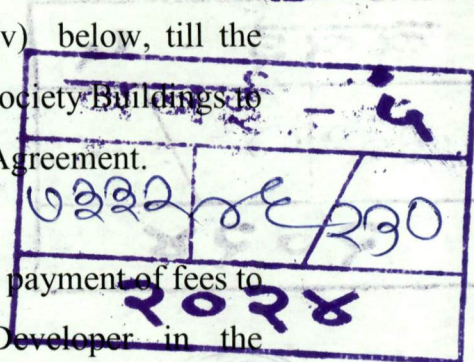
(v) The Developer has hereby given the timeline of the completion of the Society Buildings to the Society after due consultation with the Society and Society PMC which has been duly authenticated by the Society, the Developer and Project Management Consultant.

(vi) The timeframe within which construction should be completed as per Clause 6 (*Consideration*) below should be followed.

(vii) The Developer agrees that the work shall be commenced and carried on in a timely manner.

(viii) In case the Society Buildings are not complete on expiry of 36 (thirty-six) months from the Commencement Date subject to Force Majeure Events and subject also to changes in applicable law and delays in issuance of Approvals, the Developer agrees to pay increased Temporary Alternate Accommodation Rent mentioned at Clause 6(d)(iv) and (v) below, till the Developer offers possession of the Society Buildings to the Society in accordance with this Agreement.

(ix) The Developer shall have to bear the payment of fees to professionals engaged by the Developer in the Redevelopment of the Project such as Architect / Consulting Architect, Society PMC, Elevation



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consultant, Structural consultant, Firefighting consultant, Sanitary consultant, Geo-technical Consultant, Rainwater-harvesting consultant, electrical consultant, Landscaping consultant, legal consultant and tax consultant.

(kk) **Indemnity:**

(i) The Developer shall indemnify and keep indemnified the Society and its Members and their estates and effects against all direct and actual losses, damage, claims, actions, or proceedings, resulting from any act, or omission or breach on the part of the Developer of the terms and conditions of the Agreement and/or by virtue of any agreement entered into by the Developer with any contractor, sub-contractor, material suppliers, workmen, etc. Further, if any indemnities, declarations or guarantees are given by the Developer/ as the constituted attorney of the Society, the same shall be fulfilled by the Developer at its own costs, charges and expenses to the extent of the Developer's own responsibilities and liabilities under this Agreement and the Society shall not be liable and/or responsible for the same and the Developer shall always keep the Society and the Members indemnified in respect thereof.



(ii) The Developer shall always be responsible and liable for payment of all wages, salaries, E. S. I. C., P. F., and other dues of the workmen employed for the purpose of carrying out the construction work in accordance with the provisions of all the applicable labour laws and social security legislation in force. The Developer shall insure and/or cause its contractors to insure all the workmen employed / engaged in the construction work of the New Buildings under the Workmen's Compensation Act, 1923 or any other Act or law pertaining thereto and Developer alone shall be

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responsible for the liabilities in respect of the workmen so employed and indemnify and keep indemnified the Society in respect of all claims made in that behalf. Developer shall also be responsible for the dues and charges of the contractors, labourers, staff, personnel, etc., employed and working in the redevelopment and the Society and the Members shall not be responsible or liable for the same.

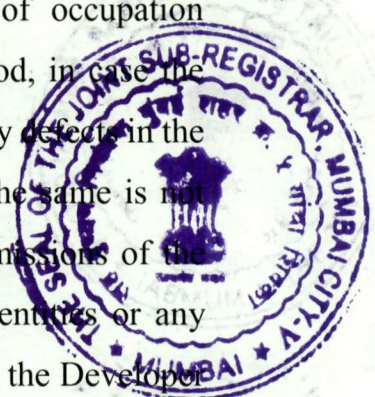
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(II) **Possession of the Sale Premises:**

The Developer shall not offer possession to the Purchasers of the Sale Premises, until the Developer offers possession of the Society Buildings to the Society in accordance with this Agreement. The Developer shall inform the Purchasers of the Sale Premises of the same.

(mm) **Defect Liability Period:**

The defect liability period for the Society Buildings shall be 5 years commencing from the date of issue of occupation certificate. Within this 5 (five) year time period, in case the Society brings to the notice of the Developer any defects in the work undertaken by the Developer provided the same is not due to regular wear and tear or any acts or omissions of the Society or Members or any other persons or entities or any other reasons not attributable to the Developer, the Developer shall at its own costs and expenses repair, rectify and make good such defects.



4. **GRANT OF DEVELOPMENT RIGHTS AND OTHER RIGHTS AND ENTITLEMENTS TO THE DEVELOPER**

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(a) The Society does hereby together with the agreement, consent and confirmation of the Members of the Society, grant unto and in favour of the Developer, the full, free, uninterrupted, exclusive and irrevocable development rights with respect to



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the said Property i.e. all that piece and parcel of land admeasuring 12,791.08 square metres bearing Cadastral Survey No.5(part) and Cadastral Survey No.209(part) of Worli Division situated at Adarsh Nagar, Worli, Mumbai – 400030 forming part of the Adarsh Nagar Layout of MHADA and more particularly described in **Part A of the First Schedule** hereunder written and shown shaded in blue and pink colour on the plan annexed as **Annexure “A-1”** hereto together with the structures standing thereon i.e. the Old Residential Buildings particularized in the **Second Schedule** hereunder written and shown delineated by black color boundary line on the plan annexed as **Annexure “A-1”** hereto, with the right and entitlement to the Developer to exercise all its Developer’s Rights as mentioned in Clause 8 below and in this Agreement, by demolition of the said Old Residential Buildings and construction of the Society Building/s for permanent alternate accommodation of the Members of the Society, construction and provision of built-up area/housing stock for MHADA/competent authority (as the case may be) if required, and, construction of the Sale Building/s (multi-storied and high-rise) that shall comprise of Sale Premises (which shall include flats, dwellings, floor area, units, apartments, offices, commercial premises, shops, showrooms, godowns, premises, non-residential areas, retail areas/shops, mercantile areas/shops, exhibition centres, fair centres, event centres, recreation areas, podiums, stilt areas, car parks and garages) and sale/disposal/Marketing by the Developer of the Sale Premises, Sale FSI and Sale Building/s and appropriation of the entire consideration and proceeds thereof, by consuming and utilizing the full and maximum development potential of the said Property as may be available at present and in future under the provisions of the DCPR or any other provisions of Applicable Law including the Basic/Zonal FSI, additional FSI (including as available on payment of premium), Premium FSI, Incentive FSI, Fungible FSI, FSI/TDR/development potential arising from amalgamation of the said Land/said Property with any other scheme/s, plot/s and land/s and/or any other FSI

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and/or TDR and/or development potential by which the same is called whether available at present or in future, all of the aforesaid in the manner the Developer may deem fit and proper from time to time. The Developer presently estimates to consume a minimum of 4.00 FSI (computed on gross plot area of the Land) plus Fungible FSI thereon plus entire Pro Rata FSI per Member (available today or in future) plus Fungible FSI thereon, on the said Land under Regulation 33(5) of DCPR. However, only if the Government amends Regulation 33(5) of DCPR and increases the permissible FSI above 4.00 FSI and the Developer chooses to utilize the incremental FSI over and above 4.00 FSI, then, the Hardship allowance payable by the Developer to the Members shall be proportionately increased and such incremental Hardship allowance over and above what is stated at Clause 6(e) below shall be paid to the Society simultaneous with the Society taking over possession of the Society Buildings in accordance with this Agreement. For illustration:-



(A)	FSI / development potential available at present excluding Pro Rata FSI per Member	4.00 FSI (computed on gross plot area of the Land) plus Fungible FSI thereon.
(B)	Hardship allowance at Clause 6(e) below	<p>Rs.22,00,000/- for Members' Existing Units admeasuring 312.59 square feet.</p> <p>Rs.22,00,000/- for Members' Existing Units admeasuring 333.91 square feet.</p> <p>Rs.24,32,000/- for Members' Existing Units admeasuring 397.25 square feet.</p>

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(C)	Hypothetical incremental FSI available over and above 4.00 FSI due to amendment by Government to Regulation 33(5) of DCPR and if Developer chooses to utilize this incremental FSI	0.50 FSI.
(D)	Incremental Hardship allowance payable in case of (C) above	Rs.2,75,000/- for Members' Existing Units admeasuring 312.59 square feet.  Rs.2,75,000/- for Members' Existing Units admeasuring 333.91 square feet.  Rs.3,04,000/- for Members' Existing Units admeasuring 397.25 square feet.



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The Developer shall be entitled to demolish all the existing structures including the Old Residential Buildings on the said Land. The Society and its Members shall do all acts, deeds, matters and things and extend all cooperation and assistance as may be required by the Developer from time to time such that the Developer can demolish the existing structures on the said Land and develop the Project and commence and complete the redevelopment of the said Land by construction of the Society Building in which the New Premises shall be comprised, any built-up area/housing stock to be constructed for MHADA / competent Authorities, if required and the Sale FSI, Sale Building/s and Sale Premises.



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(c) Considering the scope and magnitude of the Project, the Developer shall be developing the said Land and the said Property in phases and sectors over time. This development shall be undertaken by the Developer by utilizing the Project FSI. The redevelopment shall also include development by amalgamation/clubbing of land/s, scheme/s, plot/s with the said Land/Project, in accordance with DCPR and Applicable Law.

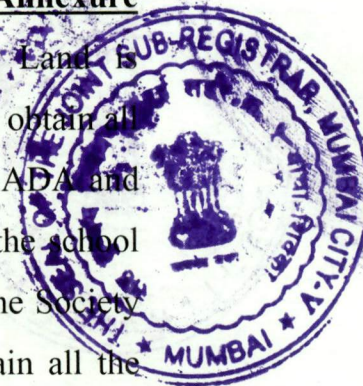
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(d) The Redevelopment of the said Project will take substantial time and the Developer will be required to make amendments and substitutions of the sanctioned plans, layouts, approvals, elevations and designs from time to time as may be required by the Government, MHADA, MCGM, SRA, and/or any other competent authority, and/or, as the Developer may deem fit and proper.

(e) The Developer shall be entitled to increase the utilization of the Sale FSI on the said Land from time to time, as the Developer deems fit.

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(f) The Society Building/s shall be constructed on the Society Buildings Land admeasuring approximately 4,900 square meters shown shaded in blue colour on the plan at Annexure "A-2" hereto. The proposed Society Buildings Land is presently occupied by a school. The Developer shall obtain all the necessary Approvals and permissions from MHADA and statutory authorities for relocation and shifting of the school from its present location, and, for construction of the Society Buildings. In case the Developer is unable to obtain all the necessary Approvals from MHADA for relocation and shifting of the school from its present location, then in such a case, the Developer and the Society shall mutually agree upon an alternate location for the construction of the society Buildings. In either circumstance, the Developer shall ensure that the title to the land underneath the Society Buildings is duly conferred upon the Society in accordance with Applicable Law.



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(g) It is agreed and clarified that in the event of any amalgamation of the said Land with any other plot/s, scheme/s, land/s, the Developer may obtain a common letter of intent, offer letter, MHADA NOC for the said Land and such amalgamated plot/s, land/s, scheme/s.

(h) The Developer shall at its own discretion be entitled to appoint any reputed contractor as the construction contractor for the construction of the Society Building. This contractor should be L&T or of an equivalent quality.

(i) In the event there is any additional FSI/TDR/development potential (over and above the Project FSI) that is to be utilised/becomes utilisable on the said Land/Project, then the same shall not form part of Project FSI and the term "**Project FSI**" shall mean and include the same and shall be construed accordingly. All the terms and conditions for the utilisation of such additional FSI (over and above the Project FSI) shall remain the same. It is clarified that any and all Project FSI over and above what is comprised in the Society Building/s and any built-up area/housing stock to be given to MHADA/competent authorities, shall be comprised in and form part of the Sale FSI, Sale Buildings and Sale Premises. The Developer presently estimates to consume a minimum of 4.00 FSI (computed on gross plot area of the Land) plus Fungible FSI thereon plus entire Pro Rata FSI per Member (available today or in future) plus Fungible FSI thereon, on the Land under Regulation 33(5) of DCPR. However, only if the Government amends Regulation 33(5) of DCPR and increases the permissible FSI above 4.00 FSI and the Developer chooses to utilize the incremental FSI over and above 4.00 FSI, then, the Developer shall pay the incremental Hardship allowance for the Members to the Society in the manner stated at Clause 4(a) above.

(j) On and from the execution of this Agreement, the Developer shall be in quiet, vacant, peaceful and uninterrupted possession of the said Property (together with the Society and its

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Members) without restrictions for the purpose of Redevelopment of the Project and neither the Society nor the Members shall object to the same. Upon vacation of the said Property by the Society and Members as required at Clause 5(d) below, the Developer shall be in sole and exclusive possession of the said Property.

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**5. VACATION BY THE SOCIETY AND THE MEMBERS**

(a) On and from the date of this Agreement, the Developer shall apply for and obtain the following Approvals, with the aid and assistance of the Society and for which purpose, the Society shall do the acts, deeds, matters and things and sign, execute and register and admit execution (under Registration Act, 1908) the deeds, documents and writings as required by the Developer for this purpose-

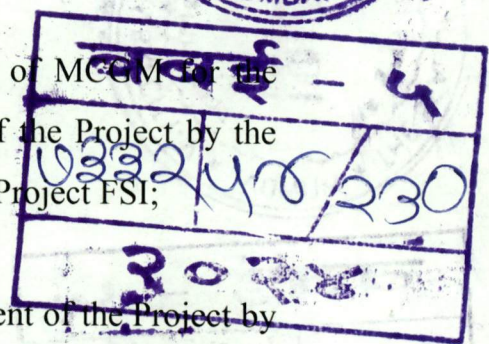
(i) Approval from Estate Department of MCGM and MHADA for the redevelopment and development of the Land Part 2, by the Developer as part and parcel of the Project and the development scheme of the Land Part 1 and Old Residential Buildings;

(ii) Offer Letter from MHADA for the redevelopment and development of the Project by the Developer and for consumption of the Project FSI;

(iii) NOC from the Estate Department of MCGM for the redevelopment and development of the Project by the Developer and consumption of the Project FSI;

(iv) MHADA NOC for the redevelopment of the Project by the Developer and consumption of the Project FSI;

(v) Approval / Clarification from the Naval Authority that will permit the redevelopment of the Project by the Developer without any interruption; and



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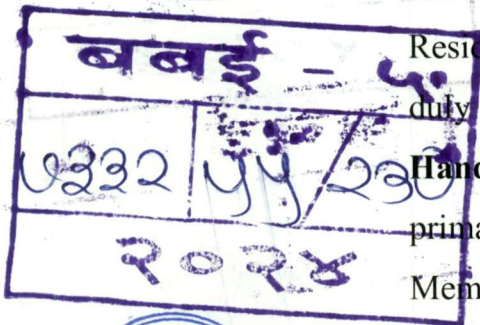
(vi) Intimation of Disapproval that will permit the demolition of the Old Residential Buildings and the redevelopment and development of the Society Building/s (“**First IOD / IOA**”).

(b) Upon obtainment of the approvals mentioned above, the Developer shall intimate the Society and shall furnish a copy of the First IOD / IOA and shall request the Society to vacate the said Property and ensure vacation of the said Property by all the Members within a period of 90 (ninety) days from the date thereof (“**Notice to Vacate**”).

(c) Within a period of 90 (ninety) days from the date of the Notice to Vacate, all the Members shall duly vacate and hand over the quiet, vacant and peaceful possession of their respective Member’s Existing Units along with the keys of the respective Member’s Existing Units to the Developer, and the Society and Members shall duly fully vacate the said Property.

(d) The respective dates on which each of the Members have vacated their respective Members Existing Units and handed over their respective keys in respect thereof and have handed over quiet, vacant and peaceful charge of such Members Existing Units to the Developer shall be hereinafter referred to as the “**Member’s Handover Date**” vis-à-vis such Member.

The date on which all the Members of the Society have vacated the Member’s Existing Units and the said Property and have handed over the quiet, vacant and peaceful charge of the Old Residential Buildings to the Developer and the Society has also duly vacated the said Property shall be called as the “**Society Handover Date**” hereinafter. It is clarified that it shall be the primary responsibility of the Society to ensure that the Members duly vacate and hand over the possession of their respective premises to the Developer within the stipulated period as mentioned in the Notice to Vacate and the Society shall assist in undertaking, all such actions as considered



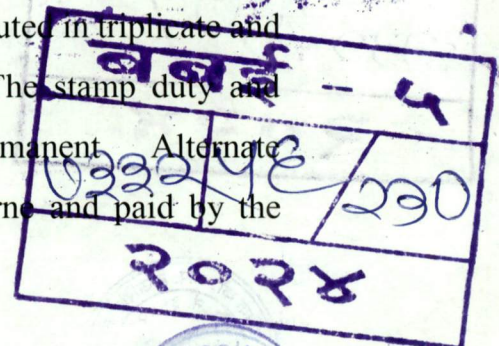
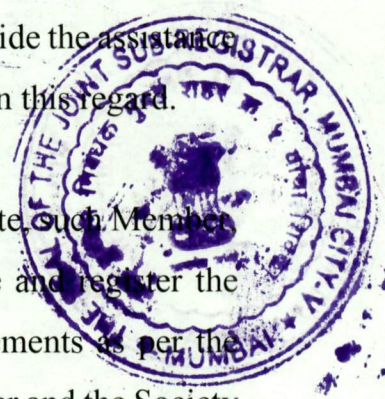
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necessary for ensuring timely and peaceful vacation and handing over to the Developer of the said Property and/or respective Member's Existing Units. In case the Members delays beyond the stipulated period as mentioned in the Notice to Vacate in handing over the possession of their respective Member's Existing Units to the Developer for the purpose of redevelopment, then the Developer shall not be required to pay the tranches of Hardship allowance for such respective Member as stated at Clause 6(e)(i) b) and c) below.

(e) In the event any Member of the Society does not co-operate for the Redevelopment of the Project or in case of any dispute/s with any Member of the Society, the Developer shall be entitled to litigate (for itself and on behalf of the Society) against such Member and obtain order/s from the competent Court against such Member for causing them to vacate their respective Member's Existing Units with the liberty to recover the costs in respect thereof from such Member. The Developer shall be entitled to also apply to MHADA and cause the initiation and conduct of proceedings under Section 95A and other relevant provisions of the Maharashtra Housing and Area Development Act, 1976 to forcibly evict such non-cooperative Members from the said Property. The Society shall provide the assistance and cooperation that the Developer requires in this regard.

(f) Simultaneous on the Member's Handover Date, such Member the Society and the Developer shall execute and register the Permanent Alternate Accommodation Agreements as per the format mutually agreed between the Developer and the Society on or about the date hereof in favour of such Member for his/her New Premises. The Permanent Alternate Accommodation Agreements will be executed in triplicate and the original thereof will be registered. The stamp duty and registration charges on the Permanent Alternate Accommodation Agreements will be borne and paid by the Developer.



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(g) The Society is aware that the Developer requires quiet, vacant and peaceful possession of the said Property and needs to demolish all the Old Residential Buildings, in order to be able to apply to MHADA and obtain commencement certificate for the construction of the Society Building/s. The Society agrees to ensure that all the Members duly cooperate with the Developer and duly vacate their respective Members Existing Units as required. After the Society Handover Date, the Developer shall demolish the Old Residential Buildings and shall obtain the commencement certificate for the Society Building/s and the date of issuance of such commencement certificate shall be referred to as the "**Commencement Date**".

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## 6. CONSIDERATION

In consideration of the grant of rights, titles, interests, entitlements and Developer's Rights to the Developer as mentioned in this Agreement, the Developer has agreed to provide the following to the Members of the Society, on and subject to the terms and conditions contained herein-

### (a) New Premises:

(i) The Developer shall construct for each Member of the Society listed in Annexure "B" hereto, free of cost, 1 (one) New Premises in the Society Building/s by way of permanent alternate accommodation.

(ii) The Carpet Area of the respective New Premises for each of the Members are more particularly described in Annexure "B" which area is the full, final and all-inclusive area to be given to each Member and includes Fungible FSI and free of FSI areas. The Society and the Members agree that over and above the agreed Carpet Area of 672 square feet for 448 members and 750 square feet for 56 members, the Society/Members shall not be entitled to any further/other area/Carpet Area/FSI/Project FSI on the said Land and in the Project



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including under any provisions of DCPR or Applicable Law and even in the event such further area/FSI is made available to them in future due to change in Applicable Law.

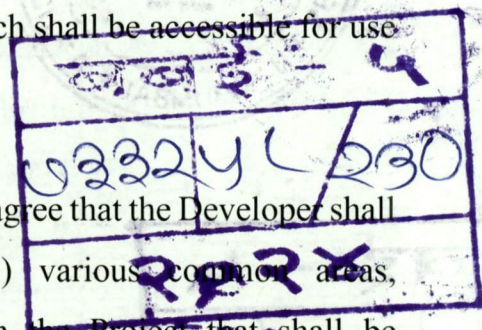
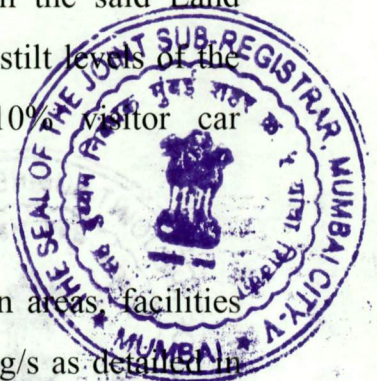
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(iii) Each New Premises shall be provided with the internal fittings, fixtures and amenities as detailed in **Annexure "C"** hereto.

(iv) The Developer shall provide to the Society free of cost, 1 (one) car parking space for each of the New Premises listed in **Annexure "B"** hereto ("**Society Car Parking Spaces**"). The Society Car Parking Spaces shall be for the Members of the Society only and shall not be sold/disposed of by the Society or the Members independent of the corresponding New Premises. The Society Car Parking Spaces shall be annexed to the Member's usage of their respective New Premises and shall be provided at any location on the said Land (covered) or in the basement/podium/stilt levels of the Society Building/s. Additionally, 10% visitor car parking shall be provided.

(v) The Developer shall provide common areas, facilities and amenities for the Society Building/s as detailed in **Annexure "D"** hereto which shall be accessible for use to Members.

(vi) The Society and Members agree that the Developer shall provide and maintain (I) various common areas, facilities and amenities in the Project that shall be exclusive to the Sale Building/s and the allottees/Purchasers of Sale Premises, and, (II) various limited common areas, facilities and amenities in the Project that shall be exclusive to certain allottees/Purchasers of Sale Premises, and that the Society/Members shall not be permitted to use or access



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the same.

(b) **Possession of the New Premises:**

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(i) The Developer shall construct the Society Building/s and New Premises and obtain the occupation certificate in respect thereof on or prior to expiry of 36 (thirty-six) months from the Commencement Date plus a grace period of 1 (one) year thereafter subject to Force Majeure Events and subject also to changes in Applicable Law and delays in issuance of Approvals (“**Completion Date**”).

(ii) Upon completion of the actions at sub-clause (i) above, the Developer shall accordingly intimate the Society, Society PMC and MCGM/MHADA in writing (“**Possession Notice**”).

(iii) Within a period of 15 (fifteen) days of the Possession Notice, the Society PMC shall be required to inspect the Society Building/s and satisfy itself that the Society Building/s are completed in accordance with this Agreement. The Society PMC shall be required to issue a written letter to the Society and the Developer confirming that the Society Building/s are completed in accordance with this Agreement. In case the Society PMC believes that the Society Building/s are not completed in accordance with this Agreement, the Society PMC shall be required to explain with detailed and cogent reasons in writing, as to why it believes that the Society Building/s are not completed in accordance with this Agreement. In case the Society PMC does not respond within a period of 30 (thirty) days from the date of the Possession Notice, the Society PMC shall be deemed to have no-objection whatsoever to the Society Building.



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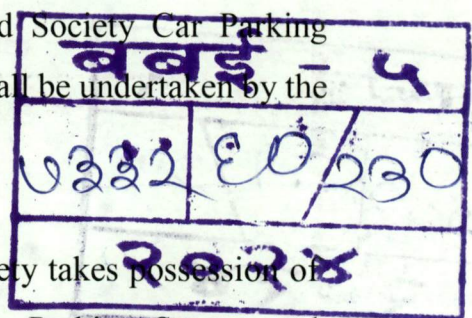
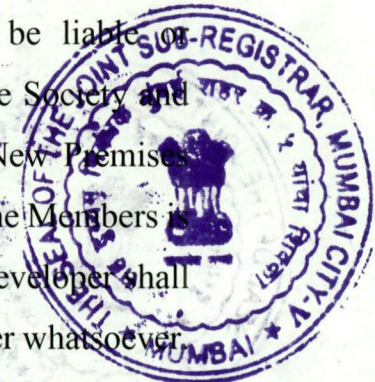
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(iv) Within a period of 31 (thirty one) days from the Possession Notice and after receipt of the written confirmation from the Society PMC that the Society Building/s are completed in accordance with this Agreement or the deemed no-objection from the Society PMC (as the case may be) ("**Possession Date**"), the Society shall take over the possession of the New Premises and the Society Building/s from the Developer and shall also take over the Society Car Parking Spaces from the Developer. It is clarified that even if the Society does not take over possession of the Society Building/s and New Premises and Society Car Parking Spaces within the time period prescribed herein, the Society shall be deemed to have taken over possession of the Society Building/s and New Premises and Society Car Parking Spaces from the Developer.

(v) The Society shall be solely liable and required to allot the New Premises and Society Car Parking Spaces to its Members and the Developer shall not be liable or required to do anything in this regard. The Society and Members confirm that the allotment of New Premises and Society Car Parking Spaces amongst the Members is a purely internal Society matter and the Developer shall never be responsible or liable in any manner whatsoever. The Society has informed the Developer that the allotment of New Premises and Society Car Parking Spaces amongst the Members shall be undertaken by the Society on a lottery basis.

(vi) Irrespective of whether the Society takes possession of the New Premises, Society Car Parking Spaces and Society Building/s or not, upon the expiry of 31 thirty one days from the Possession Notice, the Members of the Society shall be responsible to pay the proportionate outgoings in respect of their New Premises, Society Car



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Parking Spaces, Society Building and the said Land, and, the Developer shall not be liable to pay the same.

(c) **Transportation / Shifting Charges:**

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Simultaneously on the respective Members Handover Dates, the Developer shall pay to the respective vacating Member, to and fro transportation charges and shifting charges of a sum of Rs.25,000/- (Rupees Twenty-Five Thousand only) per Member's Existing Units ("**Transportation/Shifting Charges**"). In case the Developer is unable to offer possession of the Society Buildings to the Society within a period of 36 (thirty-six) months from the Commencement Date, then, the Developer shall pay another one-time sum of Rs.25,000/- (Rupees Twenty Five Thousand) towards to and fro transportation charges and shifting charges, to each Member of the Society per Members' Existing Units.

(d) **Temporary Alternate Accommodation Rent:**



(i) The Developer shall pay a sum of Rs.40,000/- (Rupees Forty Thousand) per month to each Member of the Society towards temporary alternate accommodation rent for each month (to enable the Members to arrange temporary alternate accommodation) ("**Temporary Alternate Accommodation Rent**") from the respective Member's Handover Date till the date of issuance of the Possession Notice subject to escalations in Temporary Alternate Accommodation Rent as mentioned in sub clause (iv) and (v) below.

(ii) On the respective Member's Handover Dates, the Developer shall hand over to each Member in advance, 1 (one) cheque, for the entire period of 36 (thirty-six) months towards the Temporary Alternate Accommodation Rent, along with transportation and shifting charges to and fro of Rs. 25,000/- per member

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and brokerage charges Rs. 40,000/- per member which amounts to Rs. 15,05,000/- (Fifteen Lakh Five Thousand Only).

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(iii) It is clarified that even during the subsistence of Force Majeure Events, the Developer shall continue to be required to pay the Temporary Alternate Accommodation Rent to the Members in accordance with this Agreement.

(iv) In case the Developer is unable to offer possession of the Society Buildings to the Society within a period of 36 (thirty-six) months from the Commencement Date, then, the monthly Temporary Alternate Accommodation Rent for the 37<sup>th</sup> to 48<sup>th</sup> months from the Commencement Date shall be a sum of Rs.46,000/- (Rupees Forty-Six Thousand only) for each Member of the Society.

(v) In case the Developer is unable to offer possession of the Society Buildings to the Society within a period of 48 (forty-eight) months from the Commencement Date, then, the monthly Temporary Alternate Accommodation Rent for the 49<sup>th</sup> to 60<sup>th</sup> months from the Commencement Date shall be a sum of Rs.52,000/- (Rupees Fifty-Two Thousand only) for each Member of the Society.

(vi) In case the Developer is unable to offer possession of the Society Buildings to the Society within a period of 36 (thirty-six) months from the Commencement Date, then, the Developer shall pay one-time sum, of Rs.46,000/- (Rupees Forty Six Thousand) towards brokerage charges, and Rs. 25,000 shifting charges to each Member of the Society per Members' Existing Units.



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(e) **Hardship Allowance:**

(i) The Developer shall pay to the Members of the Society, as under, (a) Rs.22,00,000/- (Rupees Twenty Two Lakh only) for the respective Members' Existing Units admeasuring 312.59 square feet, or, (b) Rs.22,00,000/- (Rupees Twenty Two Lakh only) for the respective Members' Existing Units admeasuring 333.91 square feet, or, (c) Rs.24,32,000/- (Rupees Twenty Four Lakh Thirty Two Thousand only) for the respective Members' Existing Units admeasuring 397.25 square feet towards the hardship allowance ("**Hardship allowance**") in the following manner.

a) The Developer has paid/shall pay an amount equivalent to 5% of the Hardship allowance payable to the respective Members, simultaneously with the execution by such Member of the Member Consent Letters;

b) The Developer shall pay an amount equivalent to 5% of the Hardship allowance to the respective Members who have executed the Member Consent Letters in favour of the Developer, simultaneously with the execution and registration of this Agreement;

c) The Developer shall pay an amount equivalent to 15% of the Hardship allowance to the respective Members simultaneously on the respective Member's Handover Date; and

d) The Developer shall pay an amount equivalent to 75% of the Hardship allowance to the respective Members / Society, simultaneously on the Society taking over possession of the Society Building/s.

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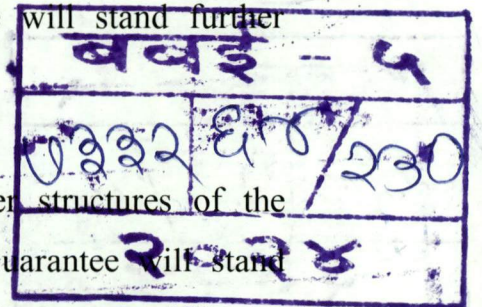
- (ii) In case the Members fail to vacate and hand over possession of their respective Member's Existing Premises to the Developer for the purpose of redevelopment, within the stipulated period as mentioned in the Notice to Vacate, then the Developer shall not be required to pay the 15% and 75% of the Hardship allowance as stated in Clause 6(e)(i)(b) and 6(e)(i)(c) above to the respective Members in respect of such New Premises.

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7. **BANK GUARANTEE**

- (a) On the Society Handover Date, the Developer shall furnish a Bank Guarantee of Rs.65,00,00,000/- (Rupees Sixty Five Crore only) to the Society to cover the construction cost of the Society Building/s. The Bank Guarantee shall be on a reducing basis commensurate with the construction completed and the corresponding instalment shall be returned by the Society to the Developer in the following manner on receipt of a letter from the Developer to the Society confirming that the corresponding installment of work mentioned below is duly completed:

- (i) On the completion of the foundation/basement of the Society Building/s, the Bank Guarantee will stand reduced by 10%;
- (ii) On the completion of plinth/1<sup>st</sup> podium of the Society Building/s, the Bank Guarantee will stand further reduced by 20%;
- (iii) On the completion of the super structures of the Society Building/s, the Bank Guarantee will stand further reduced by 50% pro-rata (in four parts):



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(iv) On the completion of the finishing of Society Building/s, the Bank Guarantee will stand further reduced by 10%;

(v) On the obtainment of the occupation certificate of Society Building/s, the Bank Guarantee will stand revoked and extinguished.

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(b) Simultaneous with the Society taking over possession of the Society Building/s from the Developer, the Society shall return the original Bank Guarantee to the Developer and the Parties shall physically cancel the same and the Bank Guarantee shall stand revoked.

**8. RIGHTS AND ENTITLEMENTS OF THE DEVELOPER**

The Developer shall be entitled to undertake the Redevelopment of the said Project and the said Property by way of exploitation and utilization of the Project FSI to its full and maximal potential as it deems fit and proper from time to time as mentioned in this Agreement. In this regard, and without limiting the generality of the Developer's rights and entitlements under this Agreement, the Developer shall also be entitled to exercise, undertake and do all acts, deeds, matters and things including *inter-alia* the following:



(a) To be in possession of the said Property in accordance with the provisions of this Agreement.

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(b) To apply for and obtain and maintain all the Approvals as required for the construction and redevelopment and development of the said Property and the Project in such phases as it deems fit.

(c) To amalgamate the said Land/said Property/Development with any other land/s, scheme/s, plot/s as single or multiple proposal/s in accordance with DCPR and Applicable Law.



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- (d) To float FSI/TDR from the said Land onto other lands/schemes and vice-versa.

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- (e) To demolish structures standing on the said Land.

- (f) To redevelop and develop the said Property or any part thereof by construction of the New Buildings i.e. the Society Building/s, any built-up area/housing stock to be given to MHADA/competent authorities and the Sale Buildings.

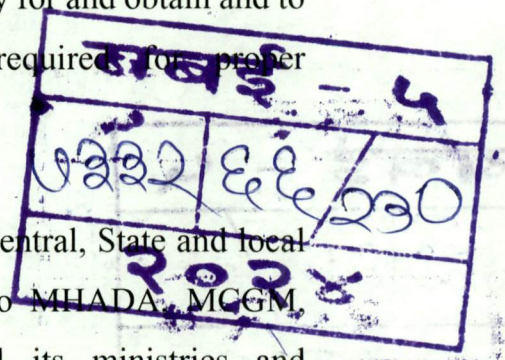
- (g) To develop the Sale FSI, Sale Building/s and Sale Premises in a phased manner for residential, commercial, shopping, office, mall, mercantile, retail, non-residential and other mixed users as the Developer may deem fit and proper by exploiting, consuming and utilizing the Sale FSI to its full and maximal extent.

- (h) To commence and complete all construction work on the said Property in accordance with the plans and specifications sanctioned by concerned planning authorities and other concerned authorities, from time to time.

- (i) To carry out all the infrastructural work including leveling of the said Land, laying of roads, street lights, water storage facilities, water mains, sewages, storm water drains, recreation gardens, boundary walls, electrical sub-stations.

- (j) All actions, deeds, to sign, execute, apply for and obtain and to do all such things as may be required for proper implementation of the said Project.

- (k) Deal with all the concerned statutory, Central, State and local authorities including but not limited to MHADA, MCGM, SRA, Government of India and all its ministries and departments, Government of Maharashtra and all its ministries and departments, MOEF, Collectors of Land Revenue and Assessors and Collectors of Municipal Rates and Taxes,



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Revenue Authorities including the Tehsildar, Mamlatdar, Collector and Superintendent of Land Records, town planning authority and other officers Commissioner of Police, Defense establishments including the Air Force, Airport Authority or authorities, the competent authority or authorities under the Urban Land (Ceiling and Regulation) Act, 1976 and any other appropriate Government or local or statutory authority or other competent authority and/or public/private utilities including but not limited to Maharashtra State Electricity Board, Reliance Energy Limited, BEST, BSES, MGL, MTNL, Local Military Authority or other such authorities/bodies for any aspect whatsoever with respect to the redevelopment and development of the said Property and act, appear, represent, make, sign, execute, submit, address any applications, forms, declarations, documents, undertakings, papers, writings, indemnity bonds, letters, communications, representations, statements, terms, conditions, before and obtain from the concerned authorities all such orders, certificates, permissions, extensions, modifications, clearances, exemptions and concessions as may be necessary for the redevelopment and development of the said Property or any part thereof, for utilization of the Project FSI and for full and proper implementation of the said Project and/or any part thereof.

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To apply for, amend, revise, modify, vary, substitute the plans and drawings including layout plans, building plans, IOD/IOA, amended plan approvals, floor plans etc. in respect of the New Buildings and any other new structures that shall be constructed on the said Land from time to time and to apply for and obtain or procure approvals and sanctions from all competent authorities, local authorities, planning authorities and/or any other statutory authorities including MCGM in accordance with the Agreement.

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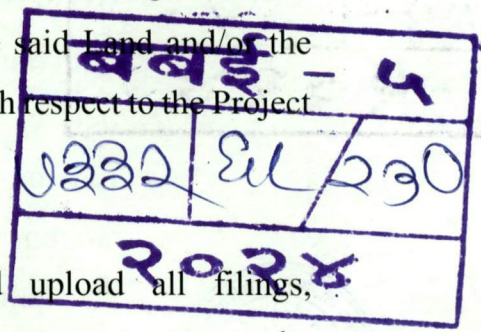
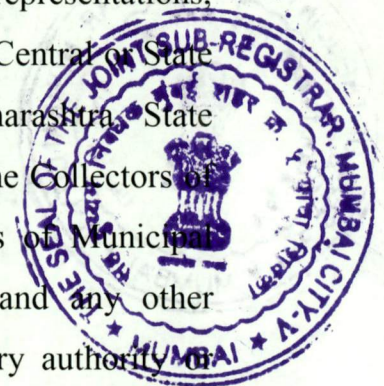
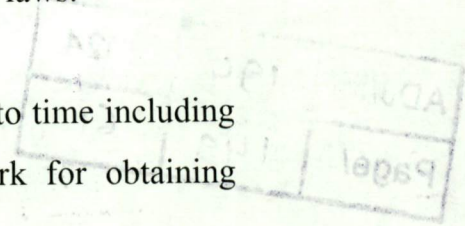


(m) To be entitled to shift/merge internal layout roads, reservations, amenities within the layout of the said Land as may be approved by MHADA and/ or Governmental Authority.

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- (n) Apply for and obtain permission for change of user of the said Land or any part thereof as per the applicable laws.
- (o) To bear and pay the Project Cost from time to time including all costs and expenses for the liaison work for obtaining Approvals.
- (p) Make payments or discharge amounts towards statutory payments, deposits, fees, charges, levies, cess, etc. as may be required with the MCGM, SRA, MHADA, Civil Aviation Department, Collector and/or any other public/statutory authorities and/or public/private utilities in connection with the said Property for the redevelopment and development thereof and to apply for and receive refund of such payments, deposits or other amounts so made to any such authorities and to sign and give all effectual and valid receipts and discharges for the same.
- (q) To make, sign, execute, submit, address any applications, forms, declarations, documents, undertakings, papers, writings, indemnity bonds, letters, communications, representations, statements, terms, conditions, to or before the Central State Government, MCGM, MHADA, the Maharashtra State Electricity Board, Reliance Energy Limited, the Collectors of Land Revenue and Assessors and Collectors of Municipal Rates and taxes, Commissioner of Police and any other appropriate Government or Local or Statutory authority or other competent authority or authorities or public body or bodies whatsoever as may be necessary to carry out and/or implement any of the provisions of law with regard to the redevelopment and development of the said Land and/or the implementation of the Project and/or with respect to the Project FSI or any part thereof.
- (r) To make, sign, submit, revise and upload all filings, submissions, representations, replies, statements etc. to be



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made from time to time with the Maharashtra Real Estate Regulatory Authority under the provisions of RERA, including for obtainment of RERA Certificate with respect to each phase of the Project that may be designated as a 'real estate project', and also any and all filings / submissions / representations under RERA as may be required from time to time. The Developer shall be solely entitled to make and finalise all such filings, submissions, representations, replies, statements etc. including for the purpose of withdrawing its monies/consideration from time to time. With respect to all real estate project/s comprised in the Project, the Society shall be registered as promoter (landowner) with an area share and for the purpose, the Society shall sign, execute and register the deeds, documents and writings required by the Developer and the Society shall do all the acts, deeds, matters and things required by the Developer.

(s) To deal with, appear before and file applications, declarations, certificates and submit and receive information, as may be required by and under Applicable Law to any Governmental Authority in relation to the redevelopment and development, the said Land, and/or the FSI or any part thereof, and as may be required by the Developer for the full, free, uninterrupted and exclusive redevelopment and development of the said Land, the Project and the Project FSI in the manner stated in this Agreement.

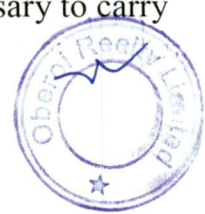


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(t) To make, sign, execute, submit and address all applications, forms, declarations, documents, undertakings, papers, plans, writings, indemnity bonds, letters, communications, returns, representations, statements, terms, conditions, etc., to or before, the various utility service providers like power providing companies and telecom service providers, Commissioner of Police and other Police Authorities, and/or all public and private suppliers and providers of utilities and services, and to obtain from them all approvals, permissions, sanctions, exemptions and orders as may be necessary to carry



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out and/or implement any of the terms, provisions and purposes herein contained with respect to the redevelopment and development of the said Land and/or the Project FSI.

- (u) To comply with all the terms of the Approvals as may be obtained from time to time.

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- (v) To make payment and / or receive the refund of all deposits, fees, scrutiny fees, premiums, charges, payments that may have been paid by them to and from all public or Governmental Authorities or public or private utilities relating to the redevelopment and development of the said Land and/or the Project, in the manner the Developer may deem fit.

- (w) To take all decisions with respect to the internal lay-out, design, aesthetics, planning, redevelopment and development, quality, amenities, facilities, lay-out infrastructure with respect to the said Land and with respect to the Project FSI.

- (x) To plan, conceptualize and design the Project in the manner as the Developer may deem fit.

- (y) The Developer shall construct the Society Buildings as separate buildings with separate parkings which should be clearly demarcated, independent of the Sale Buildings.

- (z) The specifications and amenities of the Sale Building/s and Sale Premises shall be different from the Society Building/New Premises and the Society has no objection whatsoever. The Developer shall be at liberty to provide specifications and amenities for the Sale Premises and Sale Building/s superior to the specifications and amenities for the Society Building/New Premises.



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- (aa) To appoint, employ or engage architects and project architect, RCC consultants, surveyors, engineers, contractors, sub-contractors, agents, designers, other professionals, labour,



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workmen, personnel (skilled and unskilled) or other persons to carry out the redevelopment and development work and to pay the wages, remuneration and salary of such persons and to remove, appoint and substitute such other persons in their place and stead.

(bb) To surrender any portion of the said Land (as may be required under Applicable Law) to the Governmental Authorities falling under the set-back area or for road widening or under any reservation to the Governmental Authorities in the prescribed manner and to take all necessary steps in that regard and to apply for and obtain FSI and TDR and to consume the same on the said Land or otherwise in the manner the Developer may deem fit, and the Society shall render all co-operation for the same.

(cc) To Market, allot, sell (including agreement to sell / agreement for sale), dispose, transfer or alienate the Sale Premises and other premises/units/areas (including all and ancillary users and areas), Sale FSI, Sale Building/s that shall be constructed on the said Land and/or the development to be carried out on the said Land and in the Project. In that regard, the Developer shall be entitled to issue, enter into and execute agreements, sale deed/s, letters of allotment, agreements for sale and such other deeds, documents and writings as may be required under the provisions of the MOFA, MAO Act and RERA, in the form and format as may be decided by the Developer at its sole and exclusive discretion to, with or in favour of the Purchasers and

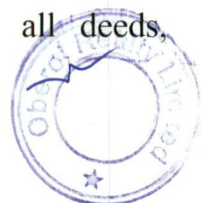


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third parties, as it deems fit and proper, and to get the same registered with the concerned Offices of the Sub-Registrar of Assurances without any restrictions whatsoever, for such consideration and price and payment terms as the Developer deems fit and proper and to receive and accept the consideration and payments, revenues and monies received in respect thereof and to give full and effectual discharges for the same. The Developer shall be entitled to do all the acts required for Marketing and sign, execute and register all deeds,



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documents and writings for itself and for and on behalf of the Society by utilizing the POA. All such rights created by the Developer shall be binding on the Society;

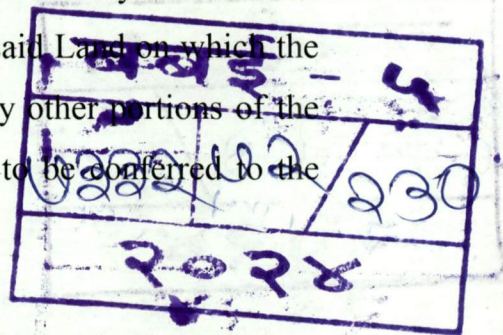
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(dd) To take all necessary steps for the formation, incorporation and registration of one or more Organizations with respect to the Purchasers of Sale Premises in each wing/tower/building comprised in the Sale Building/s in accordance with the provisions of MAO Act and the RERA and for that purpose to sign and execute all necessary declarations, applications, papers, writings, deeds, instruments and documents and make representations before all concerned authorities as and when necessary and required to do so. At the relevant time as agreed upon with the Purchasers and as may be required in law, to cause the conferment of title in respect of the Sale Building/s and portions of the said Land in favour of such Organizations in accordance with Applicable Law and RERA.

(ee) Cause the transfer / assignment of sub-lease of the portions of the said Land on which the Sale Building/s are constructed and any other portions of the said Land, from the Society to the Organizations from time to time in accordance with law, or to cause the sub-lease / conferment of title in any other form of the portions of the said Land on which the Sale Building/s are constructed and any other portions of the said Land to be directly conferred by MHADA/MCGM to the Organization/s of Sale Building/s;

(ff) Cause the modification of existing sub-lease by MHADA to Society to exclude the portions of the said Land on which the Sale Building/s are constructed and any other portions of the said Land in respect of which title is to be conferred to the Organizations;

(gg) Cause the execution of fresh/new sub-lease by MHADA to Society for the portion of the said Land on which the Society Building/s is constructed and excluding the portions of the said



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Land on which the Sale Building/s are constructed and any other portions of the said Land in respect of which title is to be conferred to the Organizations;

- (hh) To be solely and exclusively entitled to advertise and brand the Sale Buildings to be developed on the said Land and to put up hoardings, advertisement boards and other boards and signages on the said Land as it may deem fit.
- (ii) The Developer shall be solely and exclusively entitled to name the Sale Buildings to be constructed on the said Land and the Project to be developed on the said Land.
- (jj) To raise the Project Cost Debt and all other loans, credit and debts from banks, financial institutions and/or other Persons to meet the Project Costs. For the purpose of securing the repayment of the Project Cost Debt and all other loans, credit and debts, the Developer shall be entitled to create mortgages, charges and Encumbrances over the Sale FSI, Sale Building/s, Sale Premises, all consideration/receivables/monies arising from the Project, all the Developer's Rights and all other right, title and interest under this Agreement and in respect of the Project, and on the said Land, as the lenders may require from time to time. It is clarified that the Developer shall not be entitled to mortgage, create charge or encumber the Society Building or any of the New Premises. It is clarified that for creation of any mortgage, charge or Encumbrance on the said Land, if the Developer requires the prior permission of MHADA/MCGM, then in such a case, the Society shall extend and afford the necessary cooperation and assistance and shall sign and execute the necessary deeds, documents and writings as the Developer may require in this regard from time to time and the Developer shall also be entitled to do all these acts, deeds, matters and things in its capacity as the Society's constituted attorney in exercise of its powers under the POA. All such rights created by the Developer shall be binding on the



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Society provided the same are done in accordance with this Agreement.

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(kk) To set up, install and make provision for the various facilities and services at the Project as may be required under the Applicable Law and/or rules made there under and to handover the maintenance thereof to the Organization/s or the maintenance agency of the Project, as the case may be.

(ll) To take appropriate actions, steps and seek compliances and exemptions under the provisions of the Applicable Law.

(mm) The Developer to demarcate the common areas and facilities in the said Land and the Project and the limited common areas and facilities, if any, in the said Land and the Project in the sole discretion of the Developer. The Developer shall be entitled to demarcate and identify the common areas, facilities and amenities (general/limited) that shall be exclusive to the (i) Sale Building/s and Sale Premises and to which the Society and Members shall not be permitted to have any usage or access or other rights of any nature whatsoever and the (ii) Society Building/s and New Premises to which the Purchasers of the Sale Building/s and Sale Premises shall not be permitted to have any usage or access or other rights of any nature whatsoever, respectively.

(nn) To construct a partition wall between the Society Building and the Sale Building/s. The Society and the Members will not be entitled to enter the area earmarked for the Sale Premises and Sale Building/s. They will also not have any access to or through the said area. The Society and the Members shall not have any right to use or occupy or possess road, garden, common areas and facilities, infrastructure and other facilities which may be provided on such portion of the said Land as is earmarked for the Sale Premises and Sale Building/s.

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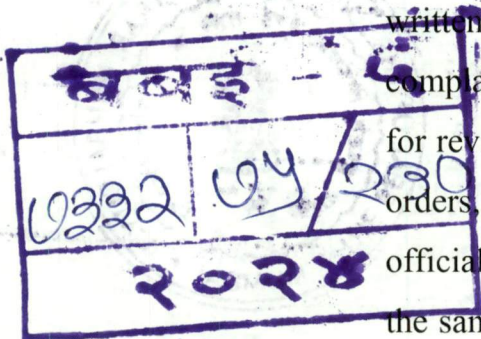
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To install site office(s) and store(s) and godown(s) on the said Land.

(pp) To identify at its sole discretion and obtain sanction from MHADA/MCGM and other competent authorities for the portion/s of the said Land on which (i) the Society Building, (ii) any built-up area/housing stock to be given to MHADA/competent authorities and, (iii) Sale Building/s, shall be constructed.

(qq) To deal with MCGM, MHADA and all other statutory authorities and to do all acts, deeds, matters and things and sign, execute and register all deeds, documents and writings as may be required for conferment/retention of title to the Society, and the Organization/s formed for the Sale Building/s and proportionate sub-leasehold or other title to the said Land.

(rr) With respect to the said Land, the New Buildings, the re-development and development of the said Property, the Project, this Agreement and all the Developer's Rights, the Developer shall be entitled to commence, prosecute, defend and continue all or any actions, suits and legal proceedings in any court of justice, civil, criminal and revenue, appellate and original and criminal sides, and to appeal before all magistrates, justices and other officers and to prosecute, defend or discontinue or become non-suited thereon, to settle, compromise or refer to proceeding and to appoint solicitors, counsels, advocates, to file vakalatnama and to sign and verify and affirm all plaints, written statements, tabular statements, petitions, affidavits, complaints and other documents to prefer appeals and to apply for review and revision, to apply for execution of decrees and orders, to draw moneys from any court, account general, official receiver and to give effectual receipts and discharge for the same, to give effectual receipts and accept service of writ petitions, summons, notices and other legal processes before all courts, magistrates and other judicial, civil, criminal and



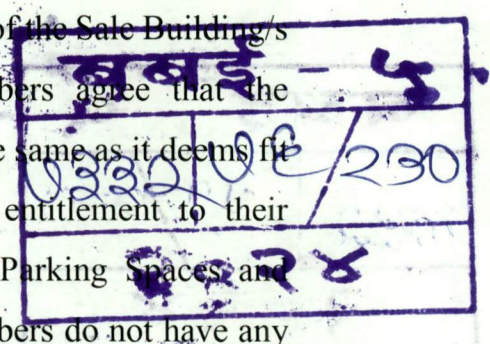
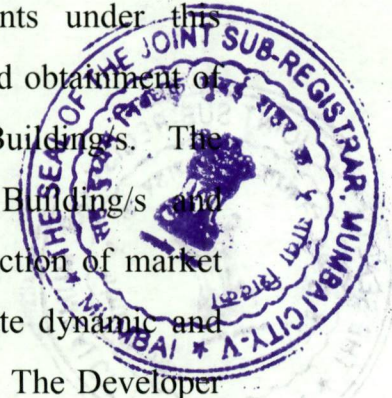
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revenue authorities and any other public authorities or authority.

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- (ss) Manage the affairs of the Project and be in-control and charge of the Project and will use its technical know-how, experience, and expertise to manage and maintain the Project and the amenities and infrastructures to be developed therein.
- (tt) To construct boundary walls and compound walls around the said Land.
- (uu) Obtain and acquire FSI/TDR, of any other property for the purpose of construction on the said Land and/or also acquire and obtain the necessary TDR of any other property on the said Land for the purpose of construction on the said Land and use and utilize the TDR/DRC available from the said Land and/or any other property for construction of additional floor(s) or use in the Sale Building/s to be constructed on the said Land.
- (vv) It is expressly clarified to the Society and the Members that the Developer shall continue the Development on the said Property and exercise all its rights and entitlements under this Agreement even after the Possession Date and obtaining of occupation certificate for the Society Buildings. The completion of the Development of Sale Building/s and Marketing thereof by the Developer is a function of market sentiment and market fluctuations and is quite dynamic and variable in nature and can take several years. The Developer may decide to temporarily go slow or halt the construction and development and the sale and Marketing of the Sale Building/s and Sale FSI. The Society and Members agree that the Developer is irrevocably entitled to do the same as it deems fit and proper and save and except their entitlement to their respective New Premises, Society Car Parking Spaces and Society Building/s, the Society and Members do not have any claim or objection of any nature on the Developer in this regard.



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(ww) It is clarified that in the event the basic inherent or incentive or fungible FSI or any other FSI/TDR/development potential in respect of the said Property by whatever name, form or manner it may be called or available in future in whatsoever manner being increased beyond the existing FSI/development potential whether before or after the obtainment of occupation certificate (full) for the Society Building, then in such an event such any such increased FSI/development potential shall belong to the Developer alone and shall form part of the Sale FSI and the Developer shall be entitled to use and deal with the same in the manner in which it deems fit and proper subject to what is mentioned in Clause 4(a) above. The Society and the Members hereby waive all right, title, interest, claim or demand in, to or upon such additional FSI as aforesaid and agrees and confirms not to claim any monies or compensation from the Developer in any manner whatsoever subject to what is mentioned in Clause 4(a) above.



(xx) The Developer shall ensure that the benefit of warranty periods of all equipment/items installed in the Society Building is available to the Society.



(yy) It is clarified that for the purposes of exercising its rights and entitlements under this Agreement and in respect of the said Land, the Project and the Project FSI, the Developer will be entitled to use and rely upon the POA and such POA is a grant coupled with interest in the said Property and that this Agreement and the POA are irrevocable and incapable of rescission and will remain valid, binding and subsisting at all times and all such acts shall be binding on the Society.

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(zz) Generally, do any and all other acts, deeds and things that may be required for the exercise of the rights and entitlements, in accordance with this Agreement.



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All the entitlements and rights of the Developer stated in the Clause above and that are otherwise provided in favour of the Developer under this Agreement are collectively referred to in this Agreement as the “Developer’s Rights”.

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**9. COVENANTS OF THE SOCIETY**

The Society declares, confirms and covenants to do the following at its own costs and expenses,-

- (a) The Society and its Members agree to maintain their clear and marketable title free from Encumbrances to the said Property at all times. Further, the Society and its Members hereby agree that in case of any defect / issue / encumbrance / claim in the title of the Society and its Members to the said Property (or any portion thereof), the Society and its Members shall clear such defect / issue / encumbrances / claim.
- (b) To defend any claims, proceedings or objections which may be filed by or against the Society/Members by any Members or any other Persons, challenging, disputing or obstructing the Agreement, and inform the Developer of all such claims, proceedings or objections together with the copies thereof without any delay, default or demur.
- (c) To not interfere with or cause any obstruction or hindrance in the redevelopment and development of the said Property or implementation of the Project thereon or on any part thereof and/or not to do any act of commissions or omissions which shall in any manner prejudicially affect the Development of the said Property and/or the rights of the Developer to redevelop and develop the said Property and/or any part thereof.
- (d) To ensure complete vacation of the said Property on or prior to expiry of 90 (ninety) days from the date of the Notice to Vacate, so as to enable the Developer to demolish the Old Residential Buildings in order to carry out the work of redevelopment as



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herein stated to implement the Project effectively and in a timely manner.

- (e) The Society shall provide all such assistance and support as the Developer may from time-to-time reasonably request or require for the implementation and completion of the Project.
- (f) To comply with the terms and conditions of the MHADA Sub-Lease Deed and MHADA Sale Deed at all times and all other Approvals and not to violate, breach or default any terms or conditions or covenants therein.
- (g) To execute all necessary consents, writings, evidence, agreements and documents as may be required by MHADA, MCGM, SRA, and / or any other competent authority and / or persons and/or the Developer for the effective and timely execution and completion of the Project.

(h) Not to cause or create or suffer any dispute *inter-se* between its Members that may affect the said Land, the Project and the Developer's Rights in any manner.

(i) If any person(s) claiming and/or claim through the Society or the Members in respect of their respective tenements/premises and/or New Premises to be allotted herein, raises any dispute and/or files any proceedings in respect of the same, the Society and concerned Member alone shall be responsible to deal with such claimant and settle the said claim.

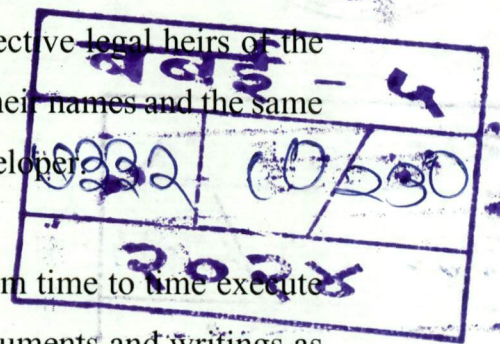
(j) To remove, settle, satisfy and defend all claims, disputes, suits, actions and proceedings that may have arisen or that may arise with respect to the title of the Society/Members to the said Property / execution of the said Project without incurring any liability (of any nature whatsoever) on part of the Developer. The Society/Members shall commence, institute, prosecute and defend all suits, actions and proceedings as may be required in that regard.



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- (k) To not assign or transfer its benefits, rights or liabilities under this Agreement.
- (l) To not grant any consents/approvals/rights to any other developer for redevelopment. with respect to the existing premises, New Premises, the said Land, the said Property, the Project, its rights and entitlements and liabilities under this Agreement or any part thereof.
- (m) To do all acts, deeds, matters and things and sign, execute and register all deeds, documents and writings as may be required by the Developer.
- (n) Until the Possession Date, none of the Members shall be permitted to sell or convey or transfer their respective New Premises without the prior written permission of the Developer, Society and MHADA.
- (o) To ensure all the Members enter into the Permanent Alternate Accommodation Agreements with the Developer as and when called upon by the Developer.
- (p) The Permanent Alternate Accommodation Agreements for the New Premises shall be executed only in the name of the respective Members listed in **Annexure "B"** hereto in accordance with the provisions of the Applicable Law and not in the name of any other persons. In the event of death of any Members, appropriate procedures shall be followed and applications shall be made by the respective legal heirs of the deceased Members to bring on record their names and the same shall be forthwith intimated to the Developer.
- (q) The Society and the Members shall from time to time execute and register all such further deeds, documents and writings as may be required by the Developer and shall assist the Developer as may be required to enable the Developer to



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effectively carry on the full intent and meaning of this Agreement in order to complete the redevelopment contemplated hereunder.

- (r) For the purposes of obtaining any Approvals, the Society and the Members shall provide all necessary cooperation to the Developer.
- (s) Other than the New Premises, Society Car Parking Spaces, the Society Building/s and the portion of the said Land upon which the Society Building is constructed, to not in any manner claim any right, title or interest in the said Land and/or the said Property and/or redevelopment and/or the flats, apartments, shops, offices, dwellings, floor area, units, apartments, residential premises, commercial premises, non-residential premises, car parks, garages etc. to be constructed by the Developer on the said Land and/or the said Property and/or the Sale FSI, Sale Premises and Sale Building/s or any part thereof.

**10. REPRESENTATIONS AND WARRANTIES OF THE SOCIETY**

The Society does hereby represent and warrant to the Developer as under,-



(a) No claims or demands of any nature whatsoever have been received from any third parties to the best of the knowledge of the Society which impact the said Property and/or the redevelopment by the Developer.

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(b) There are no pending litigations or proceedings in any Court of Law or tribunal or arbitration or any *Lis Pendens*, nor is there any attachment or injunction to the best of the knowledge of the Society in respect of the redevelopment of the said Property and/or the Project FSI or any part thereof.



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(c) Other than the Old Residential Buildings, there are no structures on the said Land.

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(d) The Members listed in Annexure "C" hereto are the only members of the Society, other than whom, the Society does not have any other members.

(e) There are no trespassers, encroachers, illegal occupants or slum dwellers on the said Property or any part thereof. The Developer is aware of the site status of the Land.

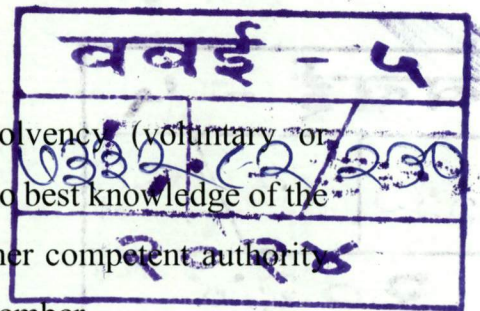
(f) Neither the Society nor any one claiming by, through, under or in trust of them have committed and/or omitted or done any act, deed, matter or thing whereby the peaceful possession, occupation and enjoyment of the said Property and other rights and benefits in respect thereof may become or may be prejudicially affected and/or encumbered in any manner.

(g) No part of the FSI or development potential of the said Land has been utilized by the Society or Marketed to any third party/Person/Purchaser at any point of time.

(h) Save and except the consent of MHADA/MCGM, no consent from any third party is required for the grant of the Developer's Rights to the Developer under this Agreement and for construction and Marketing of the Project as stipulated under this Agreement or otherwise for the exercise by the Developer of its rights in respect of the said Land, the Project, the Project FSI or any part thereof.

(i) No petition or proceedings for insolvency (voluntary or otherwise) have been filed or initiated to best knowledge of the Society before any court of law or other competent authority by or against the Society and/or any Member.

(j) There is no easement, impediment, prohibition, restriction under any contract of any Applicable Law or negative covenant



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running with the said Land, whereby the Society is in any manner restrained, prohibited, prevented from in any manner transferring the Developer's Rights in favour of the Developer in accordance with this Agreement or which could affect the rights of the Developer in respect of the said Land, the Project and Project FSI or any part thereof under this Agreement including by way of or restrictions of open spaces, covenants pertaining to right to light and/or wind.

(k) No notice from the Central or the State Government or any other local body or authority or under any law including the Land Acquisition Act or Town Planning Act or the Epidemic Disease Act or Defence of India Act or the Requisition and Acquisition of Lands Act, or under tenancy and agricultural laws, or municipal acts or any state or central legislation, rules, regulation, ordinance, order, notification, resolution including any notice for acquisition or requisition of in respect of the said Land or any part thereof has been received or served.

(l) There are no statutory and/or contractual dues outstanding so far as the same pertains to the said Property and/or the existing premises that are due and payable by the Members/Society and that all the dues and liabilities in respect of the said Property and/or existing tenements/premises like rent, municipal taxes, outgoing and maintenance charges, income tax etc. have been duly paid and discharged in full upto the date of this Agreement.

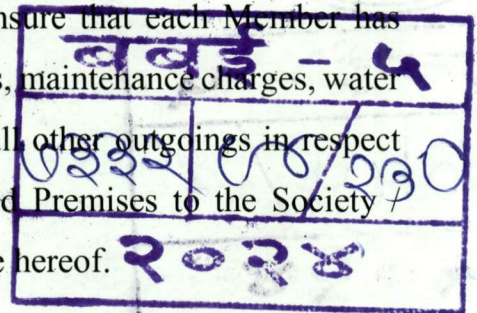


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(m) There is no prohibitory order or order of attachment of any department of income tax for taxes or of any department of the Government, Central and/or State, CBI, Enforcement Directorate, local body, public authority, court or tribunal for taxes, levies, dues and cesses in respect of the said Property or any part thereof and/or preventing or restraining the Society and Members from entering into this Agreement or which could affect in any manner whatsoever the rights of the Developer under this Agreement or the Project.



- (n) No part of the said Land has been dedicated as a wakf.
- (o) There is no landlocked land owned by any third party within the said Land.
- (p) No portion of the said Land, is affected by slums.
- (q) The Society has not entered into any subsisting agreement, arrangement or understanding of any nature whatsoever with any person for the redevelopment of the said Property, nor have they contracted to create any right, title or interest in favour of any other person nor have they done or omitted to do any acts, deeds, things or matters whereby or by means whereof the said Property and/or their tenement and/or any portion or portions thereof is/are or may be adversely affected or prejudiced in any manner.
- (r) The Society is duly authorized by its Members to do all acts, deeds, matters and things as required under this Agreement.
- (s) The Society is entitled to grant development rights in respect of the said Land and Project FSI as contemplated herein.
- (t) The full consideration for the acquisition of their respective Member's Existing Units by each Member has been paid.
- (u) The Society shall endeavor to ensure that each Member has fully paid and discharged the taxes, maintenance charges, water charges, electricity charges and all other outgoings in respect of their respective Member's Old Premises to the Society concerned authority up to the date hereof. २०२४
- (v) The Recitals form a part of the Representations and Warranties as contained in this clause as if the same have been reproduced herein verbatim.



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The Society is aware and acknowledges and agrees that it is in reliance upon the Representations, Warranties and Covenants contained in this Clause, that the Developer has executed this Agreement and has agreed to enter into the transaction contemplated hereby.

**11. INDEMNITY**

Each Party agrees to indemnify and keep indemnified and hold harmless the other Party against any and all direct and actual losses, penalties, judgments, suits, costs, claims, liabilities, assessments, damages and expenses (including, without limitation, reasonable attorneys' fees), incurred by, imposed upon or asserted as a result of relating to or arising out of any breach of any representation, warranty or covenant or failure on the part of defaulting party in the performance of its commitments, duties or obligations under this Agreement.

**12. EVENT OF DEFAULT**

In any Party fails to perform, fulfil, comply with or cause the attainment, fulfillment or compliance of any or all of their roles and responsibilities under this Agreement ("**Default**"), then, the non-defaulting Party shall be entitled to issue a notice in writing (the "**Default Cure Notice**") to the defaulting Party/Parties to cure to the satisfaction of the non-defaulting Party such failure, default, breach and/or misrepresentation within a period of 90 (ninety) days from the date of the issuance of the Default Cure Notice (the "**Default Cure Period**"). If the defaulting Party/Parties is/are unable to cure to the satisfaction of the non-defaulting Party such failure, default, breach and/or misrepresentation within the Default Cure Period, then the same shall be construed as an event of default ("**Event of Default**").

**13. CONSEQUENCES OF EVENT OF DEFAULT & TERMINATION**



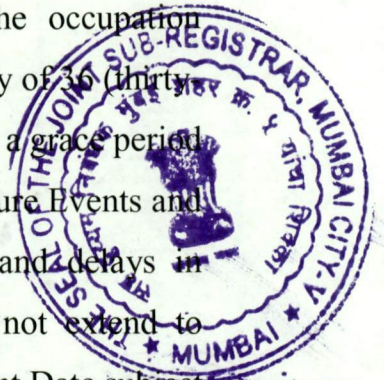
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(a) On the occurrence of an Event of Default, the non-defaulting Party shall, subject to what is stated at Clause 14 (*Force Majeure*) below and what is stated at Clause 13(b) below, be entitled to seek specific performance of this Agreement and/or seek for and claim damages for all direct and actual losses and damages suffered by the non-defaulting Party.

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(b) Notwithstanding what is stated elsewhere in this Agreement, it is clarified that this Agreement is executed for valuable consideration and that valuable and substantial right, title and interest is granted to the Developer including in the said Property and that this Agreement is irrevocable and incapable of rescission, revocation or termination, save and except in case the Developer fails to pay the Temporary Alternate Accommodation Rent. It is reiterated and re-clarified between the Parties that the Developer shall construct the Society Building/s and New Premises and obtain the occupation certificate in respect thereof on or prior to expiry of 36 (thirty six) months from the Commencement Date plus a grace period of 1 (one) year thereafter subject to Force Majeure Events and subject also to changes in Applicable Law and delays in issuance of Approvals and this period shall not extend to beyond 7 (seven) years from the Commencement Date subject to Force Majeure Events and subject also to changes in Applicable Law and delays in issuance of Approvals.



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**14. FORCE MAJEURE**

On occurrence of a Force Majeure Event and in any case within 45 (forty five) days of the date of occurrence of a Force Majeure Event, the Party whose performance is affected ("**Affected Party**") shall notify the other Party ("**Non Affected Party**") of the same setting out, *inter-alia*, the following in detail,-

(a) The nature and extent of the Force Majeure Event;



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(b) The estimated period for which the Force Majeure Event is expected to continue;

(c) The measures which the Affected Party has taken or proposes to take to alleviate/mitigate the impact of the Force Majeure Event and to resume performance of such of its obligations affected thereby;

(d) If the Affected Party is rendered wholly or partially unable to perform any of its obligations under this Agreement because of a Force Majeure Event, it shall be excused from performance of such obligations to the extent it is unable to perform the same on account of such Force Majeure Event provided that:-

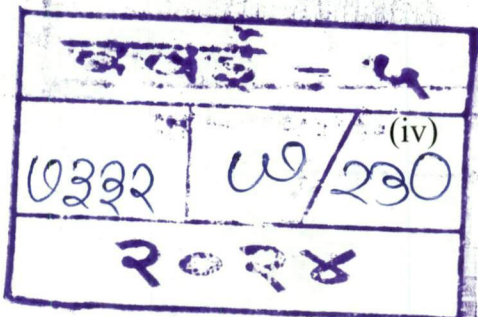
(i) Due notice of the Force Majeure Event has been given as required by the preceding clause;

(ii) The Affected Party has taken all reasonable efforts to avoid, prevent, mitigate and limit damage, if any, caused or is likely to be caused to the Project as a result of the Force Majeure Event;

(iii) When the Affected Party is able to resume performance of its obligations under this Agreement, it shall give to the other Parties written notice to that effect and shall promptly resume performance of its obligations hereunder, the non-issue of such notice being no excuse for any delay for resuming such performance;

(iv) The Affected Party shall continue to perform such of its obligations which are not affected by the Force Majeure Event and which are capable of being performed in accordance with this Agreement; and

(v) Any insurance proceeds received shall be entirely applied to repair, replace or restore the assets damaged



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on account of the Force Majeure Event, or in accordance with good industry practice.

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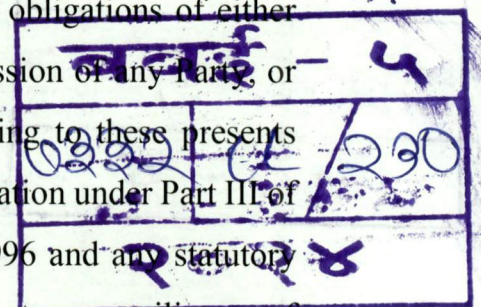
Notwithstanding what is stated herein or in the Indian Contract Act, 1872 or Applicable Law, the occurrence or subsistence of a Force Majeure Event shall not result in rescission/termination of this Agreement and shall not entitle any Party to rescind or terminate this Agreement.

## 15. ASSIGNMENT

The Developer shall not assign or mortgage or sell or transfer its rights or obligations to construct and develop the Society Buildings to any other persons or organization in any manner whatsoever. However, the Developer shall be entitled to transfer or assign or mortgage or sell or transfer in full or in part its rights and entitlements to construct, develop, sell and Market the Sale FSI and Sale Buildings and all its Developer's Rights under this Agreement (other than in respect of the Society Buildings), to any one or more person/s or entity/ies.

## 16. DISPUTE RESOLUTION

- (a) All disputes, differences, claims and questions of whatsoever nature which may arise between the Parties hereto, with respect to this Agreement or the construction or application thereof, or any clause or thing herein contained, or in respect of the rights, entitlements, duties, responsibilities and obligations of either Party hereunder, or as to any act or omission of any Party, or as to any other matter in anywise relating to these presents ("**Dispute/s**"), shall be referred to conciliation under Part III of the Arbitration and Conciliation Act, 1996 and any statutory amendments / re-enactments thereto, to two conciliators of which one conciliator shall be appointed by the Society and one conciliator shall be appointed by the Developer. The place, seat and venue of conciliation shall be Mumbai. The mandate of the conciliators shall stand terminated upon expiry of 90 (ninety) days from the date of reference of the Dispute/s to conciliation,



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or, settlement of the Dispute/s by conciliation, whichever is earlier.

(b) In case for any reason whatsoever the Parties are unable to resolve their Disputes within a period of 90 (ninety) days from reference of the Dispute/s to conciliation as aforesaid, the Parties shall refer their Dispute/s to a sole arbitrator who shall be a retired judge of the Bombay High Court to be mutually appointed by the Parties. The appointment of the arbitrator shall be undertaken in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and any statutory amendments / re-enactments thereto. The place, seat and venue of arbitration shall be Mumbai. The arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any re-enactment or statutory modification thereof for the time being in force and rules framed thereunder. The language of arbitration shall be English. The award/s of the arbitrator shall be reasoned and in writing. The arbitrator shall also decide on the costs of the arbitration proceedings. The Parties shall submit to the arbitrator's award which shall be enforceable in any competent court of law.



(c) The Parties agree and undertake that during the pendency of the arbitration proceedings, the Parties will duly perform their respective roles and responsibilities under this Agreement so that the implementation of the Project is not adversely affected.

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**17. JURISDICTION**

Subject to the provisions of Clause 16 (*Arbitration*) above, the Courts of Law at Mumbai shall have exclusive jurisdiction with respect to all matters concerning this Agreement.

**18. GOVERNING LAW**



This Agreement shall be governed by Indian law as applicable in Mumbai City.

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19. MISCELLANEOUS

- (a) This Agreement shall not be altered, modified or supplemented except with the prior written approval of the Parties, and all such alterations, modifications and supplemental writings shall be effective, valid and binding only if the same are recorded in writing and executed by both the Parties.
- (b) The stamp duty and registration charges on this Agreement and on the Permanent Alternate Accommodation Agreements to be executed in favour of the Members of the Society shall be borne by the Developer.
- (c) Any GST on the supply of New Premises to the Members, shall be borne and paid by the Developer.
- (d) Any notice to be given hereunder by a Party to the other Party shall be in English and shall be sent by hand delivery or registered post with acknowledgement due or speed post or courier to the other Party at the address stated in the cause title above.
- (e) If any provision in this Agreement becomes invalid or illegal or is adjudged unenforceable, then such provision shall be deemed to have been severed from this Agreement and the remaining provisions of this Agreement shall not, so far as possible, be affected by the severance.
- (f) No failure or delay by a Party in exercising any right or remedy provided by law or under or pursuant to this Agreement, shall impair such right or remedy, or operate or be construed as a waiver or variation of it, or preclude its exercise at any subsequent time, and no single or partial exercise of any such

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right or remedy shall preclude any other or further exercise of it or the exercise of any other right or remedy.

(g) This Agreement, the said POA and the other transaction documents shall at all times be read and construed in conjunction with each other and supersede all prior negotiations, agreements, writings etc. that may be exchanged between the Parties prior to the execution hereof.

**IN WITNESS WHEREOF** the Parties have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

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**THE FIRST SCHEDULE REFERRED HEREINABOVE**

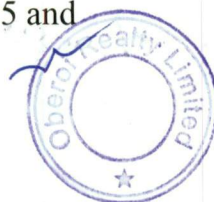
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**Part A:**

*(Description of the said Land)*

All those pieces and parcels of land admeasuring 12,791.08 square metres bearing Cadastral Survey No.5(part) and Cadastral Survey No.209(part) of Worli Division situated at Adarsh Nagar, Worli, Mumbai 400030 forming part of the 'Adarsh Nagar' Layout, and bounded as follows, that is to say-

- On or towards the North : by parts of C.T.S. No.209, C.T.S. No.5 and Worli Sports Complex.
- On or towards the South : by parts of C.T.S. No.209 and Kharude Market.
- On or towards the East : by parts of C.T.S. No.209 and Adarsh Nagar Internal Road 2.
- On or towards the West : by parts of C.T.S. No.5 and



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**Part B:**

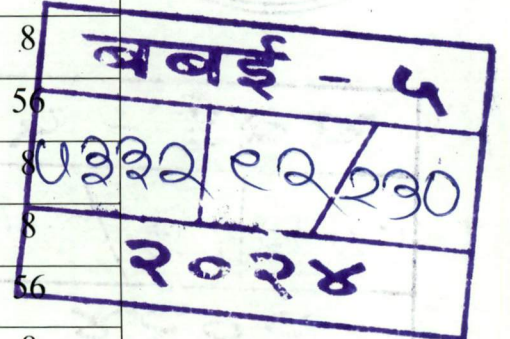
All those pieces and parcels of land admeasuring 10,282.58 square metres bearing Cadastral Survey No.5(part) and Cadastral Survey No.209(part) of Worli Division situated at Adarsh Nagar, Worli, Mumbai 400030 forming part of the 'Adarsh Nagar' Layout.

**Part C:**

All those pieces and parcels of land admeasuring 2,508.50 square meters a bearing Cadastral Survey No.5(part) and Cadastral Survey No.209(part) of Worli Division situated at Adarsh Nagar, Worli, Mumbai 400030 forming part of the 'Adarsh Nagar' Layout.

**THE SECOND SCHEDULE REFERRED HEREIN ABOVE***(Description of the said Old Residential Buildings)*

SR. NO.	BLDG NO.	CARPET AREA AS PER SALE DEED IN SQ.FT.	NO. OF FLATS
1	33	312.59	8
		397.25	8
		333.91	56
2	34	312.59	8
		397.25	8
		333.91	56
3	35	312.59	8
		397.25	8
		333.91	56
4	36	312.59	8
		397.25	8
		333.91	56



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5	37	312.59	8
		397.25	8
		333.91	56
6	38	312.59	8
		397.25	8
		333.91	56
7	39	312.59	8
		397.25	8
		333.91	56

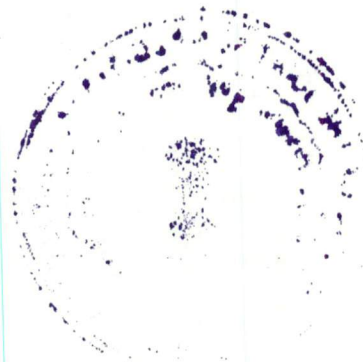
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SIGNED AND DELIVERED for and on )  
 behalf of the within named 'Society' )  
**ADARSH NAGAR SHRAMIK CO-** )  
**OPERATIVE HOUSING SOCIETY** )  
**LIMITED** by its Chairman and all the )  
 members of its Managing Committee, duly )  
 authorized by the Resolution passed at the )  
 meeting of the Special General Body Meeting )  
 of the Society held on 21<sup>st</sup> April, 2024 )  
 in the presence of ... )

For ADARSH NAGAR SHRAMIK C.H.S. LTD.

HON. SECRETARY TREASURER CHAIR PERSON



For ADARSH NAGAR SHRAMIK C.H.S. LTD.

HON. SECRETARY TREASURER CHAIR PERSON



1.

2.

For ADARSH NAGAR SHRAMIK C.H.S. LTD.

HON. SECRETARY TREASURER CHAIR PERSON

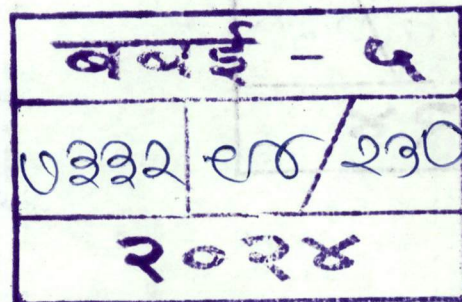
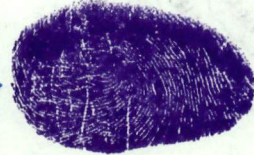


SIGNED AND DELIVERED for and on )  
 behalf of the within named 'Developer' )  
**OBEROI REALTY LIMITED** )  
 by its Director, Mr. Vikas Oberoi, )  
 pursuant to the Resolutions passed by its )  
 Board of Directors at their meeting held on )  
26<sup>th</sup> April, 2024, in the presence of ... )



1. Deepak Salunkhe

2. Rajesh S. Pawar



[ANNEXURES TO BE INSERTED]

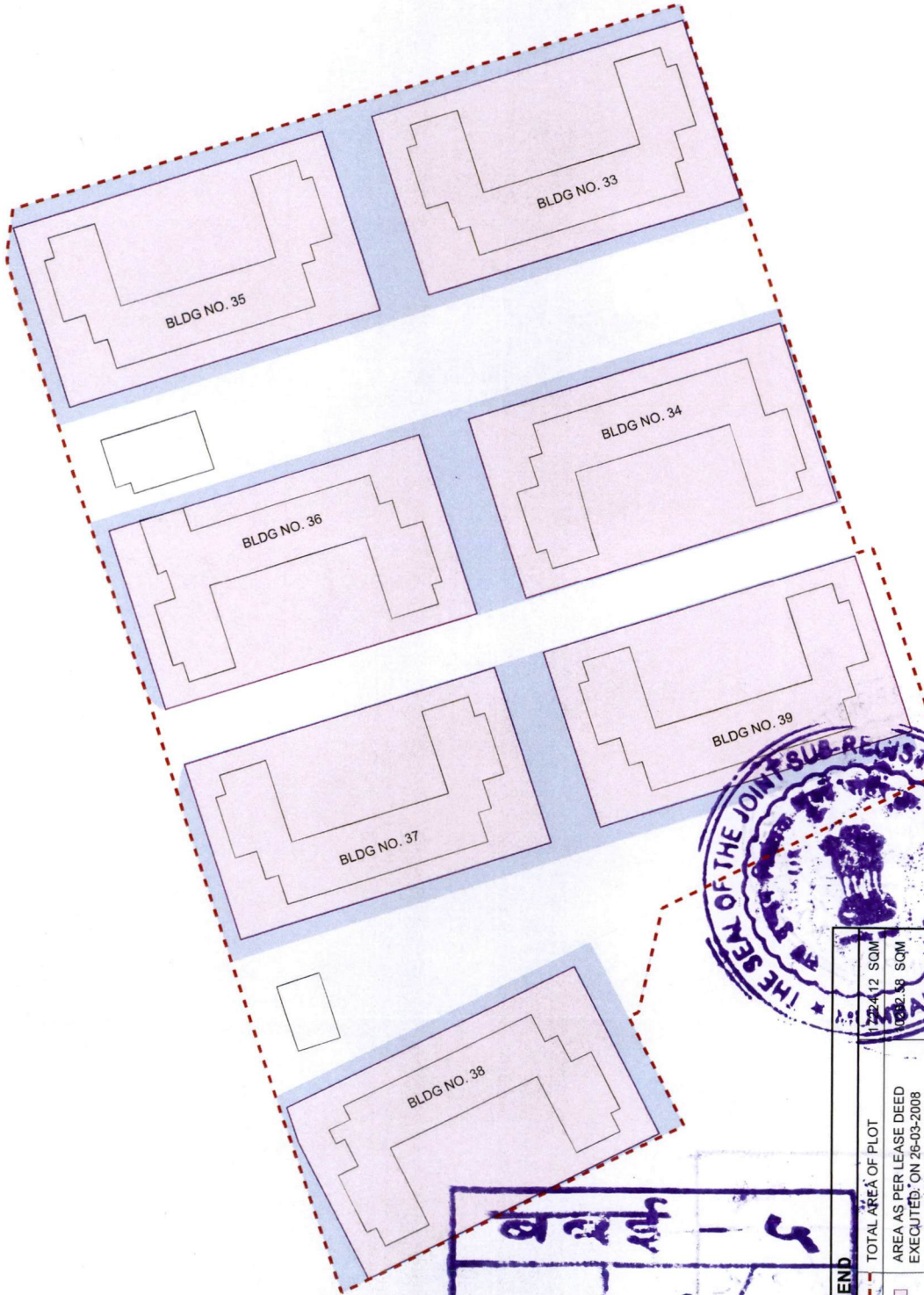
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TOTAL AREA OF PLOT	122412 SQM
AREA AS PER LEASE DEED EXECUTED ON 26-03-2008	103238 SQM
TOTAL TIT-BIT AREA	29183 SQM
EXISTING STRUCTURES	

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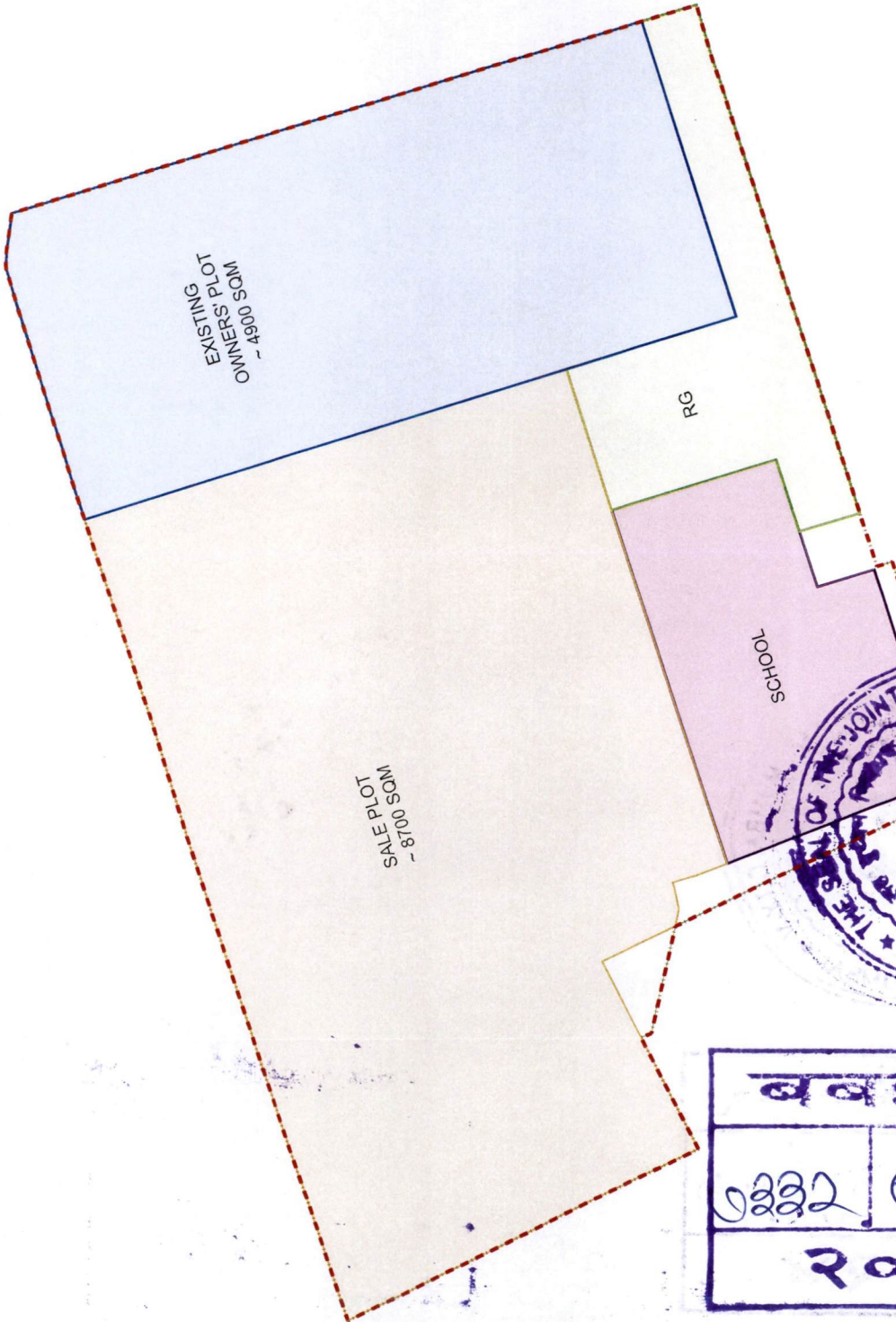
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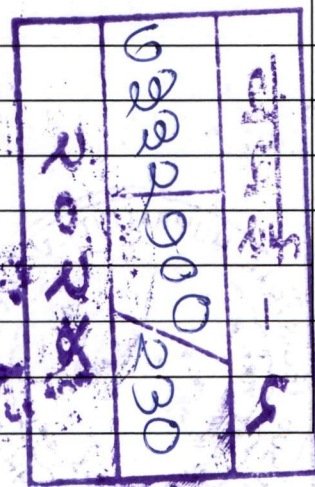
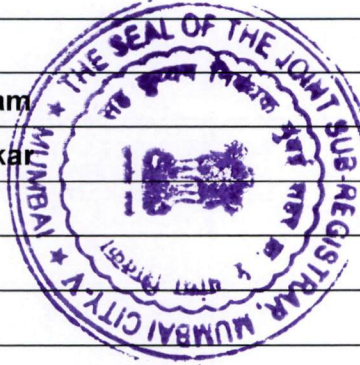


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## Annexure "B"

## ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
1	575	Shri. Vaikuntam S. Valakati	5	597	333.91	672
2	576	Shri. Balkrishna Rajaram Katkam	5	1	333.91	672
3	577	Mrs. Ashwini Abhishek Gajbinkar	5	2	333.91	672
4	578	Mrs. Bhagya Rajpal Margam	5	3/632	333.91	672
5	579	Mrs. Savitri Dattatray Sabnis	5	4/640	397.25	750
		Mr. Milind Venkatesh Sabnis				
		Mr. Amey Dattatray Sabnis				
6	580	Late Shri. K. T. Kunju Moideen	5	5	333.91	672
7	581	Mrs. Kalpana R. Gupta	5	6	333.91	672
8	582	Mrs. Vanita Satyanarayana Thangella	5	7	333.91	672
		Mr. Satyanarayana Gangaram Thangella	5		333.91	672
9	583	Shri. Sudhir Bapuraoji Kherde	5	8	312.59	672
10	584	Shri. Bhumes J. Sanchu	5	9	333.91	672
11	585	Shri. Vijay Vasant Pednekar	5	10	333.91	672
		Shri. Sanjay Vasant Pednekar (Late)				
12	586	Shri. Jitendra Dhanjibhai Parmar	5	11	333.91	672
		Miss. Naina Dhanjibhai Parmar				



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Annexure - "B"

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ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
		Mrs. Renuka Vasant Rathod				
13	587	Mr. Shivram Vasudeo Kolhatkar Smt. Vishakha Shivram Kolhatkar	5	12	333.91	672
14	588	Mr. Mahadeo Jagannath Gawde Mrs. Madhavi Dayanand Naik Mr. Shubham Chandrashekhar Gawde	5	13	397.25	750
15	589	Mr. Yeshwant Chinayya Potankar	5	14	333.91	672
16	590	Mrs. Swati Bhaskar Lingam Mr. Bhaskar Krishnamurthy Lingam	5	15	333.91	672
17	591	Shri. Milind Maruti Patil	5	16	333.91	672
18	592	Mr. Prafull Jagannath Kambli	5	17	312.59	672
19	593	Shri. Mallesh Venkattayya Dontulla (Late)	5	18	333.91	672
20	594	Shri. Kawarsingh Bhavarsingh Rajpurohit	5	19	333.91	672
21	595	Mr. Mallesham Pochamallu Kommuni	5	20	333.91	672
22	596	Mrs. Asha Chandrakant Nerurkar	5	21	333.91	672
23	597	Smt. Suhasini Rajaram Patil (Late)	5	22	397.25	750
24	598	Shri. Shrikant Shivram Mayekar	5	23	333.91	672
25	599	Shri. Shailendrakumar T. Singh	5	24	333.91	672

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**ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
25	599	Mrs. Manisha D. Singh	5	24	333.91	672
26	600	Shri. Ashok Venkatesh Bhat	5	25	333.91	672
27	601	Mr. Vilas Laxman Shiravale	5	26	312.59	672
		Mrs. Geeta Vilas Shiravale				
28	602	Mr. Narendar Agayya Chenna	5	27	333.91	672
29	603	Mr. Chandrakant B. More	5	28	333.91	672
		Mr. Ravindra B. More				
30	604	Mr. Chandrakant Babulal Shah	5	29	333.91	672
31	605	Mrs. Madhu B. Sahu (Late)	5	30/572	333.91	672
		Mr. Varun B. Sahu				
32	606	Shri. Suresh Madhusudan Barve	5	573	397.25	750

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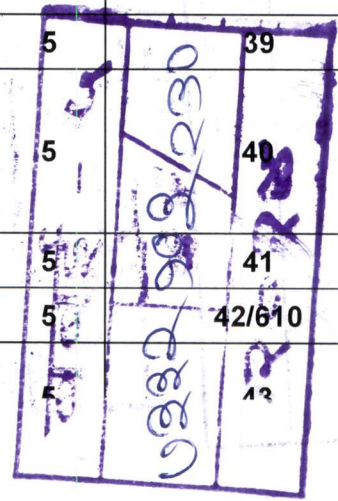


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**ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD**

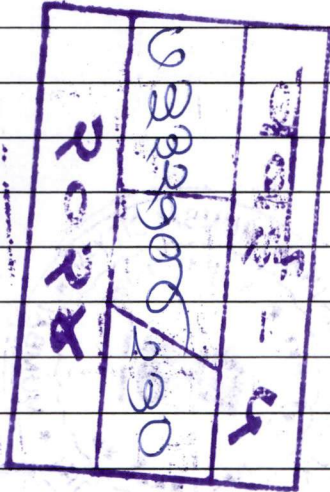
Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
33	607	Shri. Vinayak Waman Rasal (Late)	5	31	333.91	672
		Shri. Jitendra Waman Rasal				
34	608	Smt. Ratnaprabha Krishna Chavan (Late)	5	32	333.91	672
35	609	Mr. Nitin Ramchandra Sable	5	33	333.91	672
		Mrs. Nita Nitin Sable				
36	610	Shri. Prahlad Bhawarsingh Rajpurohit	5	34	312.59	672
37	611	Shri. Vasant Shivram Patil (Late)	5	35	333.91	672
38	612	Mr. Rakesh Jagannath Salgaonkar	5	36	333.91	672
		Smt. Anita Jagannath Salgaonkar				
39	613	Shri. Hari Gopal Shirke	5	37	333.91	672
40	614	Smt. Diana Sophia Arora	5	38	333.91	672
41	615	Shri. Sadanand Shankar Bhingarde	5	39	397.25	750
42	616	Miss. Neha Anurag Dube	5	40	333.91	672
		Mrs. Nisha Anurag Dube (Late)				
		Mr. Anurag Mohan Dube				
43	617	Dr. Vrushali Rajesh Mhatre	5	41	333.91	672
44	618	Shri. P. V. Sabnis	5	42/610	333.91	672
45	619	Smt. Nisha Anurag Dube (Late)	5	43	312.59	672



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**ADARSH NAGAR SHRANIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
45	619	Shri. Anurag Mohan Dube	5	43	312.59	672
46	620	Mr. Shrikant Ramkrishna Desai	5	44	333.91	672
		Mr. Hemant Ramkrishna Desai				
47	621	Smt. Sataywati Shantaram Dewoolkar (Late)	5	45	333.91	672
		Shri. Sukaji Shantaram Dewoolkar				
48	622	Shri. Sakharam Vishnu Pednekar (Late )	5	46	333.91	672
49	623	Mr. Pradeep Gopal Zantye	5	47	333.91	672
50	624	Smt. Sudha Gopal Zantye (Late)	5	48	397.25	750
51	625	Ms. Jyoti Ankush Satardekar	5	49	333.91	672
52	626	Shri K. C. Thomas	5	50	333.91	672
53	627	Shri. Venkatesh J. Sanchu	5	51/580	333.91	672
54	628	Smt. Deepali Ulhas Gholkar	5	52	312.59	672
55	629	Shri. Narendra Sakharam Patade	5	53	333.91	672
56	630	Smt. Rajashree Krishna Naik	5	54	333.91	672
57	631	Dr. Mr. Rajeshwar V. Shastri	5	55	333.91	672
		Mrs. Poornima R. Shastri				
58	632	Mr. Unmesh Mahadeo Gawde	5	56	333.91	672
		Mrs. Usha Hemanatha Shetty				



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ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
59	633	Miss. Asha Vithal Shetty	5	57	397.25	750
		Mrs. Nisha Harish Shetty				
60	634	Shri. Vasant R. Shetty	5	58	333.91	672
61	635	Mr. Pradeepkumar Prataprao Kale	5	59	333.91	672
62	636	Shri. Subhash Yeshwant Parab	5	60	333.91	672
63	637	Mr. Berlin S. Bernad	5	61	312.59	672
64	638	Smt. Shubhangi Yeshwant Shirke	5	62	333.91	672
65	639	Smt. Kuwar Premji Patel	5	63	333.91	672
		Mr. Vijay Premji Patel				
66	640	Mrs. Jyoti Manoj Baikar	5	64	333.91	672
		Mr. Manoj Kashinath Baikar				
67	641	Smt. Kaml Shantaram Ambore	5	65	333.91	672
68	642	Shri. Mahadeo Babu Varvatkar	5	66	397.25	750
69	643	Mr. Sanku Ashalu Gangaram	5	67	333.91	672
70	644	Mr. Pradeep Vidyadhar Ekawade	5	68	333.91	672
71	645	Mr. Pundalik G. Talawadekar	5	69/612	333.91	672
		Mr. Dinanath G. Talawadekar				
		Mr. Pravin G. Talawadekar				

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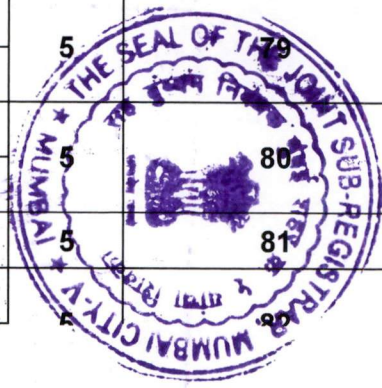
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**ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
		Mr. Anil G. Talawadekar				
		Mr. Nagesh G. Talawadekar				
72	646	Mrs. Bharati Hemant Tulaskar	5	70	312.59	672
73	647	Mrs. Tanvi Sagar Chiplunkar	5	71	333.91	672
		Mr. Sagar Sudhir Chiplunkar				
74	648	Mr. Madhav Somnath Kamath	5	72	333.91	672
75	649	Shri. Alfred Gomes	5	73	333.91	672
76	650	Smt. Kiran S. Maheshwari	5	74	333.91	672
77	651	Shri. Satyapal Gangadhar Bhoga	5	75	397.25	750
78	652	Shri. Surendra Gundu Naik	5	76/592	333.91	672
79	653	Shri. Chandrakant Keshav Kolte	5	77	333.91	672
80	654	Shri. Vishal Kishor Rathod	5	78	333.91	672
81	655	Mr. Kamalakar Mahadeo Kadam	5	79	312.59	672
		Mrs. Tejashree Kamalakar Kadam				
82	656	Mr. Venkatesh M. Muttuneni	5	80	333.91	672
		Mrs. Jyoti V. Muttuneni				
83	657	Mrs. Manisha R. Mandlecha	5	81	333.91	672
84	658	Shri. Krishna C. Maheshwaram	5	82	333.91	672

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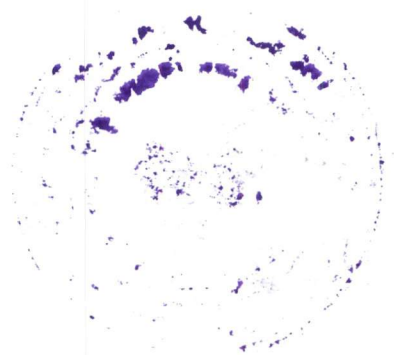


**ADARSH NAGAR SHRMIK CO-OP HSG SOC LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
84	650	Shri. Chandramouli J. Maheswaram	5	82	333.91	672
85	659	Smt. Nirmala Raharam Mhapankar (Late )	5	83	333.91	672
86	660	Miss. Hiroo Ram Shahani	5	84	397.25	750
		Mr. Arun Ram Shahani				
87	661	Shri. Rajendrakumar Chandrayya Vasam	5	85	333.91	672
88	662	Mrs. Dhanavanta Yashawant Kamble	5	86	333.91	672
		Miss. Sanghamitra Dagdu Waghmare				

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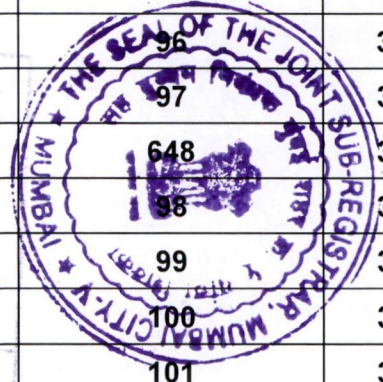
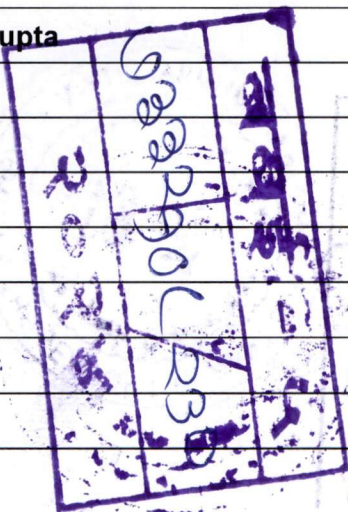


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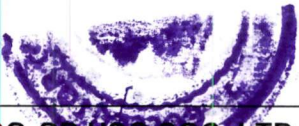
**ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
89	663	Mrs. Varalaxmi Satyapal Bhoga	5	87/652	333.91	672
		Mr. Satyapal Gangadhar Bhoga				
90	664	Smt. Deepali Ganesh Lad	5	88	312.59	672
91	665	Shri. Basrur Shantharam Upadhyaya	5	89	333.91	672
92	666	Mrs. Rita Sigmund Rocha	5	90	333.91	672
93	667	Master Parth Abhijit Parab	5	91	333.91	672
		Mr. Abhijit Jayram Parab				
94	668	Mrs. Asmita Abhijit Parab	5	92	333.91	672
95	669	Mr. Ravindra Bajirao Rane	5	93	397.25	750
96	670	Mr. Raviraj Bharat Salvi	5	94	333.91	672
97	671	Smt. Madhumita Maneshkumar Dasgupta	5	95	333.91	672
98	672	Mr. Satishkumar Laxman Mittapelli	5	96	333.91	672
99	673	Mr. Suresh Hanmanthu Adepu	5	97	312.59	672
100	674	Smt. Smita Anant Walavalkar	5	648	333.91	672
101	675	Smt. Supriya Narayan Malankar	5	98	333.91	672
102	676	Richard Mark Fernandes	5	99	333.91	672
103	677	Smt. Vijaya Bhalchandra Deshmane	5	100	333.91	672
104	678	Smt. Cristalina A. Fernandes (Late. )	5	101	397.25	750



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**ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
105	679	Smt. Vasundhara V. Satardekar	5	613	333.91	672
106	680	Miss. Poonam Suresh Kadge	5	102	333.91	672
107	681	Smt. Indira Shivram Desai (Late)	5	103	333.91	672
108	682	Shri. Chandrakant Bhagwan Sawant	5	104	312.59	672
		Shri. Vinit Vinod Sawant				
		Mrs. Arti Chandrakant Chavan				
		Mr. Saurabh Kishor Bhalerao				
		Mrs. Poonam Prabhakar Raorane				
109	683	Shri. Vidyadhar Shamrao Pawar	5	105	333.91	672
110	684	Miss. Vandana Shantaram Bandal	5	106	333.91	672
		Mr. Vinayak Shantaram Bandal				
		Mr. Vijaykumar Shantaram Bandal				
		Mr. Vilas Shantaram Bandal				
		Mr. Rajan Shantaram Bandal				
		Mrs. Alka Vasant Parab				
		Mrs. Shraddha Sudhir Palav				
111	685	Mr. Rohitkumar Satyanarayana Veerabathini	5	107	338.91	672
		Mr. Satyanarayana Narsaiah Veerabathini				

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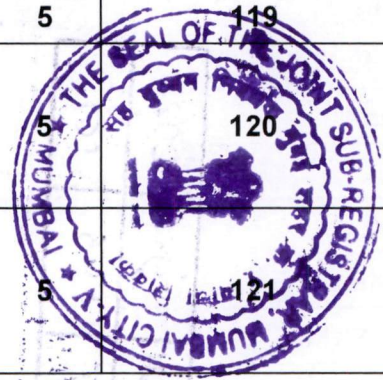
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**ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
112	686	Smt. Sampada Kishor Bhogale	5	108	333.91	672
113	687	Smt. Susan Husen Chang	5	109	397.25	750
114	688	Mr. Jagannath Manjunath Ganiga	5	110	333.91	672
115	689	Smt. Leelavati Amrutlal Shah (Late )	5	111	333.91	672
116	690	Shri. Pandurang Kuttykana Gowda	5	112	333.91	672
117	691	Smt. Satyawati R. Khot (Late)	5	113	312.59	672
118	692	Mrs. Esmeralda U. D'souza	5	114	333.91	672
119	693	Shri. Vinayak Mahadeo Patil	5	115	333.91	672
120	694	Shri. Raju Muthu Swamy	5	116	333.91	672
121	695	Mr. Ramesh Venkaiah Mora	5	117/584	333.91	672
122	696	Shri. Rajenderakumar Mahagilal Gupta	5	118	397.25	750
123	697	Mr. Sudhir Suresh Salunke	5	119	333.91	672
124	698	Mr. Abhijeet Ramesh Patankar	5	120	333.91	672
		Mr. Ashutosh Ramesh Patankar				
		Smt. Manjusha Ramesh Patankar				
125	699	Ms. Irene Jacinta Sequeira	5	121	333.91	672
		Mr. Herald Sequeira				
		Ms. Mary Sequeira				

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**ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD**

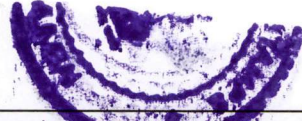
Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
126	700	Mr. Nandkishor Dattaram Manjrekar	5	122	312.59	672
127	701	Mrs. Celine Molly Gomes	5	123	333.91	672
128	702	Shri. Shrinivas Achayya Mamidyala	5	124	333.91	672
		Mrs. Padma Shrinivas Mamidyala				
129	703	Mr. Sameer Vilas Jadhav	5	125	333.91	672
130	704	Smt. Anuradha Vilas Jadhav	5	126	333.91	672
131	705	Shri. Dharamchand Nainalal Jain	5	127	397.25	750
132	706	Mr. Kirankumar Gangaram Marri	5	128	333.91	672
133	707	Smt. Anuradha Vitthal Kulkarni	5	129	333.91	672
		Mrs. Asmita Arvind Naik				
134	708	Mr. Nityanand Narayan Naik	5	130	333.91	672
		Mr. Sadanand Narayan Naik				
135	709	Shri. Madhukar Kashinath Patil (Late)	5	131	312.59	672
136	710	Shri. Wilfred Louis Samson	5	132	333.91	672
		Miss. Flora Louis Samson				
		Shri. Robert Louis Samson				
137	711	Mrs. Nirmala Laxman Dhamsam	5	133	333.91	672
138	712	Shri. Bhalchandra R. Pendharkar	5	134	333.91	672

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**ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
139	713	Mr. Satyanarayan Ambaji Shripati Mrs. Usha Satyanarayan Shripati	5	135	333.91	672
140	714	Shri. Dadasaheb Maruti Bhandare	5	136	397.25	750
141	715	Shri. M. A. Balamurugesan	5	137	333.91	672
142	716	Bapu Ghanshyam Parab	5	138	333.91	672
143	717	Mr. Milind Arvind Desai Mrs. Kavinta Pradeep Zantye	5	139	333.91	672

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ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
144	718	Mrs. Madhu B. Sahu (Late) Shri. Varun B. Sahu	5	140/588	312.59	672
145	719	M/s. World Renewal Spiritual Trust	5	141/660	333.91	672
146	720	Shri. Parag Atmaram Bambardekar Smt. Varsha Atmaram Bambardekar	5	142	333.91	672
147	721	Mr. Satish Pandurang Sawant	5	143	333.91	672
148	722	Shri. Yeshwant Ramchandra Lad	5	144	333.91	672
149	723	Mrs. Sudha Eknath Sawant	5	145	397.25	750
150	724	Shri. Mohan Shivmangal Singh	5	146	333.91	672
151	725	Smt. Laxmi N. Samal	5	147	333.91	672
152	726	Shri. Vijaykumar Traimbak Sule	5	148	333.91	672
153	727	Shri. Malcolm Sequeira Miss. Gloria Sequeira	5	149	312.59	672
154	728	Ms. Nidhi Rai	5	150	333.91	672
155	729	Mr. Dolphy Philip Baretto	5	151	333.91	672
156	730	Shri. Shashikant B. Sonawane	5	152	333.91	672
157	731	Mr. Prasad Chandrakant Satardekar Mr. Sameer C. Satardekar	5			672

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**ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
157	731	Mr. Kiran C. Satardekar	5	509	333.91	672
		Smt. Sushila C. Satardekar				
157	732	Mr. Laxmikant Devanna Naik	5	570	397.25	750
		Mr. Venkatesh Devanna Nayak				
		Mrs. Shobha Hamanna Nayak				
159	733	Mr. Sanjay Kashinath Surve	5	153	333.91	672
160	734	Smt. Vidyadevi A. Choudhary	5	568	333.91	672
161	735	Mr. Girish Narayan Sawant	5	154	333.91	672
		Miss. Shobha Narayan Sawant				
162	736	Mr. Vemua Satyanarayana Venkatesham	5	155	312.59	672
		Mrs. Vemula Ranjana Satyanarayana				
163	737	Shri. Jacob Sarvatama Soans	5	156	333.91	672
164	738	Mr. Balasaheb Anandrao Patil	5	157	333.91	672
165	739	Shri. Kamalakant Purushottam Shirodkar	5	158	333.91	672
166	740	Mr. Prasad Subhash Parab	5	159	333.91	672
167	741	Mr. Rajendar Venkatesh Kundaram	5	160/577	397.25	750
		Mrs. Aruna Rajendar Kundaram				
168	742	Smt. Nita Naresh Jadhav	5	161	333.91	672

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ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
169	743	Mr. Umesh Sadanand Chavan	5	162	333.91	672
170	744	Shri. Shankar Raju Shetty	5	163	333.91	672
171	745	Mrs. Deepali Deepak Gawde	5	164	312.59	672
172	746	Mr. Ganesh Vasu Shetty	5	165	333.91	672
173	747	Smt. Shobha Vilas Khetle	5	168	333.91	672
174	748	Premkumaran A.	5	167	333.91	672
175	749	Smt. Shital Subhash Rane	5	169	333.91	672
176	750	Mr. Sukhdeo Charan	5	169	397.25	750
177	751	MR. VASUDEV GANAPPA SALIAN	5	170	333.91	672
		alias				
		VASUDEV GANAPPA KANCHAN				
		MR. PRAMOD GANAPPA KANCHAN				
MRS. MANJULA HARISH SALIAN						
SMT. VIMALA GANAPPA KANCHAN						
178	752	Smt. Bhagirathi G. Mhapankar (Late)	5	171	333.91	672
179	753	Miss. Sandhya Kandasamy	5	172	333.91	672
		Smt. Sudha Kandasamy	5	173	312.59	672
180	754	Mr. Prashant Dinesh Panchal	5	173	312.59	672
181	755	Mr. Gopinath Ramanath Kamath	5	174	333.91	672
		Mrs. Aruna Gopinath Kamath	5	174	333.91	672

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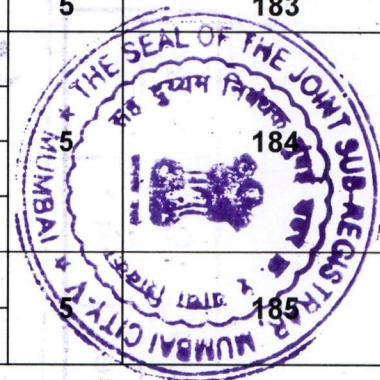
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**ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
182	756	Mr. Warrel Stewart D'silva	5	175	333.91	672
183	757	Shri. Dayanand R. Racha	5	176	333.91	672
184	758	Mr. Deepak Gopal Harmalkar Mrs. Anuradha Deepak Harmalkar	5	177	333.91	672
185	759	Shri. A. C. Purav	5	179	397.25	750
186	760	Mr. Bhavesh C. Bid (Late) Mr. Chimanlal K. Bid Mrs. Jasmin B. Bid	5	178/583	333.91	672
187	761	Mrs. Vrinda Rajiv Chilay	5	180	333.91	672
188	762	Shri. Vivek Narayan Deshmukh	5	181	333.91	672
189	763	Shri. Xavier Sieiro	5	182	312.59	672
190	764	Smt. Girijadevi Shivmurat Singh (Late)	5	183	333.91	672
191	765	Mr. Vishwas J. Dabholkar Mr. Ramesh J. Dabholkar Mr. Sanjay J. Dabholkar Smt. Anjali Arun Dabholkar	5	184		
192	766	Mr. Ajinkya Atmaram Bandbe Mr. Atmaram Sitaram Bandabe	5	185	333.91	672

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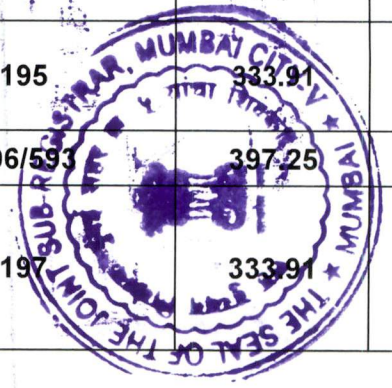
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**ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
193	767	Mr. Vijay Kashinath Kalzunkar	5	186/600	333.91	672
194	768	Shri. Sham Dattatraya Jadhav	5	187	397.25	750
195	769	Mr. Rammohan Pullayya Bairam	5	188	333.91	672
196	770	Smt. Anita Chandrakant Amberkar	5	189	333.91	672
197	771	Shri. Swapnil Subhash Parab	5	190	333.91	672
198	772	Smt. Vanita Rao	5	191	312.59	672
199	773	Mr. Abhijeet Vijay Gawde	5	192	333.91	672
		Smt. Vaishali Vijay Gawde				
200	774	Shri. Manojkumar A. Saha	5	193	333.91	672
		Mrs. Tanushree M. Saha				
201	775	Mr. Mohan Lal Tulsi Ram Suthar	5	194	333.91	672
		Mrs. Poonam Mohan Lal Suthar				
202	776	Mr. Chandrasekhar Krupanadam Chiliveri	5	195	333.91	672
		Mrs. Hema Chandrasekhar Chiliveri				
203	777	Shri. Suresh Tukaram Patil	5	196/593	397.25	750
204	778	Mr. Ganesh Bhumayya Boddula	5	197	333.91	672
		Mr. Giribabu Bhumayya Boddula				
		Smt. Laxmi Bhumayya Boddula				

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**ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
205	779	Mr. Umesh Ramchandra Gawde	5	198	333.91	672
206	780	Shri. Sanjiv Gajanan Punalekar	5	199	333.91	672
207	781	Smt. P. K. Sarojinamma	5	200	312.59	672
208	782	Mrs. Priya Chandramohan Naik	5	201	333.91	672
209	783	Shri. Chandramohan Shankar Naik	5	202	333.91	672

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ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
210	784	Shri. Surendra Sambhaji Khandare	5	203	333.91	672
		Mrs. Jayshree Surendra Khandare				
211	785	Smt. Premvati S. Shrivastav	5	204	333.91	672
212	786	Mrs. Kusum Gorakhnath Mohite	5	205	397.25	750
213	787	Shri. Sanjay Ishwar Sawant	5	206	333.91	672
214	788	Shri. Ashok Nanikram Masand	5	207	333.91	672
215	789	Mr. Ashok Nanikram Meka	5	208	333.91	672
216	790	Smt. Ramadevi Ram Reddy	5	209	312.59	672
		Master Dakshesh Ram Reddy				
217	791	Mrs. Saraswati N. Swami Guram	5	210/582	333.91	672
		Shri. N. Swami Gurram				
218	792	Shri. Maheshkumar N. Gurram	5	211	333.91	672
219	793	Dr. Mrs. Jitashree Nikhil Vibhande	5	212	333.91	672
220	794	Mr. Bhushan Mahadeo Jalgaonkar	5	213/649	333.91	672
221	795	Shri. Samadhan Mahadeo Jalgaonkar	5	214	397.25	750
222	796	Shri. Uttam Sakharam Kadam (Late )	5	215/644	333.91	672
223	797	Shri. Narasimhaswami Siddram Gurram	5	216	333.91	672
224	798	Shri. Rajendra Sitaram Rane	5	217	333.91	672

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**ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
225	799	Shri. Bhupendra Vasudeo Manjrekar	5	218	312.59	672
226	800	Shri. Yadagiri Narsimha Swami Gurram	5	219	333.91	672
227	801	Smt. Yashoda Sonu Ambadskar	5	220	333.91	672
228	802	Shri. Xavier Francis Tharayil	5	221	333.91	672
229	803	Mrs. Priya Pradeep Patade	5	222	333.91	672
230	804	Mr. Dilip Waman Chawan	5	223	397.25	750
231	805	Mr. Jayantha Sadanand Amin	5	224	333.91	672
		Mrs. Prabha Jayantha Amin				
232	806	Miss. Ashwini Kapileshwari	5	225	333.91	672
233	807	Shri. Ramesh Ramayya Bairi	5	226	333.91	672
234	808	Shri. Mukund Raghoroao Swami	5	227	312.59	672
235	809	Smt. Malti Mahadeo Girkar	5	228	333.91	672
236	810	Mr. Dinesh Vishal Khilari	5	229	333.91	672
237	811	Mr. Lancaster Fernandes	5	230	333.91	672
		Shri. Allan Fernandes				
		Ms. Palmira Fernandes				
		Mrs. Elvira Godwin				
		Mrs. Matilda Cardozo				

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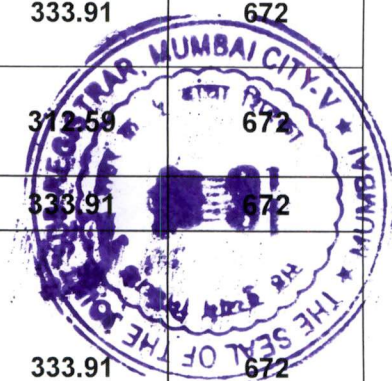
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**ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
		Mrs. Jennifer Noronha				
238	812	Mr. Shankar malkayya Kokkula	5	231	333.91	672
		Mr. Chandramohan Shankar Kokkula				
239	813	Shri. Krishanchand Thapliyal	5	232	397.25	750
240	814	Ms. Meena Shivappa Anchan	5	233	333.91	672
		Ms. Pratibha Shivappa Anchan				
241	815	Smt. Chitra R. Sawant	5	234	333.91	672
		Shri. Ravindra Shivram Sawant				
242	816	Mr. Ravindra Shivram Sawant	5	235	333.91	672
		Mrs. Chitra Ravindra Sawant				
243	817	Shri. Abhijit G. Warade	5	236/624	312.59	672
		Shri. Gajanan N. Warade				
244	818	Smt. Anandibai V. Wadyekar (Late)	5	237	333.91	672
245	819	Miss. Meena Rajaram Surve	5	238/590/662	333.91	672
		Mr. Pradeep R. Surve				
		Mrs. Smita A. Dhuru				
		Mrs. Bharati N. Rinzed				
		Mrs. Geeta U. Gawde				

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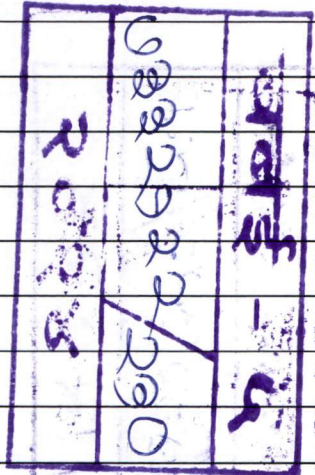
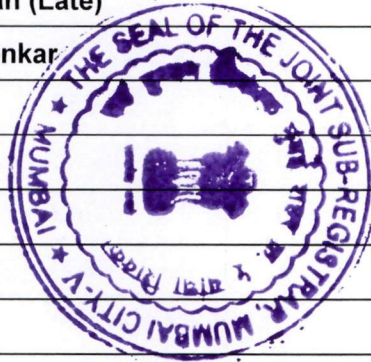
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Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
246	820	Mr. Suhas Parshuram Dalvi	5	239	333.91	672
247	821	Shri. Hanumant Narayan Mahajan (Late)	5	240	333.91	672
248	822	Shri. Vikrant Pandurang Jalgaonkar	5	241	397.25	750
249	823	Mr. Prateek Subhash Patil	5	242	333.91	672
		Mr. Subhash G. Patil				
250	824	Shri. Ashok Ganpat Patil	5	243	333.91	672
251	825	Mr. Parshuram Dewoo Ghagare	5	244	333.91	672
		Mr. Sharad Dewoo Ghagare				
252	826	Mr. Pradeep Bala Pawar	5	245	312.59	672
253	827	Mr. Vinayak Anant Warang	5	246	333.91	672
254	828	Smt. Parvati Shankar Dange	5	247	333.91	672
255	829	Smt. Sunanda Sitaram Birje	5	248	333.91	672
256	830	Mr. Sudesh Sadanand Nagwekar	5	249	333.91	672
257	831	Mrs Ansuya Satyanarayan Yella	5	250	397.25	750
258	832	Shri. Subruyan Nagppa Bekal (Late)	5	251	333.91	672
259	833	Mr. Devendra Mallesh Kola	5	579/635	333.91	672
260	834	Shri. Rajanna Bakayya Chuka	5	252	333.91	672
261	835	Mrs. Prabhavati Shrikant Tigdi	5	253/657	312.59	672



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ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
262	836	Shri. Pramod Gopal Sawant	5	254/574	333.91	672
263	837	Mrs. Sonal Vinayak Kadam	5	255	333.91	672
264	838	Smt. Shanta Sakharam Ridhorkar	5	256	333.91	672
265	839	Mr. Naresh Pandurang Jalgonkar	5	257	333.91	672
266	840	Miss. Chhaya Yeshwant Narvekar	5	258	397.25	750
267	841	Shri. Laxman Dhondu Gaonkar	5	259	333.91	672
268	842	Shri. Vinayak Shivaji Naik	5	260	333.91	672
269	843	Smt. Bhakti Bhaskar Salgonkar	5	261	333.91	672
		Smt. Sarita Digambar Phatji				
		Mr. Prathamesh A. Naikrvind				
		Mr. Omkar Arvind Naik				
		Mrs. Sunita Premanand Kudav				
		Mrs. Prachi Pradeep Sarang				
270	844	Shri. Dattaram Rajaram More	5	262	312.59	672
271	845	Mr. Srinivas Laxman Konda	5	263	333.91	672
		Mrs. Bharti Laxman Konda				
272	846	Shri. Mangesh Ramesh Shirgaonkar	5	264	333.91	672
		Mrs. Vanita Mangesh Shirgaonkar				

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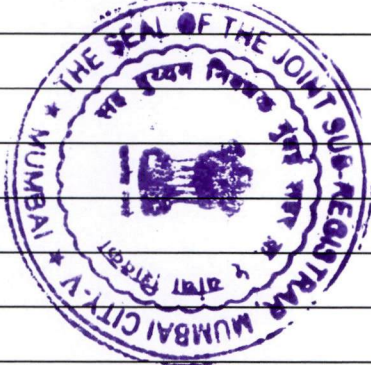
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**ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
273	847	Shri. Sanjay Shivaji Tawde	5	265	333.91	672
274	848	Shri. Dnyanesh Bhalchandra Deo	5	266	333.91	672
275	849	Cynthia Rebello	5	267	397.25	750
		Regina Almeda				
		Mr. Sebastian Pereira				
		Mr. Melvyn Pereira				
275	850	Smt. Swati Satish Shetye	5	268	333.91	672
277	851	Mr. Thirupathi Ramlu Shekelli	5	269	333.91	672
		Mr. Amal Chagan Mohite				
278	852	Late Smt. Kalindi S. Surve	5	270	333.91	672
279	853	Shri. Bhagwan Gopal Mhatre	5	271	312.59	672
280	854	Shri. Abhay Shankar Hadap	5	272	333.91	672
281	855	Smt. Pushpa Sadashiv Mallapurkar	5	273/643	333.91	672
		Mr. Sanjiv S. Mallapurkar				
		Mr. Hemant S. Mallapurkar				
		Mr. Shirish S. Mallapurkar				
282	856	Mr. Dilip Yashavant Shivalkar	5	274	333.91	672
283	857	Mrs. Vasudha Vijaykumar Sawant	5	275	333.91	672



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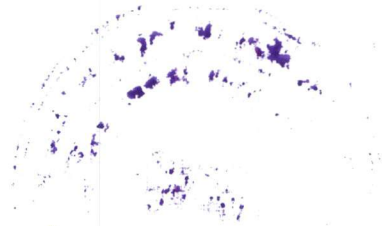


**ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
284	858	Mrs. Synthia M. Lobo	5	276	397.25	750
285	859	Shri. Uday Maheshwar Gavandi	5	277	333.91	672
286	860	Smt. Ahilya Bhimrao Mangalvedekar	5	278	333.91	672

ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD

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**ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
287	861	Miss. Manju B. Rohikar (Late)	5	279	333.91	672
		Miss. Jayashree B. Rohikar				
288	862	Mrs. Smita Vilas More	5	280	312.59	672
289	863	Shri. Devarajan Laxman Adepur	5	281	333.91	672
290	864	Shri. Suryakant Keshav Shivalkar	5	282	333.91	672
291	865	Smt. Ammai Lachayya Dharap	5	283	333.91	672
292	866	Mrs. Pallavi A. Gawankar	5	284	333.91	672
		Mr. Arvind Ramchandra Gawankar				
293	867	Mrs. Avita Fernandes	5	286	397.25	750
294	868	Shri. Chandramohan Shankar Kokkula	5	285	333.91	672
295	869	Shri. Chandrakant Rajaram Sawant	5	287	333.91	672
296	870	Shri. Ravindra Shantaram Kudtarkar	5	288	333.91	672
297	871	Shri. Suresh Vasudeo Dalvi	5	289	312.59	672
298	872	Mr. Nagesh Laxminarayana Komuravelli	5	291	333.91	672
299	873	Shri. Sanjay Bhagwan Wadekar	5	291	333.91	672

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**ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
300	874	Mrs. Geeta Chandrashekhar Kamtam	5	292	333.91	672
		Mr. Chandrashekhar Satyapal Kamtam				
301	875	Shri. Chandrakant Bhiva Manjrekar	5	293	333.91	672
302	876	Smt. Mangala Yashwant Shinde	5	294	397.25	750
303	877	Shri. Agnelo Antao	5	295	333.91	672
304	878	Shri. J. N. Samal	5	296	333.91	672
305	879	Mr. Manohar B. Vemula	5	297	333.91	672
		Mrs. Laxmi M. Vemula				
306	880	Smt. Satyamma Rajareddy Mogile	5	298	312.59	672
307	881	Mrs. Ruchitha Hanish Chennuri	5	567	333.91	672
308	882	Mr. Rohit Ochhavlal Shah	5	299	333.91	672
309	883	Smt. Padmini Rajaram Jalgaonkar	5	300	333.91	672
310	884	Mr. Suresh Buchchanna Gudla	5	301/585	333.91	672
311	885	Shri. Pravin Rawaji Gawade	5	302	397.25	750
312	886	Mr. Joaquim Emidio Fernandes	5	303	333.91	672
		Mr. Xavier Fernandes				
313	887	Smt. Meena Kundan Muppidi	5	304	333.91	672
314	888	Mr. Karthik Shankar Guntuka		305	333.91	672

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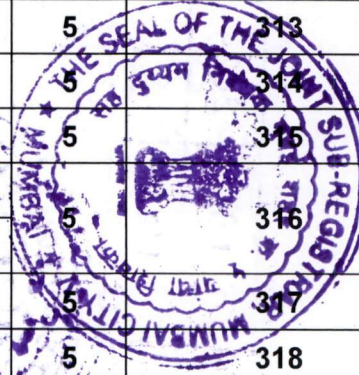
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**ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
314	888	Mrs. Vanita K Guntuka	5	305	333.91	672
315	889	Mrs. Tripti Rajan Shetty	5	306/621	312.59	672
316	890	Mr. Vijay B.R. Singh	5	307	333.91	672
317	891	Vijay R. Sawant	5	308/587	333.91	672
		Sudhakar R. Sawant				
		Arvind R. Sawant				
		Mrs. Harshada Hemant Parab				
318	892	Shri. Prashant Somaji Palav	5	309	333.91	672
319	893	Shri. Milind Gopal Behere	5	310	333.91	672
320	894	Mr. Shashikant Sanjiva Amin	5	311	397.25	750
321	895	Shri. Sudhir Subhash Tondwalkar	5	312	333.91	672
322	896	Shri. Sadashiv Narayan Shetty	5	313	333.91	672
323	897	Shri. Ramakant R. Shirsekar	5	314	333.91	672
324	898	Shri. Jagannath M. Shetty	5	315	312.59	672
325	899	Mrs. Vanita Narendra Dornala	5	316	333.91	672
		Mr. Narendra Sittaiah Dornala				
326	900	Shri. Makrand Chandrakant Desai	5	317	333.91	672
327	901	Mr. Dharmesh Rasiklal Shah	5	318	333.91	672

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ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
328	902	Mr. Sukhmangal Basant Bahadur Singh	5	319	333.91	672
		Mr. Rajendra Pratap Singh				
		@ Raiendra Basant Bahadur Singh				
		Mr. jeetendra Basant Singh				
		Mrs. Sunanda Bharat Singh				
329	903	Mr. Suni Sham Ramchandani	5	320	397.25	750
330	904	Mrs. Vijayalaxmi Devrajam Adepur	5	321	333.91	672
331	905	Smt. Madhura Chandramouli Maheshwaram	5	322	333.91	672
332	906	Mrs. Supriya Samadhan Jalgaonkar	5	323	333.91	672
		Mrs. Shweta Sudesh Nagwekar				
333	907	Miss. Varsha Dattaram Rane	5	324/627	312.59	672
		Mr. Vikas Dattaram Rane				
334	908	Smt. Charushila C. Jagtap (Late)	5	325	333.91	672
335	909	Shri. Harkha Hari Patel	5	326	333.91	672
336	910	Shri. Tukaram Pandurang Shetye (Late)	5	327	333.91	672
337	911	Smt. Shama Irani	5	328	333.91	672
338	912	Smt. Shashikala J. Chandarana	5	329	397.25	750
339	913	Shri. Rajan Ramchandra Raipelly	5	330	333.91	672
340	914	Shri. Sharad R. Raipelly	5	331	333.91	672

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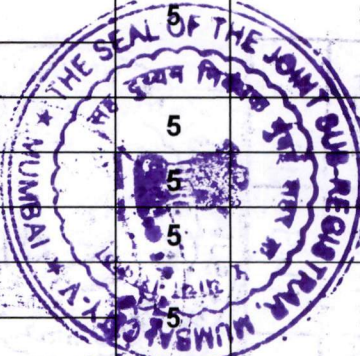
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**ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
341	915	Shri. Surendra Vithal Nigwekar	5	332	333.91	672
342	916	Smt. Tulsibai Ramdas Bandi	5	333	312.59	672
343	917	Shri. Sagar Sakharam Darekar	5	334	333.91	672
344	918	Shri. Nageshwar R. Katkam	5	335	333.91	672
		Mrs. Lata Nageshwar Katkam				
345	919	Mrs. Reshma Dharmesh Shah	5	336	333.91	672
346	920	Mr. Vishnu Mahabaleshwar Morje	5	337	333.91	672
347	921	Mrs. Ruchitha Hanish Chennuri	5	338	397.25	750
348	922	Shri. Thirupathi Ramayya Poreddy	5	339	333.91	672
349	923	Shri. Prakash Shantaram Javkar	5	340	333.91	672
350	924	Mr. Anthony Gearld Fernandes	5	341	333.91	672
		Mr. Paul Fernandes				
		Mr. Mario Fernandes				
351	925	Miss. Shweta Suresh Kadge	5	342	312.59	672
352	926	Mr. Mahesh Narayan Boddu	5	343	333.91	672
353	927	Mr. Bhupesh Sambhaji Jadhav	5	344	333.91	672
354	928	Mr. Santosh Balkrishna Dhuri	5	345	333.91	672
		Mrs. Rupali Santosh Dhuri				

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**ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD**



Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
355	929	Shri. Virla Shankarayya Ramayya	5	346	333.91	672
356	930	Miss. Ruchira Ramesh Rajadhyaksha	5	347	397.25	750
		Mrs. Swati Vyankatesh Kamat				
		Mrs. Archana Avdhoot Samantnewalkar				
357	931	Mr. Ranjit Vinayak Apradh	5	348/581	333.91	672
		Mrs. Jyoti Satyawar Wadekar				
		Mr. Hemant Vinayak Apradh				
		Smt. Anagha Sunil Apradh				
		Mr. Prashant Vinayak Apradh				
358	932	Mrs. Sunita Ananta Kulkarni	5	349	333.91	672
		Mrs. Savita Shashikant Kulkarni				
		Mrs. Vaishali Prasad Koparkar				
359	933	Mr. Santhan Agnelo D'souza Aanello Joaquin D'souza	5	350	333.91	672
		Mr. Felix Joaquim D'souza				
		Mr. Anthony Joaquim D'souza				
		Mrs. Hergia Filimena Matida				
360	934	Shri. Chandrashekar Shivaputrappa Yalavatti	5	351	312.59	672

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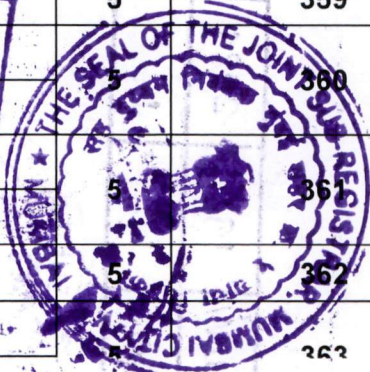
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**ADARSH NAGAR SHRAMIK CO-OP. HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
361	935	Shri. Ashok Laxman Kasalkar	5	352	333.91	672
		Shri. Pandharinath Laxman Kasalkar				
		Miss. Vijaya Laxman Kasalkar				
362	936	Shri. Satyawan Ramchandra Pednekar	5	353	333.91	672
363	937	Mr. Sanjeev Gajanan Surve	5	354	333.91	672
		Smt. Chaya Gajanan Surve (Late)				
364	938	Mrs. Dhanwanti Singh	5	355	333.91	672
		Mr. Avinash Singh				
365	939	Smt. Celine Lawrence Paul	5	356	397.25	750
366	940	Mr. Mahesh Basappa Alur	5	357	333.91	672
367	941	Shri. Pratap Bhikagi Patane	5	358	333.91	672
368	942	Shri. Shivaji Lahu Surve	5	359	333.91	672
369	943	Mr. Pushkar Vasant Poudwal	5	360	312.59	672
		Mr. Ujwal Vasant Poudwal				
370	944	Mr. Krishna Bhaskar Bandi	5	361	333.91	672
		Mrs. Sneha K. Bandi				
371	945	Mr. Clarence Dantis S/o. Mr. Fredrick Dantis	5	362	333.91	672
372	946	Mrs. Nirmala Chandrakant Patil	5	363	333.91	672

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**ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD**

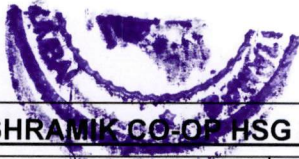
Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
372	940	Mr. Bholanath Chandrakant Patil	5	363	333.91	672
373	947	Mrs. Revati Rasik Naik	5	364	333.91	672
		Mrs. Bharati Virendra Verlekar				
		Mrs. Smita S. Sakharkar				
		Miss. Vijaya Maruti Lad				
		Mrs. Deepa Sunil Naidu				
374	948	Shri. Kirti Kantilal Shah	5	365	397.25	750
375	949	Mrs. Vimala Srinivas Ramanadham	5	366	333.91	672
		Mr. Shrinivas V. Ramanadham				
376	950	Mrs. Shobha V. Sunchu	5	367	333.91	672
		Mr. Venkatesh J. Sunchu				
377	951	Shri. Chandrakant Govind Nikam	5	368	333.91	672
378	952	Smt. Vimaladevi Babulal Soni	5	369	312.59	672
379	953	Shri. Sharadchandra Limbadri Adepu	5	370	333.91	672
		Mrs. Meera Sharadchandra Adepu				
380	954	Shri. Bhumayya K. Bandi	5	371	333.91	672
		Smt. Meera Bhumayya Bandi				
		Mrs. Bhanumati Chakrapani Alle				

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**ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
381	955	Shri. Shantaram Balaji Panchal (Late)	5	372	333.91	672
382	956	Mr. Devidas Mallayya Boda	5	373/647	333.91	672
383	957	Shri. Nitin Sadanand Todankar	5	374/659	397.25	750
384	958	Smt. Ratna Sharanappa Alur	5	375/637	333.91	672
385	959	Mr. Vinod A. Choudhari	5	376	333.91	672
		Mrs. Charulata V. Choudhari				
386	960	Shri. Ravindra Harishchandra Zaryekar	5	377	333.91	672
387	961	Smt. Laxmi Vithal Bhairi (Late)	5	378	312.59	672
388	962	Shri. Anand Narayan Arolkar	5	379	333.91	672
389	963	Shri. J. N. Boga	5	380	333.91	672
390	964	Mrs. Sanjana Sanjay More	5	381	333.91	672
391	965	Mr. Nandu Chandrakant Patil	5	382/608	333.91	672
392	966	Mr. Vineet Ashok Saraf	5	383	397.25	750
393	967	Mr. Arunkumar Shankar Singh	5	384	333.91	672
394	968	Mr. Narendra Sattaiah Dornala	5	385	333.91	672
		Mrs. Vanita Narendra Dornala				
395	969	Shri. Vijay Rajendra Kubal	5	386	333.91	672

ROOM NO.	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969
NAME	Shri. Shantaram Balaji Panchal (Late)	Mr. Devidas Mallayya Boda	Shri. Nitin Sadanand Todankar	Smt. Ratna Sharanappa Alur	Mr. Vinod A. Choudhari	Shri. Ravindra Harishchandra Zaryekar	Smt. Laxmi Vithal Bhairi (Late)	Shri. Anand Narayan Arolkar	Shri. J. N. Boga	Mrs. Sanjana Sanjay More	Mr. Nandu Chandrakant Patil	Mr. Vineet Ashok Saraf	Mr. Arunkumar Shankar Singh	Mr. Narendra Sattaiah Dornala	Shri. Vijay Rajendra Kubal



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**ADARSH NAGAR SHRAMIK CO-OP HSG SOC LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
396	970	Shri. Rajendra Bhaskar Kubal	5	387	312.59	672
		Mrs. Prabhavati Rajendra Kubal				
397	971	Mrs. Jyoti Pratap Kudalkar	5	388	333.91	672
		Mrs. Smita Sharadchandra Yadav				
		Mrs. Pratibha Rajendra Pawar				
		Mr. Vikram Pandurang Chawan				
		Mr. Shekhar Pandurang Chawan				
398	972	Shri. Amit Ashok Sawant	5	389/602	333.91	672
399	973	Miss. Nirmala Gajanan Mahagaonkar	5	390	333.91	672
		Miss Sunita Gajanan Mahagaonkar				
		Mr. Shashikant Gajanan Mahagaonkar				
		Mr. Shantaram Gajanan Mahagaonkar				
		Mr. Sudhakar Gajanan Mahagaonkar				
400	974	Mr. Ravindra Bheemrao Mogli	5	391/615	333.91	672
		Mrs. Laxmi Ravindra Mogli				
401	975	Shri. Arun Ramakant Kedar	5	392	397.25	750
402	976	Smt. Ratnaprabha Ratnakar Pednekar	5	393	333.91	672
403	977	Mr. Naresh V. Gundetti	5	394	333.91	672

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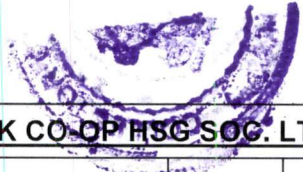
Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
404	978	Mrs. Supriya Ujwal Poudwal	5	395	333.91	672
		Mr. Ujwal U. Poudwal				
405	979	Mr. Murlidhar Krishnayya Perla	5	396	312.59	672
406	980	Umesh G. Mantri	5	397	333.91	672
		Smt. Anagha Umesh Mantri (A/M)				
407	981	Shri. Devendra Sitaram Sawant	5	398	333.91	672
408	982	Mrs. Vanitha Thirupathi Shekelli	5	399	333.91	672
		Mrs. Poonam Ajay Patane				
409	983	Smt. Malati Dwarkanath Sawant (Late)	5	400	333.91	672
410	984	Mr. Ankit Kirti Shah	5	401	397.25	750
		Mrs. Jayashree Kirti Shah				
411	985	Shri. Pratap Y. Shetty	5	402	333.91	672
412	986	Shri. Chandrabhanu R. Mourya	5	403	333.91	672
413	987	Mr. Sajan George	5	404	333.91	672
414	988	Mrs. Supriya Samadhan Jalgaonkar	5	405	312.59	672
		Mr. Samadhan Mahadeo Jalgaonkar				
415	989	Mr. Prakash Pandurang Kamble	5	406/655	333.91	672
		Smt. Laxmi Janayya Sunchu				

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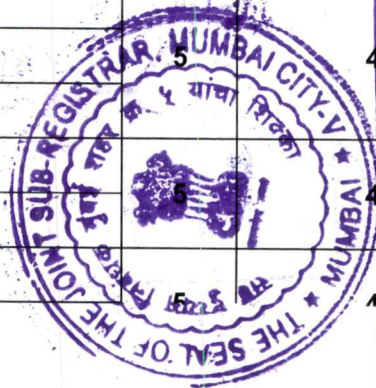
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ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
416	990	Mrs. Shobha Venkatesh Sunchu	5	407	333.91	672
		Mr. Venkatesh Janayya Sunchu				
417	991	Mr. Rajan Babu Shetty	5	408	333.91	672
418	992	Shri. Shirish Krishnanath Khopkar	5	409	333.91	672
419	993	Mr. Milind Thimmappa Shetty	5	410	397.25	750
		Mrs. Suvasini Keshav Shetty				
		Mrs. Vilasini Rao Ravanam @ Mrs. Vilasini Shrinivas Ravanam				
		Smt. Harinakshi Madhusudan Shetty				
		Miss. Snehal Manmohan Shetty				
420	994	Mrs. Padma Gangadhar Pillamarapu	5	411	333.91	672
421	995	Mr. Vijaykant Ankush Chawan	5	412	333.91	672
422	996	Shri. Dilip Ramchandra Rane	5	413	333.91	672
423	997	Mr. Toram Harish Kumar Naidu	5	414	312.59	672
		Mrs. Toram Jyoti Naidu				
		Mr. Toram Somesh Naidu				
424	998	Shri. Tanmay Ashwin Gokani	5	415	333.91	672
		Shri. Sumay Ashwin Gokani				
425	999	Mr. Adesh Dadu Shinde	5	416	333.91	672

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414	5	312.59
415	5	333.91
416	5	333.91

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**ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
425	555	Mr. Subhash Dadu Shinde (Late)	5	416	333.91	672
426	1000	Shri. Mangesh Pandurang Jalgonkar	5	417	333.91	672
427	1001	Mr. Neil Dominic Rodrigues	5	418	333.91	672
		Mrs. Pemala Francis Gonsalves				
		Mrs. Marilyn Ronald Fernandes				
428	1002	Mrs. Pamela Francis Gonsalves	5	419	397.25	750
429	1003	Mr. Kirankumar Perka	5	420	333.91	672
		Mrs. Shweta K. Perka				
430	1004	Smt. Aarati Ganpat Jalgaonkar	5	421	333.91	672

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**ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
431	1005	Mrs. Asmita Prakash Kanade	5	422	333.91	672
		Shri. Prakash Narayan Kanade				
432	1006	Shri. Dilip Bhaduji Warang	5	423	312.59	672
433	1007	Shri. Ramesh Babulal Varma	5	424	333.91	672
434	1008	Shri. Peter Jouquim Dias (Late)	5	425	333.91	672
435	1009	Shri. Umanath R. Shetty	5	426	333.91	672
436	1010	Mr. Hanish Gangaram Chennuri	5	427/576/586/ 598/616	333.91	672
		Mrs. Ruchitha Hanish Chennuri				
437	1011	Mr. Hanish Gangaram Chennuri	5	428	397.25	750
438	1012	Mrs. Rekha Prakash Shetty	5	429	333.91	672
439	1013	Mr. Chirag Sanjiv Kapadia	5	430	333.91	672
440	1014	Shri. Prasad Vasant Badle	5	431	333.91	672
441	1015	Shri. Sitaram Vishnu Gaikwad (Late)	5	432	312.59	672
442	1016	Shri. Anvay Shrikant Bhole	5	433	333.91	672
443	1017	Shri. Amit Balkrishna Halbe	5	434	333.91	672
444	1018	Shri. Ashokkumar Madanlal Rathi	5	435	333.91	672
445	1019	Smt. Suchita Dattaram Salvi	5	436/656	333.91	672
		Mr. Nilin Dattaram Salvi				

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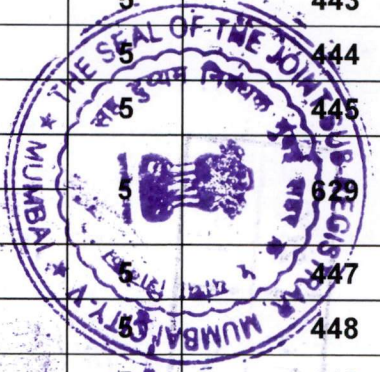
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**ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
446	1020	Shri. Nitin Manohar Karande	5	437	397.25	750
447	1021	Mr. Kunal Dattatraya Parab	5	606	333.91	672
		Swapna Dattatraya Parab				
448	1022	Shri. Arvind P. Dicholkar	5	439	333.91	672
449	1023	Mr. Surendra S. Wadekar	5	440	333.91	672
		Mr. Narendra S. Wadekar				
450	1024	Shri. Chandrashekhar Satyapal Kamtam	5	441	312.59	672
451	1025	Mrs. Madhuri Ramesh Musale	5	442	333.91	672
		Mr. Akash Ramesh Musale				
452	1026	Shri. Ganpat Pandu Bade	5	443	333.91	672
453	1027	Shri. Gundu Amruta Tamgaonkar (Late)	5	444	333.91	672
454	1028	Mrs. Mable Jose Angamali	5	445	333.91	672
455	1029	Mrs. Ranjana Kailash Varpe	5	629	397.25	750
		Mr. Kailash Bhikaji Varpe				
456	1030	Mr. Manohar Krishna Brid	5	447	333.91	672
457	1031	Smt. Sulochana Sambaji Kondurkar	5	448	333.91	672
458	1032	Shri. Ravindra Rajaram Katkam	5	449	333.91	672
459	1033	Shri. Jitendra Gosavi Patil	5	450/626	312.59	672

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**ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
460	1034	Smt. Kumud Agarwal	5	451	333.91	672
461	1035	Shri. Sitakant Narayan Waigankar	5	452	333.91	672
462	1036	Mrs. Bhagyashri Vinayak Jadhav	5	453	333.91	672
		Miss. Aboli Kaloba Rawool				
463	1037	Mr. Govind Sambhaji Loke	5	454	333.91	672
464	1038	Mrs. Janhavi Jayesh Mhatre	5	455	397.25	750
465	1039	Shri. Pradip Yeshwant Salunkhe	5	456	333.91	672
		Mrs. Jayshree Pradip Salunkhe				
466	1040	Shri. Bharat Pravinchandra Batavia	5	457	333.91	672
467	1041	Mr. Hemang Mansukh Chedda	5	458	333.91	672
468	1042	Shri. Jagdish Ramchandra Raut (Late)	5	459	312.59	672
		Miss. Sangeeta Ramchandra Raut				
469	1043	Ms. Beliza Anthony Dass	5	460	333.91	672
470	1044	Shri. Shrikant S. Kolambekar	5	461	333.91	672
		Mrs. Sheetal S. Kolambekar				
471	1045	Smt. Anupriya Ashok Sawant	5	462	333.91	672
		Mr. Amit Ashok Sawant				
472	1046	Smt. Achala Kaushik Shah	5	463	333.91	672

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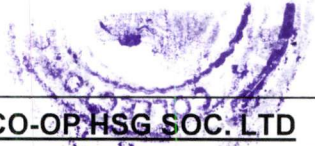
**ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD**

Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
472	1047	Shri. Rajesh Sudhakar Nerurkar	5	464	397.25	750
474	1048	Mr. Girish Satyanarayan Wadisherla	5	465	333.91	672
475	1049	Mrs. Laxmi Ravindra Mogli	5	466	333.91	672
476	1050	Ms. Joy Benson	5	467	333.91	672
477	1051	Mr. Abhishek Satyanarayan Wadesherla	5	468	312.59	672
478	1052	Mr. Kishorkumar Rajayya Nadigatla	5	469	333.91	672
479	1053	Smt. Madhavi Manohar Rane	5	470	333.91	672
		Mr. Mangesh Manohar Rane				
		Mrs. Siddhi Vinayak Bandal				
		Mr. Harishchandra Manohar Rane				
480	1054	Shri. Milind Gajanan Brahme	5	471	333.91	672
481	1055	Shri. Rajendra Sitaram Bhogle	5	472	333.91	672
482	1056	Mr. Sadanand Gangadhar Boga	5	473	397.25	750
		Shri. Sahadeo Gangadhar Boga				
483	1057	Smt. Usha N. Todankar (Late)	5	474	333.91	672
484	1058	Mr. Deepak Baburao Karnik	5	475	333.91	672
485	1059	Shri. Umesh Shridhar Raut	5	476	333.91	672
486	1060	Smt. Rachana Radhakrishna Varadkar	5	477/658	312.59	672



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**ADARSH NAGAR SHRMIK CO-OP HSG SOC. LTD**

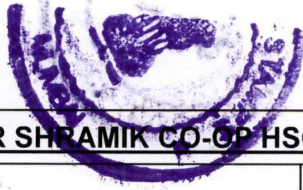
Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
487	1061	Smt. Pitchammal Poolpandiyan	5	478	333.91	672
488	1062	Smt. Pratima Prakash Pawar	5	479	333.91	672
489	1063	Shri. Manohar Kistaiah Samaleti	5	480	333.91	672
490	1064	Shri. Chandrakant Waman Bambardekar (Late)	5	481	333.91	672
491	1065	Mr. Devdas Damodar Pai	5	482	397.25	750
		Mr. Krishnanand Damodar Pai				
492	1066	Shri. Yellappa Ramulu Bura	5	483	333.91	672
493	1067	Mr. Vijay Ramchandra Thale	5	484	333.91	672
		Mr. Rashmikant Ramchandra Thale				
		Mr. Suryakant Ramchandra Thale				
		Mrs. Vidya Suresh Arekar				
494	1068	Smt. Sulbha Sudhakar Choudankar (Late)	5	485	333.91	672
495	1069	Smt. Taramati Shripat Gujar (Late)	5	486	312.59	672
496	1070	Mr. Sudhir Sahadeo Chiplunkar	5	487	333.91	672
497	1071	Mrs. Sunanda Mukund Patil	5	488/578	333.91	672
		Mr. Dilip Mukund Patil				
		Mr. Harish Mukund Patil				
498	1072	Shri. Gopi Ramulu Sripathi	5	489	333.91	672

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ADARSH NAGAR SHRAMIK CO-OP HSG SOC. LTD						
Sr. No.	Room No.	Member Name	No. of Shares	Share Certificate No.	Member's Existing Area (carpet area) in (Sq. Ft)	RERA Carpet Area of New Premises in (Sq. Ft)
499	1073	Smt. Lata Dattatraya Parab	5	490	333.91	672
500	1074	Smt. Suchita Shashikant Asinkar	5	491	397.25	750
501	1075	Mr. Prakash Tatya Narvekar	5	492	333.91	672
		Miss. Rohini Tatya Narvekar				
		Mrs. Smita Sharadchandra Verenkar				
		Mrs. Pratibha Vivekanand Mariye				
Mr. Santosh Tatya Narvekar						
502	1076	Shri. Avinash Ramchandra Hule	5	493	333.91	672
		Mrs. Vinaya A. Hule				
503	1077	Shri. Jaydeo Ramji Gharat	5	494	333.91	672
504	1078	Mrs. Sangeeta Rahul Kusurkar	5	495	312.59	672
		Mr. Rahul Prathmesh Kusurkar				
					1,70,644	3,43,056

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Annexure - 'C'		
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Proposed Make / brands for Amenities / Construction Materials

SN	Description of Items	Make
<b>A</b>	<b>Civil Works &amp; Finishes</b>	
1	Cement	ACC, Ultratech, Ambuja
2	Reinforcement	Sail, Tata, Jindal, Arcelor Mittal, JSW
3	Membrane Waterproofing	Pidilite, Ardex, Grace
4	Marble/Vitrified Tiles	Kajaria, Nitco, Euro, Johnson, Somani, RAK, AGL
5	Ceramic Tiles	Kajaria, Nitco, Euro, Johnson, Somani, RAK, AGL
6	Gypsum Plaster	Saint Gobain, Supreme
7	Gypsum False Ceiling	Saint Gobain, Knauf
8	Laminates	Greenlam, Merino, Euro
9	Plywood	Greenply, Anchor, Samrat
10	Aluminium Windows	Geeta, Jindal, Hindalco
11	Window Glass	Modi, Asahi, Saint Gobain
12	Door Frames	Red Meranti, Steam Beach
13	Flush Doors	Euro, Timex, Samrat
14	Hardware	Hafele, Sobit, PAG,
15	Internal Paint	Asian, Nerolac, Berger
16	External Paint	Asian, Akzonobel, Jotun
17	Kitchen Platform Granite	Steel Grey, Black Granite
18	Kitchen Sinks	Futura, Nirali, Frankie
19	Lifts	Otis, Schindler, Kone, Thyssenkrupp
20	CP & Sanitary Fixtures	Jaguar, Kohler, Grohe
<b>B</b>	<b>Electrical Works</b>	
1	PVC Conduits & Accessories - HMS type	Precision PPI, Polycab
2	Switches/ Sockets	MK, Anchor, Schneider, Wipro
3	Cables & Wires	Polycab, KEL, Finolex
4	Luminaries & Lamps (LEDs)	Phillips, Syska, Havells, Osaram
5	Ceiling Fans & Exhaust Fans	Crompton, Orient, Havells, Bajaj
6	Energy Meters	Conzerv, Trinity
7	Panels	Arrow, SGM, Marine Electrical, Symatic Engineering
8	ELCB, MCB, RCCB & DBs	Siemens, Schneider, L&T, Legrand
9	Lightning arrestor	Furse, STG, OBO, Cape
10	Diesel Generators	Powerica, Sterling & Wilson, Vibropower, Kirloskar, Mahindra, Supernova



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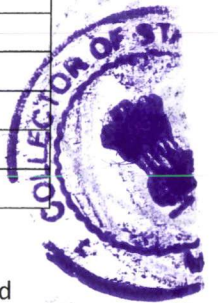
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C	PHE Works	
1	GI Pipes	Tata, Jindal, Zenith, Surya Roshni
2	GI Fittings	Kirti, Zoloto, Unik, Tekay, Bharat Forge, Dynamic Forge
3	UPVC Pipes & Fittings	Supreme, Prince, Astral, Ashirwad, Finolex
4	CPVC Pipes & Fittings	Supreme, Prince, Astral, Ashirwad, Finolex
5	RCC Hume Pipes	Pranalee, KK
6	Valves	Zoloto, Audco, Leader, L&T, KSB
7	Water Meter	Kent, Rahul, Kranti, Capston
8	Pumps	Grundfos, KSB, Kirloskar, Mather & Platt, Xylem
9	Hot Water Geysers	Venus, Racold, Indo, Bajaj, Jaguar
10	Sewage Treatment Plant	General Electric (GE), Thermax, Eureka Forbes, Kwan, Safe Treat, Ion Exchange
D	Fire Fighting Works	
1	Fire Pumps	Kirloskar, Mather & Platt, Grundfos, KSB, Xylem
2	Electrical Motors	Siemens, ABB, Crompton Greaves, Grundfos, Bharat Bijli
3	MS / GI Pipes	Tata, Jindal, Zenith, Surya Roshni
4	GI Fitting	Kirti, Zoloto, Unik, Tekay, Bharat Forge, Dynamic Forge
5	Valves	Zoloto, Audco, Leader, L&T, KSB, Kitz
6	Hydrant Valve/Branch Pipes	Newage, Shah Bhogilal, Safex
7	Hose Pipes & Hose Reels	Newage, Shah Bhogilal, Safex
8	Sprinklers	Tyco (Grinnel), Newage, Safex, HD fire
9	Portable Fire Extinguishers	Minimax, Cease Fire, Safex

NOTE: The Developer shall provide the said internal Fittings and Fixtures of the Make / Brand mentioned herein above. In any reason the same are not available, then equivalent Make/Brand shall be provided instead.

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A-205 Annexure - 'D'		
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## Common Area Specifications

S.No.	Particulars
1	<p><b>Structure</b></p> <p>a) The R.C.C. structure to be designed by R.C.C. consultant and the planning of the building layout to be carried out by well conversant Architect.</p> <p>b) The R.C.C. Structure will be designed as per IS. Codes of practice with all due consideration for dead load, live load, wind forces and seismic forces applicable for Zone IV as per relevant IS codes All the R.C.C work viz. pile foundation/ open footings, R.C.C plinth beams, R.C.C. floor beams, R.C.C. Columns, Staircases, Lift well, R.C.C Over Head Water Tanks, Under Ground Water Tanks, Lift Machine Rooms, R.C.C. loft over Bath and W.C. etc. will be as per design and drawing of the R.C.C. consultant and the Instruction of the Consultant.</p> <p>c) The Floor-to-floor height of flat/room will be of 10'0".</p>
2	<p><b>Foundation</b></p> <p>Soil investigation will be carried out at site to ascertain the safe bearing capacity of the soil or the depth of pile foundation. Open foundation or the rock socketing length shall be as per the relevant IS Codes. The cement to be used for the foundation will be branded OPC or equivalent grade.</p>
3	<p><b>Elevation</b></p> <p>A beautiful elevation having low maintenance shall be done by reputed Architect /Designer.</p>
4	<p><b>General Amenities</b></p> <p>a) Decorative Entrance Lobby with CCTV security system.</p> <p>b) Decorative paving of the entire open space.</p> <p>c) Gymnasium.</p> <p>d) Yoga/meditation area.</p> <p>e) Recreation Garden/landscape.</p> <p>f) Multi-purpose/outdoor function area.</p> <p>g) Walking/jogging track.</p> <p>h) Split air conditioning provisioning in bedrooms and living room.</p> <p>i) Space for air conditioning outdoor units.</p> <p>j) Well-planned garden areas decorative illuminated.</p> <p>k) Society office with A.C. and intercom facilities to be provided as permissible under D.C Regulation.</p> <p>l) Main door-flush door in laminate finished.</p> <p>m) At entrance layout with member's names and letter boxes.</p> <p>n) Parking floors with tiles / tremix and adequate illumination.</p> <p>o) Fire protection and alarms (wet riser).</p>

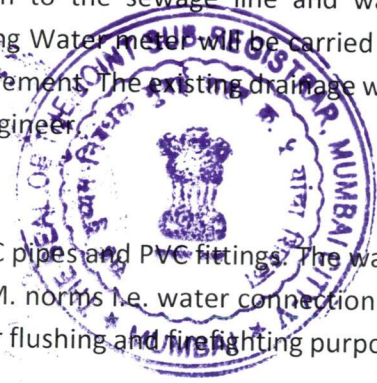
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	<p>p) Rain water harvesting systems/ Sewerage treatment plant.</p> <p>q) Provision for bore well to be provided for flushing, gardening, washing etc.</p> <p>r) Separate water tanks for drinking water, bore-well water &amp; Firefighting water.</p>
5	<p><b>Elevators</b></p> <p>5 (Five) automatic high speed elevators in each Tower</p>
6	<p><b>Masonry</b></p> <p>The External Masonry/Walls shall be brick/AAC Blocks in cement sand mortar.</p> <p>The Internal Partition wall to be in brick/ AAC Blocks in cement sand mortar.</p>
7	<p><b>Plaster</b></p> <p>Fair finish concrete ready to receive paint or sand faced plaster in cement sand mortar in two coats including elevation with waterproofing compound. The internal plaster of the room and staircases to be done in Gypsum plaster finish.</p>
8	<p><b>Window</b></p> <p>Aluminium powder coated windows of good quality will be provided.</p>
9	<p><b>Water Proofing</b></p> <p>a) All the open wet areas viz. Terrace, Lift Machine Room, Top, Mumty Room Top, Chajja, Tops to be waterproofed with branded membrane type waterproofing with 10 years guarantee from reputed vendor.</p> <p>b) All the closed wet areas viz. Bathroom, W.C. and Kitchen sinks to be done in branded membrane type waterproofing with 10 years guarantee from reputed vendor.</p>
10	<p><b>Plumbing</b></p> <p>a) Drainage</p> <p>Vertical Drainage pipes and fittings shall be of C.P.V.C. material. The Under-Ground Drainage pipes shall be of good quality S.W.G. / PVC pipes or equivalent and fittings with box concreting. All vertical drainage and rain water pipe lines and water supply work up to and including drainage connection to the sewage line and water connection to the M.C.G.M. water main including Water meter will be carried out through Licensed plumber as per M.C.G.M requirement. The existing drainage work to be reworked as directed by the Architect / Engineer.</p> <p>b) Water Supply</p> <p>The water supply pipes shall be IS approved, PVC pipes and PVC fittings. The water connection to all the flats will be as per M.C.G.M. norms i.e. water connection for domestic use and Bore well water connection for flushing and firefighting purpose. Stop cock in each flat.</p>
11	<p><b>Plumbing Fixtures and Fittings</b></p> <p>a) Concealed plumbing for internal water supply works.</p> <p>b) PVC pipe drinking water connection.</p>



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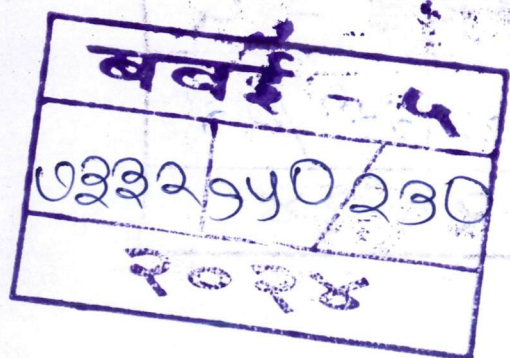
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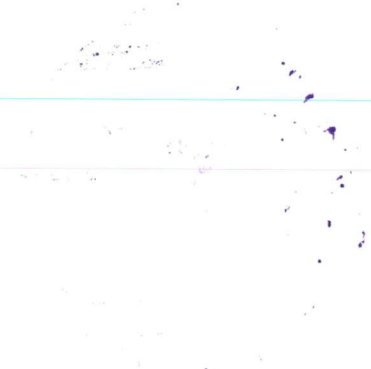
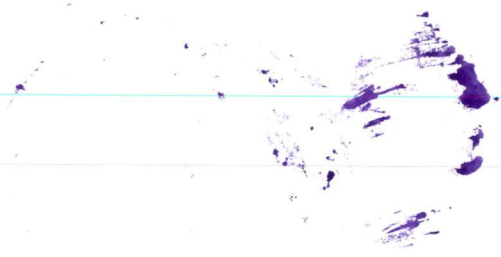
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	<p>c) Branded CP and Sanitary fittings to be provided.</p> <p>d) Washbasin to be provided in bathrooms / toilet blocks.</p> <p>e) Bathroom geyser to be provided with water connections.</p>
12	<p><b>Paints</b></p> <p>The external surface of the building will be painted with all-weather proof Acrylic Elastomeric Paint. The internal paints shall be of Plastic Emulsion / Luster paint over Gypsum finished in ceiling and wall</p>
13	<p><b>Electricity</b></p> <p>a) Three-phase electric connection shall be provided and be executed through licensed Electrical Contractor.</p> <p>b) Two branded submersible water pumps of adequate capacity of standard manufactures with all the Connections to be provided.</p> <p>c) Back-up generator for common areas.</p> <p>d) Security cabin with intercom facility.</p> <p>e) Cable connection point, intercom facility and provision for internet connections to be provided.</p>
14	<p><b>Lighting Fixtures</b></p> <p>Tube lights and fans shall be provided.</p>
15	<p><b>Pest control</b></p> <p>Pest control treatment for building plinth area and sub-structures by PCI or equivalent reputed vendor with 5 years guarantee.</p>

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Division: WORLI  
 Register No. 328  
 Page No. 68

**SURVEY REGISTER FOR THE TOWN AND ISLAND OF BOMBAY**  
 (Prepared under Section 282 of the Maharashtra Land Revenue Act, 1966)

Fed by: SHRI S. O. BAGARKHE  
 Validated by: SHRI S. S. BHOSALE

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1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq.Yds/Mts.	7. Laughtons Survey No.	8. Collectors New No. (Collectors Rent Roll No.)
536.537.569	WORLI KOLIWADA ROAD.BELAN I MAGAR	-NIL-	209	GOVT.LAND & B.I.T.	SQ.YARDS ( 51707 2/9 ) SQ.METERS 43233.50	A/3035	-NIL- ( NIL )

9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
- Nil -	(A)-A-GOVERNOR BOMBAY (NOW KNOWN AS GOVERNMENT OF MAHARASHTRA) (B)-B-BOMBAY IMPROVEMENT TRUST NOW KNOWN AS MUNICIPAL CORPORATION GREATER MUMBAI (INRESPECT 2229.83 SQ.METERS + 24088.63 SQ.METERS=26318.27 SQ.M.)	(A)-ACQUISITION BY 'B' IN COL.10 AS PER WORLI SCHEME 52 LAQ CASE NO (B)-551A(52) DT.19-11-1932 & CASE NO.544(52) DT.27 JULY 1972 IN RESPECT OF AN AREA 2666 8/9 SQ.YARDS I.E.2229.83 SQ.METERS & 28810 SQ.YARDS I.E.24088.63 SQ.METERS VIDE ALSO ASSTT.COM.(ESTATE) LETTER NO.AC/ESTATE/549/AE(II) DT.21-4-2009 & ASSTT.HUN.COM.LETTER NO.GS/720503892/ESTATE DT.18-2-2009 VIDE ALSO HON'BLE COLLECTOR'S SANCTION DT.28-1-2013 GIVEN ON THE NOTING OF THE SAID FILE VIDE MUTATION TR.NO.8/2013	- Nil -

13. Original Grant from Govt., if any	14. Lease from Public Body or Faziadar	15. Ground Rent due to Public Body or Faziadar	16. Superintendents Initial
- Nil -	- Nil -	- Nil -	(A)-SD/-6-2.SD/-6-2.SD/-6-2-2013 SUPDT.M.C.S.& L.R. (B)-SD/-6-2.SD/-6-2.SD/-6-2-2013 SUPDT.M.C.S.& L.R.

17. Remarks

(DEED NO.BOM/1790/1963) DEED OF SUB-LEASE DT.27-12-62 BY WHICH AN AREA 2508.59 SQ.METERS FROM THIS PROPERTY SUB LEASED TO THE BOMBAY CITY SOCIAL EDUCATION COMMITTEE FOR PERIOD OF 99 YEARS W.E.F.14TH FEB. 1959 BY KHADA WHO IS IN POSSESSION AND AS PER MEASUREMENT CARRIED OUT OF BY THIS OFFICE ON DT.20-6-2013 VIDE N.R.NO.430/2013 THE AREA OF THE SAID PLOT 2508.03 SQ.METERS FROM (WORLI DIVISION C.S.NO.209(P.T.) AREA 2110.96 SQ.METERS & FROM MAHIN DIVISION C.S.NO.5(P.T.) AREA 397.34 SQ.METERS)  
 VIDE MUT.TR.NO.44/2014  
 SD/-31-5.SD/-31-5-14 ASSTT.SUPDT..SD/-31-5-2014 SUPDT.M.C.S.& L.R.

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Name of Applicant: NILESH D. MAIK  
 Date of Application: 07/09/2015  
 Fee recovered: Rs.\*\*\*500.00  
 Reference of issue: 408409720154  
 Date of issue :

29 SEP 2015

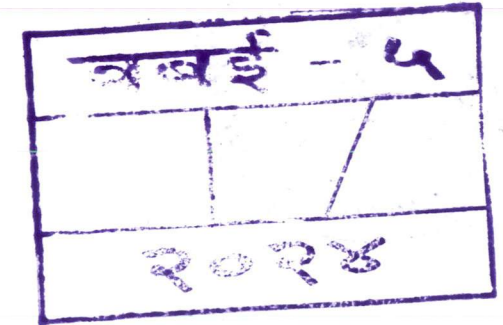
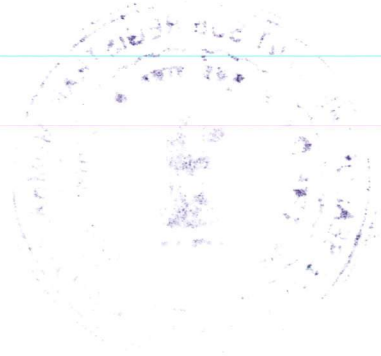
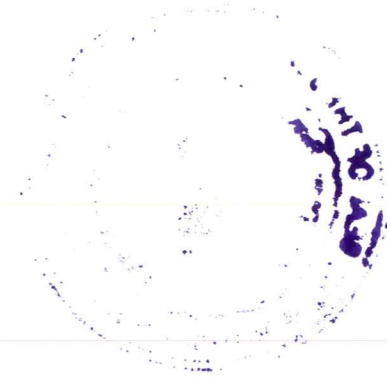
( Rectangular " | " Brackets shows entry deleted )  
 Note :- This is a true copy of the extract of C.S.Register which forms part of this office record and the area of the property referred to therein is 43233.50 Sq. meters. (FORTY THREE THOUSAND TWO HUNDRED THIRTY THREE POINT FIFTY sq. mtrs. ONLY)

*[Signature]*  
 Superintendent  
 Mumbai City Survey and Land Records



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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202303111454268 D.P. Rev. dt. Refer Inward Number: G/S/2023/111454508 Payment Dated 30/03/2023



Office of the Chief Engineer (Development Plan)  
Municipal Head Office, 5th Floor,  
Annex Building, Fort,  
Mumbai - 400 001

To,  
Mr./Mrs. Vilas Vasant Dikshit  
vile parte

Sub: Development Plan 2034 remarks in respect to Land Bearing C.S. No(s) 209 and 209(PT) of WORLI Division situated in G/S Ward, Mumbai.

Ref : Application u/no. G/S/2023/111454508 Payment Challan No. DP34202303111454268 Dated 30/03/2023 certifying payment of charges made under Receipt no. 6441580511 Dated 30/03/2023

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the companied plan, are as follows.

Description	Nomenclature	Remarks
CS No.	209 and 209(PT)	
Division	WORLI	
Development Plan 2034 referred to Ward	G/S	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	13.1 m
Reservation affecting the Land [as shown on plan]	RT1.4(Best Bus Facilities)(Part of larger reservation)(209: 740.03 sqm)	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	EOS2.6(Recreation Ground)(Part of larger existing amenities)(209: 1811.80 sqm),EPU5.2+ER1.4(Electricity Transmission & Distribution Facilities + BEST Staff Quarters)(Part of larger existing amenities)(209: 28.76 sqm),EOS2.6(Recreation Ground)(209: 1591.05 sqm),EE1.2+RSA2.7(Primary & Secondary School + Students Hostel)(209: 1196.24 sqm),ESA2.5(Welfare Center)(Part of larger existing amenities)(209: 2412.06 sqm),ET1.4(BEST Bus Facilities)(Part of larger existing amenities)(209: 2122.72 sqm),EOS2.6(Recreation Ground)(209: 1630.31 sqm),ESA1.1(Municipal Retail Market)(209(PT): 3725.39 sqm),EOS1.4(Play Ground)(Part of larger existing amenities)(209: 1379.05 sqm) and EE2.1(College)(209: 2559.94 sqm)	
Existing amenities abutting the Land [as shown on plan]	EOS2.6(Recreation Ground)	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	

TRUE COPY  
For SHILP ASSOCIATES

*Bhagat*  
Authorized Signatory

**Arun Rohan Bhagat**  
Reg. No.: CA/2019/105822

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Land affected by Coastal Regulation Zone as per CZMP approved u/no. J-17011/8/95-1A.III dt. 19.1.2000

The land under reference falls within the Coastal Regulation Zone (CRZ) as shown in the location plan and development thereof shall be governed as per the Government of India notification under No : SO 114(E) of 19.02.1991 as amended upto date. The HTL ( High Tide Line) indicated in DP remark is subjected to confirmation of the same by MCZMA or the appropriate authority.

As per sanctioned CZMP, HTL/setback lines with map scale(as shown in accompanying document for block and location plan overview) with respect to plot(s) under reference i.e. CTS/CS/FP No(s) 209,209(PT), of village, WORLI, the land under reference falls under CRZ II Category. Therefore the development shall be governed as per the Ministry of Environment and Forest, Govt. of India, Notification No. 114(E) of 19.02.1991 as amended up to date.

Note:  
The Addl. Director and Member Secretary CRZ vide letter dated 29.09.2021 addressed to Member Secretary (MCZMA) informed that MoEFCC approved CZMP for Mumbai City and Mumbai Suburban and CZMP plans are made available on the website of MCZMA in public domain. The CRZ remarks as per approved CZMP should be obtain separately from office of Chief Engineer (D.P.).

Coastal Roads:  
Specific remarks from Chief Engineer (Coastal Roads Department) of M.C.G.M. shall be obtained before commencing any development.

Note:  
The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt.8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:  
M Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034 Plans.  
EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government  
SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

Additional Information

Water pipeline Remark:  
Water pipeline near the plot (0.00 meters far) has 250 mm pipe diameter

Sewerline Remark:  
Sewer Manhole near the plot (Node No. 13145210, 0.00 meters far) has invert level 24.50 meters with reference to Town Hall Datum (THD).

rainage Remark:  
Drain Manhole near the plot (Node ID 2170036706, 0.00 meters far) has invert level 22.11 meters with reference to Town Hall Datum (THD).

Ground level:  
Plot has minimum 28.00 meters and maximum 29.40 meters ground level with reference to Town Hall Datum (THD)

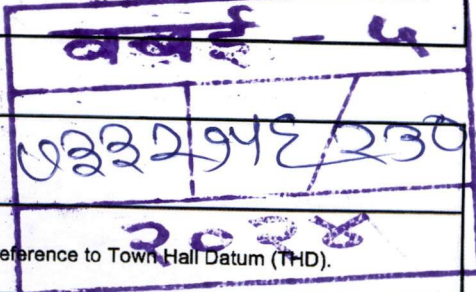
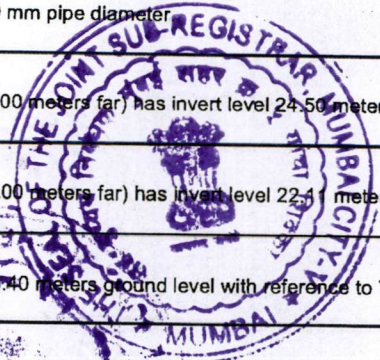
RL Remark:  
REGULAR LINE REMARKS (Traffic):  
As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.S. No.(s) 209 and 209(PT) of Division WORLI in G/S ward of M.C.G.M. as shown bounded blue on accompanying plan.  
REGULAR LINE REMARKS (Survey):  
As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.S. No.(s) 209 and 209(PT) of Division WORLI in G/S ward of M.C.G.M. as shown bounded blue on accompanying plan.

TRUE COPY  
For SHILP ASSOCIATES

*Bhagat*  
Authorized Signatory

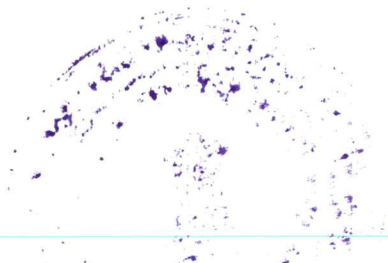
Natural Water Course:  
The land under reference is under influence zone of waterbody hence specific remark from the concerned Authority should be obtained separately before taking up any development on the land

Arch. Rohan Bhagat  
Reg. No.: CA/2019/105822



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THE REGISTRAR  
 MUMBAI  
 17/10/17



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Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.

ADJ/M/	194	2024
Page/	149	143



बवई - ५	
१३३२९५८	२३०
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TRUE COPY  
For SHILP ASSOCIATES

*Bhagat*  
Authorized Signatory

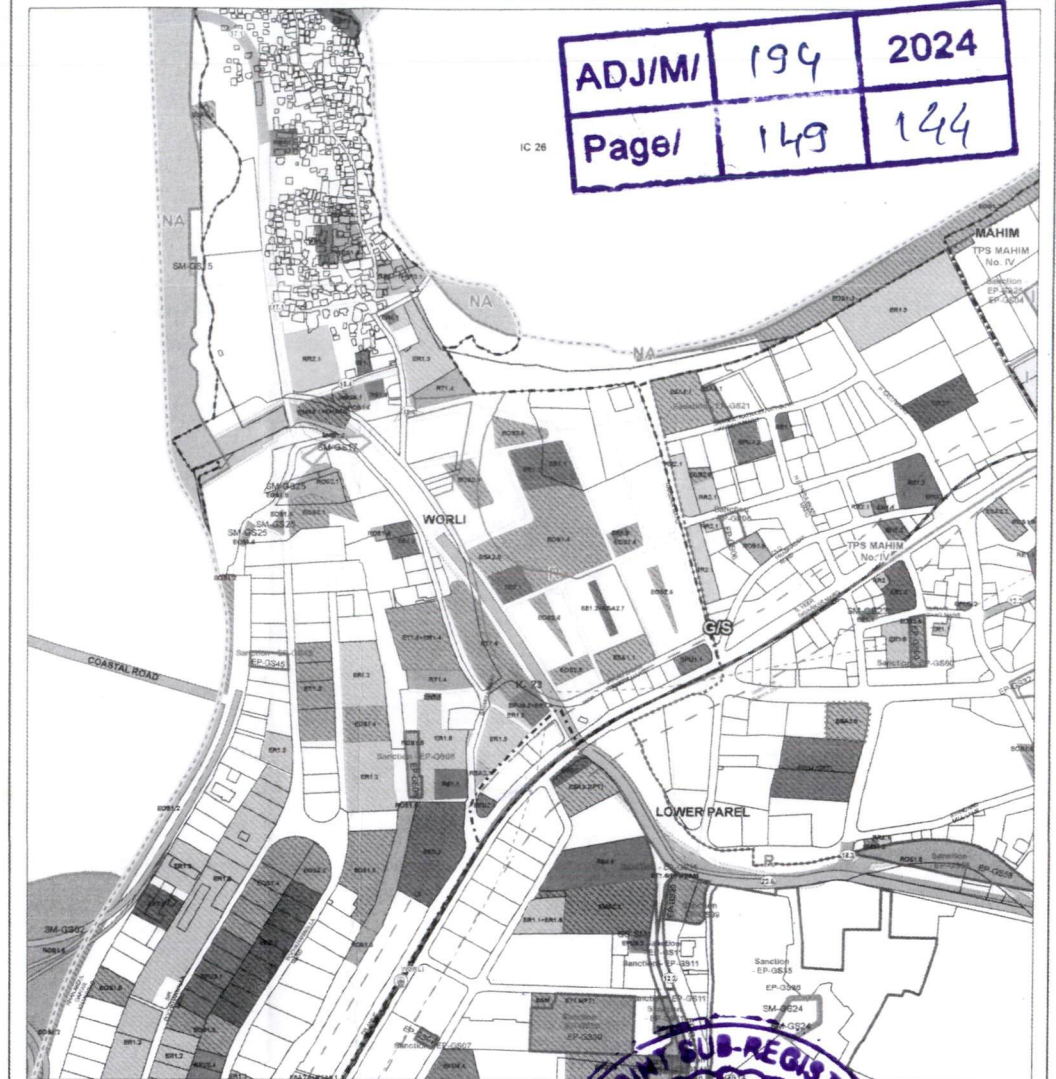
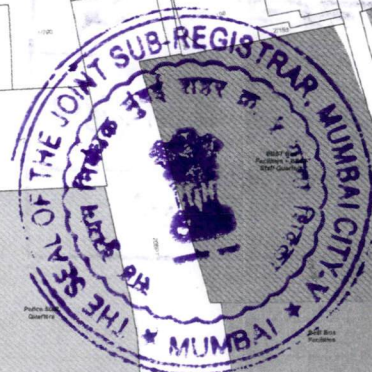
Arch. Rohan Bhagat  
Reg. No.: CA/2019/105822

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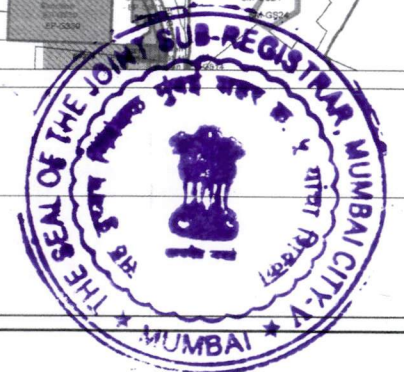


ADJ/M/	194	2024
Page/	143	144



LOCATION PLAN

Scale 1:4000



Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under

CHE/DP34202303111454268/DP/City/G/S

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), G/S Ward, Date: 30/01/2024

ब्लॉक - ५  
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ब्लॉक - ५  
 BLOCK PLAN  
 ०३३२९८०/२३०  
 Scale 1:1000  
 २०२४

Land Bearing C.S.No(s) 209 and 209(PT) of WORLI Division in G/S Ward



**Brihanmumbai Municipal Corporation**  
 (Development Plan Department)

Development Plan 2034

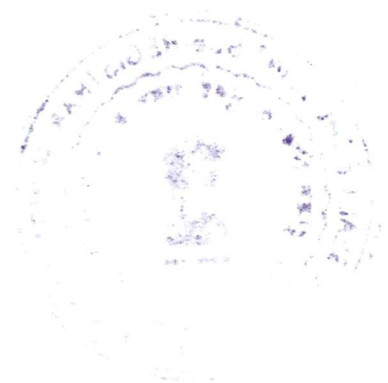
Office of the Chief Engineer (Development Plan),  
 5th Floor, Annexe Building,  
 Municipal Head Office,  
 Mahapalika Marg, Fort, MUMBAI - 400 001.

TRUE COPY  
 For SHILP ASSOCIATES  
 Authorized Signatory  
 Arch. Rohini Bhatgal  
 Reg. No. CA201510822

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*Shilp* associates  
Architectural Algorithms

Date : 29.04.2024

ADJ/M/	194	2024
Page/	149	145

To,  
The Chairman/ Secretary,  
Adarsh Nagar Shramik C.H.S. Ltd.  
Welfare Centre, Adarsh Nagar,  
Worli, Mumbai- 400030.

To,  
OBEROI REALTY LIMITED  
Commerz, 3rd Floor, International  
Business Park, Oberoi Garden City,  
off Western Express Highway,  
Goregaon (East), Mumbai- 400 063

Sub:- Plot Area Certificate for Redevelopment of building no. 33 to 39 of Adarsh Nagar Shramik C. H. S. Ltd, situated on. CS No. 209 & 209(pt) of Worli division, situated at Adarsh Nagar Worli, Mumbai-400030.

Dear Sir,

This is to certify you that the net plot area of the above mentioned development is 12791.08 sq. mtrs.

The area of the plot is considered from the demarcation done on site the by MHADA authority and demarcation plan issued by M. H. & A. D. Board.

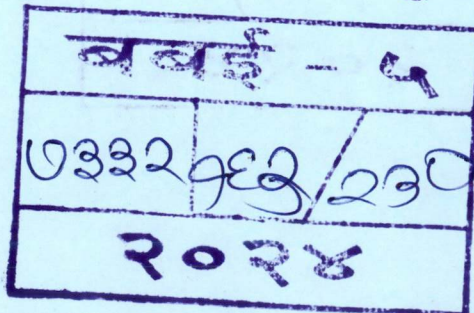
Thanking you,



Yours faithfully,  
For Shilp Associates

*Rohan Bhagat*

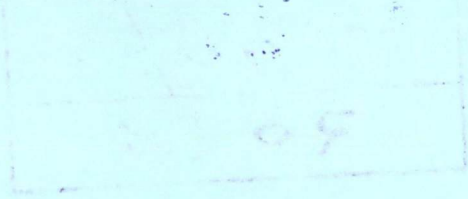
Authorized Signature  
Arch. Rohan Bhagat  
Reg. No.: CA/2019/105822



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*Shilp* associates

Architectural Algorithms

ADJ/M/	194	2024
Page/	145	146

Date : 30.04.2024

**TO WHOMSOEVER IT MAY CONCERN**

**Sub:** Re-development of building no. 33 to 39 of Adarsh Nagar Shramik Co-operative Housing Society Limited situated on C.S. No. 209 (part) of Worli Division situated at Adarsh Nagar, Worli, Mumbai - 400030

The Adarsh Nagar layout of MHADA is spread across various lands including inter alia C.S. No. 209 and C.S. No. 5 of Worli Division. Within this layout, are several old buildings including Old Buildings No. 33 to 39. The Old Buildings No. 33 to 39 are owned by Adarsh Nagar Shramik Co-operative Housing Society Limited. The land on which the Old Buildings No. 33 to 39 stands admeasuring 12,791.08 square metres and the lands appurtenant thereto are comprised in C.S. No. 209 (part) and are not comprised in C.S. No. 5 (part).

A copy of D.P. Remarks has been submitted along with supporting documents for adjudication.

Yours faithfully

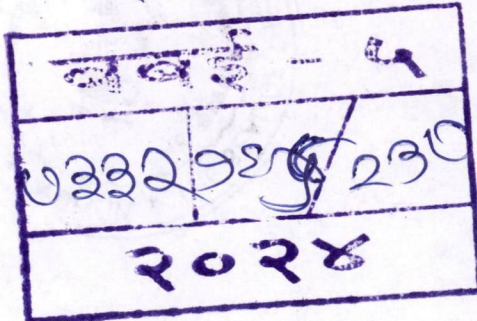
For Shilp Associates

*Rohan*

Authorized Signature

**Arch. Rohan Bhagat**

Reg. No.: CA/2019/105822





पत्रांक - ५	
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ADJ/M/	194	2024
Page/	149	147

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202303111454268 D.P. Rev. dt. Refer Inward Number: G/S/2023/111454508 Payment Dated 30/03/2023

Office of the Chief Engineer (Development Plan)  
Municipal Head Office, 5th Floor,  
Annex Building, Fort,  
Mumbai - 400 001

# DP 2034 Remarks

To,  
Mr./Mrs. Vilas Vasant Dikshit  
vile parle

Sub: Development Plan 2034 remarks in respect to Land Bearing C.S. No(s) 209 and 209(PT) of WORLI Division situated in G/S Ward, Mumbai.

Ref : Application u/no. G/S/2023/111454508 Payment Challan No. DP34202303111454268 Dated 30/03/2023 certifying payment of charges made under Receipt no. 6441580511 Dated 30/03/2023

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CS No.	209 and 209(PT)	<div style="border: 2px solid blue; padding: 5px; text-align: center;"> <p>विलस - ५</p> <p>0222920/230</p> <p>२०२४</p> </div>
Division	WORLI	
Development Plan 2034 referred to Ward	G/S	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	13.4 m
Reservation affecting the Land [as shown on plan]	RT1.4(Best Bus Facilities)(Part of larger reservation)(209: 740.03 sqm)	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	EOS2.6(Recreation Ground)(Part of larger existing amenities)(209: 1811.80 sqm),EPU5.2+ER1.4(Electricity Transmission & Distribution Facilities + BEST Staff Quarters)(Part of larger existing amenities)(209: 28.76 sqm),EOS2.6(Recreation Ground)(209: 1591.05 sqm),EE1.2+RSA2.7(Primary & Secondary School + Students Hostel)(209: 1196.24 sqm),ESA2.5(Welfare Center)(Part of larger existing amenities)(209: 2412.06 sqm),ET1.4(BEST Bus Facilities)(Part of larger existing amenities)(209: 2122.72 sqm),EOS2.6(Recreation Ground)(209: 1630.31 sqm),ESA1.1(Municipal Retail Market)(209(PT): 3725.39 sqm),EOS1.4(Play Ground)(Part of larger existing amenities)(209: 1379.05 sqm) and EE2.1(College)(209: 2559.94 sqm)	
Existing amenities abutting the Land [as shown on plan]	EOS2.6(Recreation Ground)	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	

TRUE COPY  
For SHILP ASSOCIATES

*Shagat*  
Authorized Signatory

Arch. Rohan Shagat  
Reg. No.: CA/2019/105822

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Land affected by Coastal Regulation Zone as per CZMP approved u/no. J-17011/8/95-1A.III dt. 19.1.2000

ADJ/M/	134	2024
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The land under reference falls within the Coastal Regulation Zone (CRZ) as shown in the location plan and development thereof shall be governed as per the Government of India notification under No : SO 114(E) of 19.2.1991 as amended upto date, the HTL ( High Tide Line) indicated in DP remark is subjected to confirmation of the same by MCZMA or the appropriate authority.  
As per sanctioned CZMP, HTL/setback lines with map scale(as shown in accompanying document for block and location plan overview) with respect to plot(s) under reference i.e. CTS/CS/FP No(s) 209,209(PT), of village, WORLI, the land under reference falls under CRZ II Category. Therefore the development shall be governed as per the Ministry of Environment and Forest, Govt. of India, Notification No. 114(E) of 19.02.1991 as amended up to date.

**Note:**  
The Addl. Director and Member Secretary CRZ vide letter dated 29.09.2021 addressed to Member Secretary (MCZMA) informed that MoEFCC approved CZMP for Mumbai City and Mumbai Suburban and CZMP plans are made available on the website of MCZMA in public domain. The CRZ remarks as per approved CZMP should be obtain separately from office of Chief Engineer (D.P.).

**Coastal Roads:**  
Specific remarks from Chief Engineer (Coastal Roads Department) of M.C.G.M. shall be obtained before commencing any development.

**Note:**  
The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

**Demarcation:** The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

**Notifications:**  
MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034  
**Plans:**  
EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government  
SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

**Additional Information**

**Water pipeline Remark:**  
Water pipeline near the plot (0.00 meters far) has 250 mm pipe diameter.

**Sewerline Remark:**  
Sewer Manhole near the plot (Node No. 13145210, 0.00 meters far) has invert level 24.50 meters with reference to Town Hall Datum (THD).

**Drainage Remark:**  
Drain Manhole near the plot (Node ID 2170036706, 0.00 meters far) has invert level 22.11 meters with reference to Town Hall Datum (THD).

**Ground level:**  
The plot has minimum 28.00 meters and maximum 29.40 meters ground level with reference to Town Hall Datum (THD)

**RL Remark:**  
**REGULAR LINE REMARKS (Traffic):**  
As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.S. No.(s) 209 and 209(PT) of Division WORLI in G/S ward of M.C.G.M. as shown bounded blue on accompanying plan.  
**REGULAR LINE REMARKS (Survey):**  
As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.S. No.(s) 209 and 209(PT) of Division WORLI in G/S ward of M.C.G.M. as shown bounded blue on accompanying plan.



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**TRUE COPY**  
**For SHILP ASSOCIATES**  
*Bhagat*  
Authorized Signatory

**Natural Water Course:**  
The land under reference is under influence zone of waterbody hence specific remark from the concerned Authority should be obtained separately before taking up any development on the land

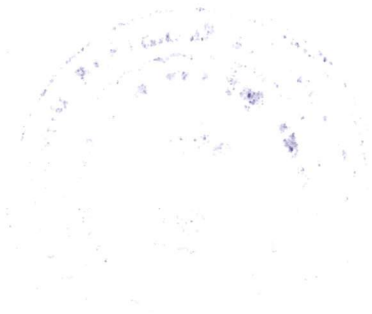
**Arch. Rohan Bhagat**  
Reg. No.: CA/2019/105822

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Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.

ADJ/M/	194	2024
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# DP 2034 Remarks

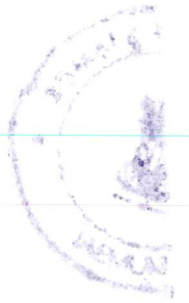


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TRUE COPY  
For SHILP ASSOCIATES

  
Authorized Signatory

Arch. Rohan Bhagat  
Reg. No.: CA/2019/105822



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## नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक ~~३५९२/५९~~ बीओएम(डब्ल्यू-जीएसकय)एचएसडी(जेएच)/३५९२/ सन १९८८/८९

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की, .....

उनादशी नगर प्रमिक को-ऑपरेटिव्ह  
हौसिंग सोसायटी लिमिटेड, मुंबई

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमांच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण इतर गृहनिर्माण संस्था आहे.

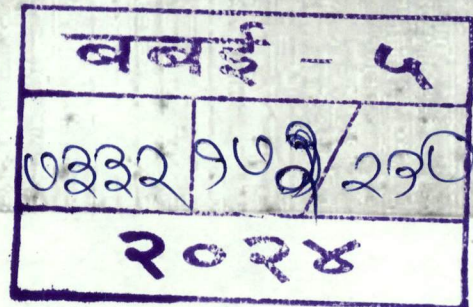


(सही) .....  
सहायक निबंधक सहकारी  
संस्था (को-ऑपरेटिव्ह हौसिंग)  
(हुदा) सचिव, ११

मुंबई:-

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ मुंबई

दिनांक :- ११ - ८ - १९८८



बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
मालमत्ता करदेयक

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400013 01 08.2022 भारत INDIA  
76C0 00035816 POSTAGE  
₹5.00

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेला

लेखा क्रमांक GS1001290030000	मालमत्ता करवर्ग 2019-2020	देयक क्रमांक 201911BIL14991508 201921BIL14991509	देयक दिनांक 20/05/2022
कराचे नाव व पत्ता : 33 ADARSH NAGAR . WORLD ADARSH NAGAR, SHRAMIK SAHAKARI, GRUHANIRMAN INSTHALTD KALYAN CENTREWORLD MUMBAI 400025		प्रेषक - महा. क. व सं. / विभाग: Asstt. Assessor & Collector, G South Ward, Municipal Office Building, Dhanmill Naka, N. M. Joshi Marg, Prabhadevi, Mumbai - 400 013.	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस.क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे 2547(4) 12B, WORLI SLUICE ROAD HOUSE NO 33 ADARSHA NAGAR GR.W.NO 2547(3BA) THE EXECUTIVE ENGINEER BOMBAY USING BOARD			
करनिर्धारण दिनांक:	31/03/1961	एकूण भांडवली मूल्य:	₹ 82027600
भांडवली मूल्य: ₹ Eight Crore Twenty Lakh Twenty Seven Thousand Six Hundred Only (अर्ब)			
01/03/2010 या तारखेपर्यंतची थकवाकी	₹ 0	दि. 01/03/2010 ते 31/03/2019 या तारखेपर्यंतची थकवाकी	₹ 0
कालावधी:	01/04/2019	ते	31/03/2020

(सर्व रकम रुपयामध्ये)

कराचे नाव	01/04/2019	ते	30/09/2019	01/10/2019	ते	31/03/2020
आधारण कर			0			0
कर			0			0
साम कर			1728			1728
समारण कर			0			0
समारण लाभ कर			1115			1115
सा. शिप्रण उपकर			1008			1008
शिप्रण उपकर			891			891
सा. शिप्रण उपकर			0			0
उपकर			36			36
कर			1260			1260
152 अ नुमार दंडाची रकम			0			0
व्यावरील व्याजाची वसुली			0			0
देयक रकम			6038			6038
वर्ड योजनेनुसार लाभाची रकम			0			0
वर्डच्या लाभाव्यतिरिक्त समायोजित केलेली रकम			0			0
अश्रिदानाचे समायोजन			0			0
याची निव्वळ रकम			6038			6038
नाची निव्वळ रकम			0			0
06/2022 पर्यंत भरावयाची निव्वळ रकम			0			0
07/2022 पर्यंत भरावयाची निव्वळ रकम			0			0
रुपये	₹ Six Thousand Thirty Eight Only			₹ Six Thousand Thirty Eight Only		
देय दिनांक	18/08/2022			18/08/2022		



Make payment through NEFT:  
- SBIN0000300, Beneficiary A/C No:- MCGMPTGS1001290030000, Name-MCGM Property Tax. Please  
, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn  
in the name of MCGM"

वर्ड इन्सॅन्टीड्ड स्कीम योजनेच्या माहितीसाठी मागे पाहावे".

करदेयकांत, मालमत्तेमधील ४६.४५ चौ. मी. (५०० चौ. फूट) पर्यंत क्षेत्रफळ असणाऱ्या निव्वळ निवासी सदनिकांशी संबंधित असलेल्या मालमत्ता  
त अंतर्भाव करण्यात आलेला नाही. अनवधानाने या सदनिकांना कर आकारणी झाली असल्यामा त्या सदनिकेचा कर वगळून मालमत्ता कराचे  
दान करण्यात यावे व सदर बाब संबंधित विभागीय सहा. करनिर्धारक व संकलक यांचे निदर्शनास आणावी. तसेच dyaccomp.ac@mcm.  
in या ईमेल आयडी वर कळविण्यात यावी.

माही पंधरवडा :- २६.०१.२०२० ते १०.०२.२०२०

देश, माझी लोकशाही...

मौन ती, बोटाना लावून शाई.



बबई - ५  
०३३२९०३/२३०  
२०२४

10/11/18  
विशेष पत्र यंत्रणे  
करनिर्धारक व संकलक

Billing Name: 33 ADARSH NAGAR .

WARD

Date: 12/10/2022 11:00:26

Assessee's Name: THE EXECUTIVE ENGINEER BOMBAY HOUSING BOARD

Receipt No: 2022ACR03733317

Tax: Property

Account No: GS1001290030000

State Code	PAN No.	GST No.	JIN No.	Place of Supply	Registered
------------	---------	---------	---------	-----------------	------------

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Pnlty+G.Pnlty+ Dischg.F.+Unlawful-Adm.Chrg	Total Dues	Early Bird Discount	Net Payable
201911BIL14991508	20/05/2022	6038	0+0+0+0+0+0+0	6280	0	6280
201921BIL14991508	20/05/2022	6038	0+0+0+0+0+0+0	6280	0	6280

Cash/	12076
and Amnt	
50	
80	
12076	

2022

Seq. No. Instrument type Date No. MICR No. Bank Status Amount  
 10 Chq/ 10/10/2022/ 216960/ 400088027/ SARASWAT CO-OP.BANK LTD. / 2078  
 (Cheque)

Net Amount	CGST	SGST	Gross Value
12076	0	0	12076

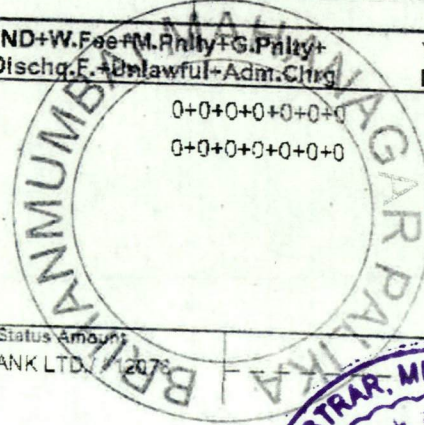
Total In Words: Twelve Thousand Seventy Six Only

Advance Payment  
 Remark: Part Payment  
 Type of Collection: Authorised

HSN/SAC NO. : 999111  
 MCGM PAN NO. : AAALM0042L  
 MCGM GST NO. : 27AAALM0042L3Z4

Created By : g9-vi-crs-02.cvs  
 Printed By : Sanket Gunw.  
 Printed On : 12/10/2022 11:00:26

**Cheque Received Subject to Realisation**



*Sanket Gunw.*

बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
मालमत्ता करदेयक

L  
400013 01.08.2022  
FA38 00035817  
भारत INDIA  
POSTAGE  
₹5.00

रादर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1898 मधील कलम 200 अन्वये जारी करण्यात आलेला

P689316

लेखा क्रमांक S1001320040000	मालमत्ता करवर्ष 2019-2020	देयक क्रमांक 201911BIL14991510 201921BIL14991511	देयक दिनांक 20/05/2022
--------------------------------	------------------------------	--	---------------------------

प्रेषक - महा. न. व. म. / विभाग: Asstt. Assessor & Collector, G South Ward, Municipal Office Building, Dhanmill Naka, N. M. Joshi Marg, Prabhadevi, Mumbai - 400 013.

DASH NAGAR, SHRAMIK SAHKARI GRIH NIRMAN SANSTHA  
4400025

मालमत्ता कर क्रमांक, सदनिवासा क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एम्.क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे.  
12 D, WORLI SLUICE ROAD HOUSE NO 34 ADARSHA NAGAR THE ESTATE MANAGER BOMBAY HOUSING BOARD

संस्थापित दिनांक: 31/03/1961 एकूण भांडवली मूल्य: ₹ 81726125

की मूल्य: ₹ Eight Crore Seventeen Lakh Twenty Six Thousand One Hundred Twenty Five Only

2010 या तारखेपर्यंतची थकवाची ₹ 0 दि. 01/04/2010 ते 31/03/2019 या तारखेपर्यंतची थकवाची ₹ 0

ध्री: 01/04/2019 ते 31/03/2020

कराचे नाव	01/04/2019 ते 30/09/2019	01/10/2019 ते 31/03/2020
कर	0	0
	0	0
	1728	1728
कर	0	0
लाभ कर	1115	1115
व्यवसाय कर	1008	1008
व्यवसाय कर	892	892
	0	0
	36	36
	1260	1260
नुमा दंडाची रकम	0	0
व्यवसायाची वसुली	0	0
रकम	6039	6039
नेनुसार लाभालाची रकम	0	0
लाभ व्यतिरिक्त ममायोजित केलेली रकम	0	0
मानाचे समायोजन	0	0
निव्वळ रकम	6039	6039
निव्वळ रकम	0	0
22 फात भगावयाची निव्वळ रकम	0	0
22 फात भगावयाची निव्वळ रकम	0	0
	₹ Six Thousand Thirty Nine Only	₹ Six Thousand Thirty Nine Only
दिनांक:	18/08/2022	18/08/2022

Payment through NEFT:  
IN0000300, Beneficiary A/C No:- MCGMPTG51001320040000, Name-MCGM Property Tax. Please  
payment done through NEFT will be collected against oldest bills first. Cheque may be drawn  
in favour of MCGM"

सेन्टी ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे".

अंत, मालमत्तेमधील ४६.४५ चौ. मी. (५०० चौ. फूट) पर्यंत क्षेत्रफळ असणाऱ्या निव्वळ निवासी सदनिकांशी संबंधित असलेल्या मालमत्ता  
कर देण्यात आलेला नाही. अनवधानाने या सदनिकांना कर आकारणी झाली असल्यास त्या सदनिकांचा कर वगळून मालमत्ता कराचे  
पुनः पुरवठे व मदत बाबत संबंधित विभागीय सहा. करनिर्धारक व संकलक यांचे निदर्शनास आणावी. तसेच dyacomp.ac@mcgm.  
वेल आयडी वर कळविण्यात यावी.

संख्या :- २६.०१.२०२० ते १०  
की नोक्याची...  
यादीना लावून शाई.



TRUE COPY

*[Signature]*  
HON. SECRETARY

भारत  
एक कृपण स्वामी किंवा  
वर्ष - ५  
०३३२९०९/२३०  
२०२४

*[Handwritten signature]*  
विभागीय सहा.  
करनिर्धारक व संकलक



RECEIPT NO. 2991206

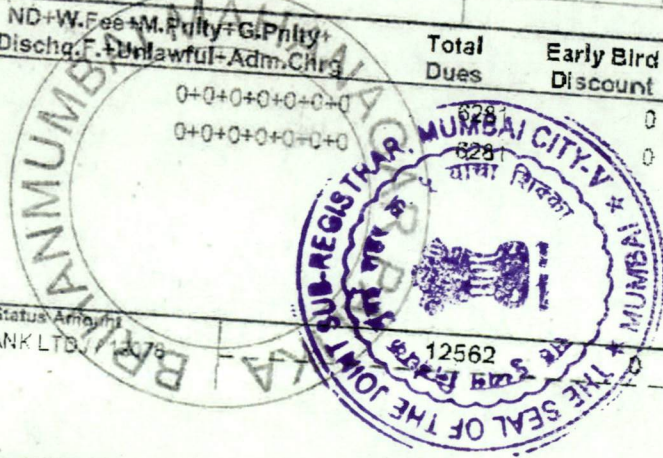
# BRIHANMUMBAI MAHANAGAR PALIKA

Billing Name: SECRETARY BILD. NO 34., WARD  
Assessee's Name: THE ESTATE MANAGER BOMBAY HOUSING BOARD

Date: 12/10/2022 10:58:35  
Receipt No: 2022ACR02733306  
Tax: Property  
Account No: GS1001320040000

State Code	PAN No.	GST No.	JIN No.	Place of Supply	Registered
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Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Pully+G.Pully+Dischg.F.+Unlawful+Adm.Chrg	Total Dues	Early BIRD Discount	Net Payable	Cash/Chq Amt.
201911BIL14991510	20/05/2022	6039	0+0+0+0+0+0+0	6039	0	6039	6039
201921BIL14991511	20/05/2022	6039	0+0+0+0+0+0+0	6039	0	6039	6039



5-10-2022  
2022/2991206  
2022

Seq. No.	Instrument type	Date	No.	MICR No.	Bank Status	Amount
1	Chq/ Cheque()	10/10/2022	218961	400068027	SARASWAT CO-OP. BANK LTD.	12078

Net Amount	CGST	SGST	UGST	IGST	Gross Value
12078	0	0	0	0	12078

Total In Words: Twelve Thousand Seventy Eight Only

Advance Payment  
Part Payment  
Type of Collection: Authorised

HSN/SAC NO. : 990111  
MCGM PAN NO. : AAALM0042L  
MCGM GST NO. : 27AAALM0042L3Z4

Created By: jpr-02-02  
Printed By: Bankat Gunwani  
Printed On: 12/10/2022 10:58

Cheque Received Subject to Realisation



TRUE COPY  
*[Signature]*  
HON. SECRETARY

बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
मालमत्ता करदेयक

400013 Q1.08.2022  
0204 00035616

भारत INDIA  
POSTAGE  
₹5.00

मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेला

P689316

0000	मालमत्ता करवर्ष 2019-2020	देयक क्रमांक 201911BIL14991512 201921BIL14991513	देयक दिनांक 20/05/2022
DIRECTED SECRETARY SHRAMIK SAHAKARI, GRUHANIRMAN CENTREWORLI MUMBAI 400025		प्रेषक - सहा. क. व सं./ विभाग: Asstt. Assessor & Collector, G South Ward, Municipal Office Building, Dhanmill Naka, N. M. Joshi Marg, Prabhadevi, Mumbai - 400 013.	

क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस.क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे  
VOICE RD HOUSE NO 35 ADARSHA NA GAR GR.W.NO. 2547(5) THE ESTATE MANAGER BOMBAY HOUSING

31/03/1961 गकूण भांडवली मूल्य: ₹ 82027600

₹ Eight Crore Twenty Lakh Twenty Seven Thousand Six Hundred Only

थकवाकी ₹ 0 दि. 01/04/2010 ते 31/03/2019 या तारखेपर्यंतची थकवाकी ₹ 0  
01/04/2019 ते 31/03/2020

क्र.सं.	01/04/2019 ते 30/09/2019	01/10/2019 ते 31/03/2020
	0	0
	0	0
	1764	1764
	0	0
	1089	1089
	1008	1008
	900	900
	0	0
	36	36
	1263	1263
	0	0
	0	0
	6060	6060
	0	0
अंजित केलेली रकम	0	0
	0	0
	6060	6060
	0	0
निव्वळ रकम	0	0
निव्वळ रकम	0	0
	₹ Six Thousand Sixty Only	₹ Six Thousand Sixty Only
	18/08/2022	18/08/2022



NEFT: Beneficiary A/C No:- MCGMPTGS1001339010000, Name-MCGM Property Tax. Please  
High NEFT will be collected against oldest bills first. Cheque may be drawn

या माहितीसाठी मागे पाहावे".

५५ चौ. मी. (५०० चौ. फूट) पर्यंत क्षेत्रफळ असणाऱ्या निव्वळ निवासी सदनिकांशी संबंधित असलेल्या मालमत्ता  
ही. अनवधानाने या सदनिकांना कर आकारणी झाली असल्यास त्या सदनिकेचा कर वगळून मालमत्ता कराचे  
संबंधित विभागीय सहा. करनिर्धारक व संकलक यांचे निदर्शनास आणावी. तसेच dyaccomp.ac@mCGM.  
त्यात यावी.

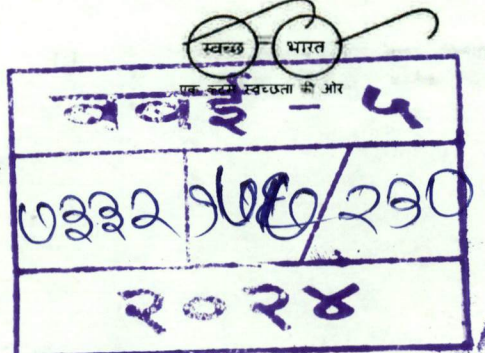
*(Signature)*  
विशेष पेटे  
करनिर्धारक व संकलक



TRUE COPY

*(Signature)*

HON. SECRETARY





# BRIHANMUMBAI MAHANAGAR PALIKA

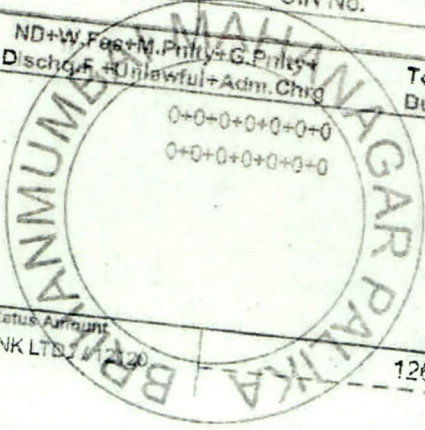
RECEIPT NO. 2991209

Received from: RESPECTED SECRETARY  
 Billing Name: WARD

Assessee's Name: THE ESTATE MANAGER BOMBAY HOUSING BOARD

Date: 12/10/2022 10:56:06  
 Receipt No: 2022ACR03733293  
 Tax: Property  
 Account No: GS1001330010000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered		
Bill No.	Bill Dt.	Amount	ND+W.Pas+M.Prty+G.Prty+Dischg.F.+Unlawful+Adm.Chrg	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
201911BIL14991512	20/05/2022	6060	0+0+0+0+0+0+0	6302	0	6302	6060
201921BIL14991513	20/05/2022	6060	0+0+0+0+0+0+0	6302	0	6302	6060



Seq. No.	Instrument type	Date	No.	MCR No.	Bank	Status	Amount
1/	Chq/	10/10/2022/	218962/	400088027/	SARASWAT CO-OP.BANK LTD.		12120

Net Amount	CGST	SGST	UGST	Gross Value
12120	0	0	0	12120

Total In Words: Twelve Thousand One Hundred Twenty Only

Advance Payment  
 Remark: Part Payment  
 Type of Collection: Authorised

HON'SAC NO.: 999111  
 MCGM PAN NO.: AAALM0042L  
 MCGM GST NO.: 27AAALM0042L3Z4

Created By: saketgunwan  
 Printed By: Sanket Gunwan  
 Printed On: 12/10/2022 10:56

Cheque Received Subject to Realisation

2022  
 10/10/2022  
 2991209

TRUE COPY  
 HON. SECRETARY



बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
मालमत्ता करदेयक

भारत INDIA  
400013 01.08.2022  
FA7B 00035831  
₹5.00

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेला कर देयक दिनांक P689316

लेखा क्रमांक 31001340070000	मालमत्ता करवर्ष 2019-2020	देयक क्रमांक 201911BIL14991514 201921BIL14991515	देयक दिनांक 20/05/2022
व्यक्ति: RESPECTED SECRETARY		प्रेषक - महा. क.व सं./ विभाग: Asstt. Assessor & Collector, G South Ward, Municipal Office Building, Dhanmill Naka, N. M. Joshi Marg, Prabhadevi, Mumbai - 400 013.	
A ARSH NAGAR, SHRAMIK SAHAKARI, GRUHANIRMAN 1. LTD KALYAN CENTREWORLI MUMBAI 400025			
लमत्ता क्रमांक, मददिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस.क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. 7 12E, WORLI SLUICE ROAD HOUSE NO 36 ADARSHA NAGAR THE ESTATE MANAGER BOMBAY HOUSING BOARD			
दिवस दिनांक: 31/03/1961	एकूण भांडवली मूल्य: ₹ 82027600		
मूल्य: ₹ Eight Crore Twenty Lakh Twenty Seven Thousand Six Hundred Only			
10 या तारखेपर्यंतची थकवाकी ₹ 0	दि. 01/04/2010 ते 31/03/2019 या तारखेपर्यंतची थकवाकी ₹ 0		
11 दि. 01/04/2019	ते 31/03/2020		

कराचे नाव	01/04/2019	ते	30/09/2019	01/10/2019	ते	31/03/2020
कर			0			0
			0			0
			1728			1728
			0			0
ताम कर			1115			1115
उपकर			1008			1008
उपकर			892			892
			0			0
			36			36
			1260			1260
सार सदाची रकम			0			0
व्याजाची वमुली			0			0
म			6039			6039
नुसार लाभाची रकम			0			0
प्रभावितिरिक समायोजित केलेली रकम			0			0
ताचे समायोजन			0			0
वळ रकम			6039			6039
वळ रकम			0			0
पर्यंत भरावयाची निव्वळ रकम			0			0
पर्यंत भरावयाची निव्वळ रकम			0			0
	₹ Six Thousand Thirty Nine Only			₹ Six Thousand Thirty Nine Only		
दि. 18/08/2022					18/08/2022	



Payment through NEFT:  
Beneficiary A/C No:- MCGMPTGS1001340070000, Name-MCGM Property Tax. Please  
Payment done through NEFT will be collected against oldest bills first. Cheque may be drawn  
in favour of MCGM.

टीप: स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

1. मालमत्तेमधील ४६.४५ चौ. मी. (५०० चौ. फूट) पर्यंत क्षेत्रफळ असणाऱ्या निव्वळ निवासी मददिकांशी संबंधित असलेल्या मालमत्ता  
करण्यात आलेला नाही. अनवधानाने या मददिकांना कर आकारणी झाली असल्यास त्या मददिकेचा कर वगळून मालमत्ता कराचे  
त याचे व सदर वाच संबंधित विभागीय सहा. करनिर्धारक व संकलक यांचे निदर्शनास आणायी. तसेच dyaccomp.ac@mcgm.  
2. श्रावणी वर कळविण्यात यावी.

वडा :- २६.०१.२०२० ते १०.०२.२०२०

1. नोंद घ्यावी...  
2. टाळा लावून शाई.



TRUE COPY  
HON. SECRETARY



बबई - ५  
0332906/290  
२०२४

RECEIPT NO. 2991208



**BRIHANMUMBAI MAHANAGAR PALIKA**

Received of Rs. \_\_\_\_\_ from \_\_\_\_\_

Billing Name: RESPECTED SECRETARY

WARD

Date: 12/10/2022 11:02:16

Receipt No: 2022AGR02733324

Assessee's Name: THE ESTATE MANAGER BOMBAY HOUSING BOARD

Tax: Property

Account No: GS1001340070000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Fnlty+G.Fnlty+Dischg.F.+Unlawful+Adm.Chrg	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
201911BIL14991514	20/05/2022	6039	0+0+0+0+0+0+0	6281	0	6281	6039
201921BIL14991515	20/05/2022	6039	0+0+0+0+0+0+0	6281	0	6281	6039

Seq. No.	Instrument type	Date	No.	Inst. No.	Bank	Status	Amount
1	Chq/	10/10/2022	218965	400088027	SARASWAT CO-OP BANK LTD.	12078	12078

Net Amount	CGST	SGST	UGST	IGST	Gross Value
12078	0	0	0	0	12078

Total In Words: Twelve Thousand Seventy Eight Only

HON. SECRETARY

Aut. Payment

Remark: Part Payment

Type of Collection: Authorised

HSN/SAC NO.: 999111

MCGM PAN NO.: AAALM0042L

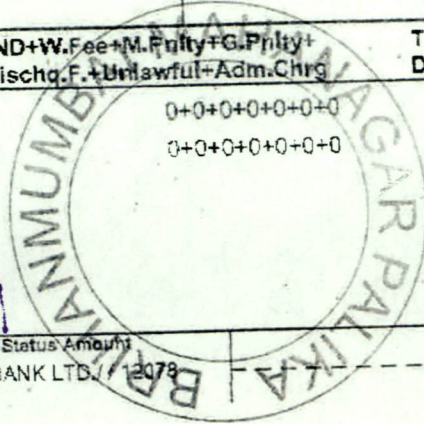
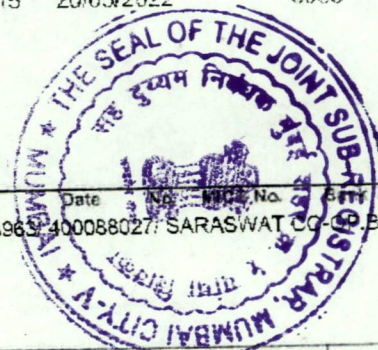
MCGM GST NO.: 27AAALM0042L3Z4

Created By: jg-victre-02.cvs

Printed By: Sanket Gunwant

Printed On: 12/10/2022 11:2

2022  
2022  
2022



TRUE COPY

*Sanket*

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेला

400013 01 08.2022

15A2 00035613

₹5.00

P689316

लेखा क्रमांक G: 1001350030000	मानमत्ता कालवर्ग 2019-2020	देयक क्रमांक 201911BIL14991516 201921BIL14991517	देयक दिनांक 20/05/2022
नाम पत्ता: RESPECTED SECRETARY  ADARSH NAGAR, SHRAMIK SAHAKARI, GRUHANIRMAN 1A/1D KALYAN CENTRE WORLI MUMBAI 400025		प्रेषक - सहा. क. व सं. / विभाग: Asstt. Assessor & Collector, G South Ward, Municipal Office Building, Dhanmill Naka, N. M. Joshi Marg, Prabhadevi, Mumbai - 400 013.	
भाषा: मराठी / इंग्रजी / हिंदी / गुजराती / तमिळ / कन्नड / मलयालम / उर्दू / सिंधी / पंजाबी / अरबी / फारसी / इत्यादी (B) 2F, WORLI SLUICE RD HOUSE NO 37 ADARSHA NAGAR GR. W. NO. 2547(5) THE ESTATE MANAGER BOMBAY HOUSE INC			
आवृत्त दिनांक: 31/03/1961	एकूण भांडवली मूल्य: ₹ 82656535		
मूल्य: ₹ Eight Crore Twenty Six Lakh Fifty Six Thousand Five Hundred Thirty Five Only			
2019 या तारखेपर्यंतची थकवाची ₹ 0	दि. 01/04/2010 ते 31/03/2019 या तारखेपर्यंतची थकवाची ₹ 0		₹ 0
वर्ष: 01/04/2019	ते 31/03/2020		

करचे नाव	01/04/2019	ते	30/09/2019	01/10/2019	ते	31/03/2020
कर			0			0
			0			0
			1728			1728
			0			0
भूत मकर			1115			1115
वाप पकर			1008			1008
वाप पकर			891			891
			0			0
			36			36
			1260			1260
वृत्तार बंडाची रकम			0			0
वृत्तार बाजाची बसुली			0			0
रकम			6038			6038
जने वार बाभाची रकम			0			0
लोकसभेचे समायोजित केलेली रकम			0			0
दाखले समायोजन			0			0
निव्वळ रकम			6038			6038
निव्वळ रकम			0			0
22 पर्यंत भरावयाची निव्वळ रकम			0			0
22 पर्यंत भरावयाची निव्वळ रकम			0			0
	₹ Six Thousand Thirty Eight Only			₹ Six Thousand Thirty Eight Only		
दिनांक	18/08/2022			18/08/2022		



Payment through NEFT:  
BIP 0000300, Beneficiary A/C No:- MCGMPTGS1001350030000, Name-MCGM Property Tax. Please  
Payment done through NEFT will be collected against oldest bills first. Cheque may be drawn  
Name of MCGM"

नमो बृहन्मुंबई स्कीम योजनेच्या माहितीसाठी मागे पाहावे".

आत मालमत्तेमधील १६.४५ चौ. मी. (५०० चौ. फूट) पर्यंत क्षेत्रफळ असणाऱ्या निव्वळ निवासी सदनिकांशी संबंधित असलेल्या मालमत्ता  
दिव करण्यात आलेला नाही. अन्वयधानाने या सदनिकांना कर आकारणी झाली असल्यास त्या सदनिकांचा कर वगळून मालमत्ता कराचे  
पत्र यावे व भदर वाव संबंधित विभागीय सहा. करनिर्धारक व संकलक यांचे निदर्शनास आणावी. तसेच dyaccomp.ac@mcg.  
मन आयडी वर कळविण्यात यावी.

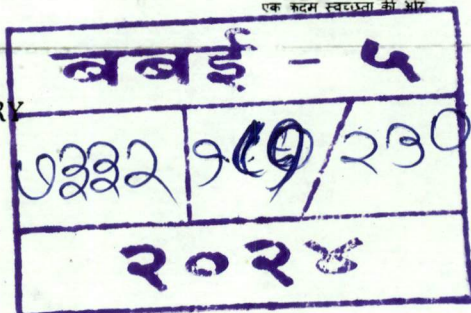
दर श: - २६.०१.२०२० ते १०.०२.२०२०

सर्व शोकासाठी...  
सोपाना जापूत शाई.



TRUE COPY

HON. SECRETARY





RECEIPT NO. 2991212

# BRIHANMUMBAI MAHANAGAR PALIKA WARD

Receipt No. 2991212  
Billing Name: RESPECTED SECRETARY

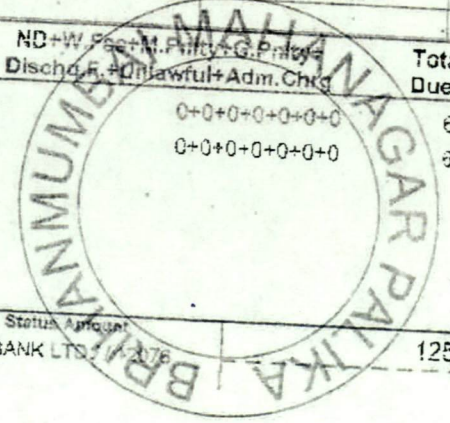
Assessee's Name: THE ESTATE MANAGER BOMBAY HOUSING BOARD

Date: 12/10/2022 11:01:41  
Receipt No: 2022ACR03733322  
Tax: Property  
Account No: GS1001350030000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Pact+M.Pct+G.Pct+Dischd.F.+Unlawful+Adm.Chrg	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
201911BIL14991516	20/05/2022	6038	0+0+0+0+0+0+0	6280	0	6280	6038
201921BIL14991517	20/05/2022	6038	0+0+0+0+0+0+0	6280	0	6280	6038



5 - 5000  
2022  
2022/10/12

Seq. No.	Instrument type	Date	No.	MICR No.	Bank	Status	Amount
1	Chq/ (Cheque)	10/10/2022	218964	400088027	SARASWAT CO-OP.BANK LTD.	2076	12560

Net Amount	CGST	SGST	UGST
12076	0	0	0

Total in Words: Twelve Thousand Seventy Six Only

Advance Payment  
Remark: Part Payment  
Type of Collection: Authorised  
HSN/SAC NO.: 999111  
MCGM PAN NO.: AAALM00421  
MCGM GST NO.: 27AAALM00421324



Created By:  
Printed By:  
Printed On:



Cheque Received Subject to Realisation

TRUE COPY  
*[Signature]*  
HON. SECRETARY



बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

लेखा क्रमांक G31001360000000	मालमत्ता करवर्ष 2019-2020	देयक क्रमांक 201911BIL14991518 201921BIL14991519	देयक दिनांक 20/05/2022
चे न व व पत्ता: RESPECTED SECRETARY  AL ARSH NAGAR, SHRAMIK SAHAKARI, GRUHANIRMAN THA LTD KALYAN CENTRE WORLI MUMBAI 400025		प्रेषक - सहा. क. व सं./ विभाग: Asstt. Assessor & Collector, G South Ward, Municipal Office Building, Dhanmill Naka, N. M. Joshi Marg, Prabhadevi, Mumbai - 400 013.	
पत्ता क्रमांक, मददिका क्रमांक, इमारतीचे नाव/ बिंग, सी. टी. एस. क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे (9) 12G, WORLI SLUICE ROAD HOUSE NO 38 ADARSHA N AGAR GR.W.NO. 2547(5) THE ESTATE MANAGER BOMBAY HOUSING			
निर्धारण दिनांक: 31/03/1961	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य: ₹ 82027600	
इतर मूल्य: ₹ Eight Crore Twenty Lakh Twenty Seven Thousand Six Hundred Only			
तारखेवेळी 31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0		01/04/2010 या तारखेनंतरची थकवाकी ₹ 0	
लाव ति:	01/04/2019	ते	31/03/2020

(सर्व रकम रुपयांमध्ये)

कराचे नाव	01/04/2019	ते	30/09/2019	01/10/2019	ते	31/03/2020
पारग कर			0			0
			0			0
स व र			1728			1728
सारण कर			0			0
सारण लाभ कर			1116			1116
शिक्षण उपकर			1008			1008
शिक्षण उपकर			891			891
होती उपकर			0			0
कर			36			36
			1260			1260
थक रकम			6039			6039
52 अ नुसार दंडाची रकम			0			0
वर्तल व्याजाची वसुली			0			0
अर्थादानाचे समायोजन			0			0
ई योजनेनुसार लाभाची रकम			0			0
ाची निव्वळ रकम			6039			6039
ार्च निव्वळ रकम			0			0
3.2(10) पर्यंत भरावयाची निव्वळ रकम			0			0
7.2(19) पर्यंत भरावयाची निव्वळ रकम			0			0
7.2(19) नंतर भरावयाची निव्वळ रकम			6039			6039
कपरे			₹ Six Thousand Thirty Nine Only			₹ Six Thousand Thirty Nine Only
देय देनांक			18/08/2022			18/08/2022



Payment through NEFT:  
SB IN@COLLEC, Beneficiary A/C No:- BMCPOGS1001360000000, Name-BMC Property Tax. Please  
payment done through NEFT will be collected against oldest bills first. Cheque may be  
in the name of "BMC"

इन्व्हीट् स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

लेख क्रमांकामधील पहिले इमारतीची यु.आय.डी. (युनिक आयडेंटिटी) असून, प्रत्येक इमारतीच्या  
गाव यु.आय.डी. स्टीवर जोडण्याचा प्रयत्न महापालिकेने समीचेतला आहे. त्यामुळे महापालिकेच्या  
ने का समजवण्यातील त्रुटींमुळे होणारे अशा यु.आय.डी. क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद



HON. SECRETARY

बबई - ५

७३३२ १७/२३०

२०२४

(विश्वास पां भेटे)  
करनिर्धारक व संकलक



RECEIPT NO 2991210

Receipts are stamps from :-

# BRIHANMUMBAI MAHANAGAR PALIKA

## WARD

Billing Name : RESPECTED SECRETARY

Date : 12/10/2022 10:58:12

Assessee's Name : THE ESTATE MANAGER BOMBAY HOUSING BOARD

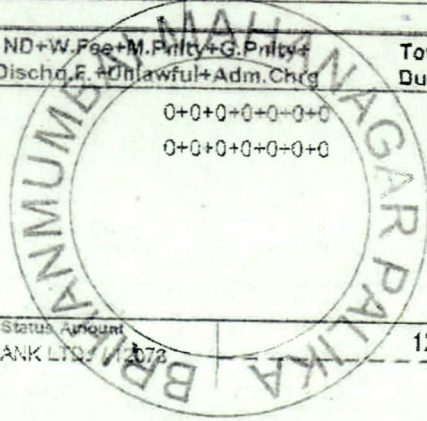
Receipt No : 2022ACR03733303

Tax : Property

Account No : GS1001360000000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered
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Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Privt+G.Privt+Dischg.F.+Unlawful+Adm.Chrg	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt
201911BIL14991518	20/05/2022	6039	0+0+0+0+0+0+0	6281	0	6281	6039
201921BIL14991519	20/05/2022	6039	0+0+0+0+0+0+0	6281	0	6281	6039



५ - ५  
 06/10/2022  
 २०२५

Seq.No.	Instrument type	Date	No.	MICR No.	Bank	Status	Amount
1/	Chq	10/10/2022	213966/	400083027/	SARASWAT CO-OP.BANK LTD.	12078	12078

Net Amount	CGST	SGST	UGST	GST	Gross Value
12078	0	0	0	0	12078

Total in Words: Twelve Thousand Seventy Eight Only

HSN/SAC NO. : 999111  
 MCGM PAN NO. : AAALM0042L  
 MCGM GST NO. : 27AAALR0042L 5Z4

Created By : sanketgunwant  
 Printed By : sanketgunwant  
 Printed On : 12/10/2022 10:58

Cheque Received Subject to Realisation



TRUE COPY  
 Sanket  
 HON. SECRETARY

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

सशर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेला

L  
400013 01.08.2022  
EF03 00035625  
भारत INDIA  
POSTAGE  
₹5.00

P589316

वेव्हा क्रमांक S1001380020000	मालमत्ता वर्ष 2019-2020	देयक क्रमांक 201911BIL14991520 201921BIL14991521	देयक दिनांक 20/05/2022
व्यवस्थापक : RESPECTED SECRETARY		प्रेषक - सहा. क. व. स. / विभाग : Asstt. Assessor & Collector, G South Ward, Municipal Office Building, Dhanmill Maka, N. M. Joshi Marg, Prabhadevi, Mumbai - 400 013.	
पत्ता : ARASH NAGAR, SHRAMIK SAHAKARI, GRUHANIRMAN LTD KALYAN CENTREWORLI MUMBAI 400025			
संप्रेषण क्रमांक, मदतिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस.क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नाव 112H, WORLI SLUICE ROAD HOUSE NO 39 ADARSHA NAGAR GR.W.NO. 2547(5) THE ESTATE MANAGER BOMBAY HOUSE INC			
वर्णन दिनांक : 31/03/1961	एकूण भाडवली मूल्य : ₹ 82027600		
रक्कम : ₹ Eight Crore Twenty Lakh Twenty Seven Thousand Six Hundred Only			
10 वा तारखेपासूनची थकवाकी ₹ 0	दि. 01/04/2010 ते 31/03/2019 वा तारखेपासूनची थकवाकी ₹ 0		
दि. 01/04/2019	ते 31/03/2020		

कराचे नाव	01/04/2019	ते	30/09/2019	01/10/2019	ते	31/03/2020
कर			0			0
			0			0
			1764			1764
			0			0
सभ कर			1089			1089
उपकर			1008			1008
उपकर			900			900
उपकर			0			0
			36			36
			1263			1263
सार वंडाची रक्कम			0			0
व्याजाची वसुली			0			0
म			6060			6060
नुसार लाभानी रक्कम			0			0
भाषाविरिक्त समायोजित केलेली रक्कम			0			0
सत्ते समायोजन			0			0
वळ रक्कम			6060			6060
वळ रक्कम			0			0
पर्यंत भरावयाची निव्वळ रक्कम			0			0
पर्यंत भरावयाची निव्वळ रक्कम			0			0
			₹ Six Thousand Sixty Only			₹ Six Thousand Sixty Only
दिनांक	18/08/2022			18/08/2022		



Payment through NEFT.  
Account No. - MCGMPTGS1001380020000 . Name-MCGM Property Tax. Please  
Payment done through NEFT will be collected against oldest bills first. Cheque may be drawn  
in favour of "MCGM"

टीप: स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

1. मालमत्तेमधील ४६.४५ चौ. मी. (५०० चौ. फूट) पर्यंत क्षेत्रफळ असणाऱ्या निव्वळ निवागी सदनिकांशी संबंधित असलेल्या मालमत्ता  
करण्यात आलेल्या नाही. अनवधानाने या सदनिकांना कर आकारणी झाली असल्यास त्या सदनिकेचा कर वगळून मालमत्ता कराचे  
मत यावे व सदर दाव संबंधित विभागीय सहा. करनिर्धारक व संकलक यांचे निदर्शनास आणावी. तसेच dyaccomp.ac@mcgm.  
2. आपडी वर कळविण्यात यावी.

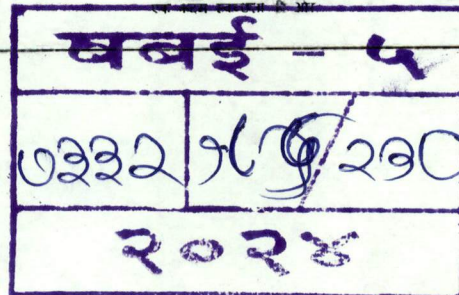
वडा - २६.०१.२०२० ते १०.०२.२०२०

1. नोंद घ्यावी...

2. टाळा लावून थांबा.



TRUE COPY  
HON. SECRETARY



RECEIPT NO. 2991211



# BRIHANMUMBAI MAHANAGAR PALIKA

Received from :-

Billing Name: RESPECTED SECRETARY WARD

Assessee's Name: THE ESTATE MANAGER BOMBAY HOUSING BOARD

Date: 12/10/2022 10:59:16

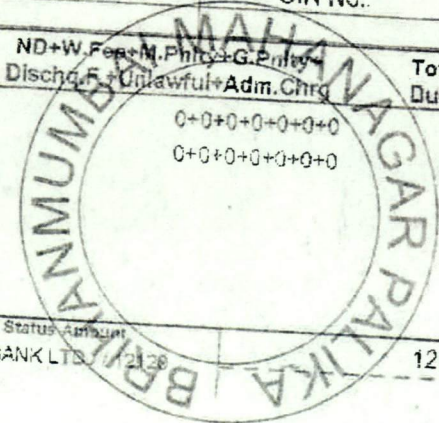
Receipt No: 2022ACR03733312

Tax: Property

Account No: GS1001380020000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered
------------	---------	---------	---------	-----------------	------------

Bill No.	Bill Dt.	Amount	ND+W.Fee+N.Phrg+G.Entry+Dischg.Fr+Unlawful+Adm.Chrg	Total Dues	Early Bird Discount	Cash/ Chq Am
201911BIL14991520	20/05/2022	6060	0+0+0+0+0+0+0	6302	0	6302
201921BIL14991521	20/05/2022	6060	0+0+0+0+0+0+0	6302	0	6302



ब्राह्म - 5  
06/10/2022  
2022

Seq. No.	Instrument type	Date	No.	MICR No.	Bank	Status	Amount
1/	Chq/	10/10/2022/	218968/	400082027/	SARASWAT CO-OP.BANK LTD.		12120

Net Amount	CGST	SGST	UGST	Gross Value
12120	0	0	0	12120

Total In Words: Twelve Thousand One hundred Twenty Only

Advance Payment  
Remark: Part Payment  
Type of Collection: Authorised

HSN/SAC NO. : 990111  
MCGM PAN NO. : AAALM0042L  
MCGM GST NO. : 27AAALM0042L524



Created By: gs-vhare-02.cvs  
Printed By: Sanket Gunwant  
Printed On: 12/10/2022 10:59

Cheque Received Subject to Realisation



TRUE COPY  
*Sanket Gunwant*  
HON. SECRETARY

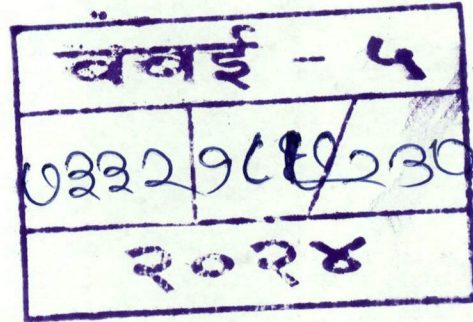
MRSH NAGAR SHRAMIK CO-OP. HSG. SOCIETY LTD

ELECTRIC BILL OF STAIRCASE

BLDG. NO.33 TO 39

PERIOD : 16/02/24 TO 19/03/24

CONSUMER NO.	AMOUNT Rs.
645-158-049*	250.00
645-160-025*6	580.00
646-035-049*0	460.00
646-037-025*7	350.00
646-001-049*6	300.00
646-003-027*6	280.00
646-023-051*4	280.00
646-025-025*2	290.00
646-071-047*0	440.00
646-073-031*6	350.00
646-093-047*0	310.00
646-095-027*4	370.00
646-059-051*8	400.00
646-061-007*4	380.00
Total	5040.00



CHQUE NO. 322937 ON DT. 15-04-2024

NR 9867138494

BES & T UNDERTAKING  
LOT BILL  
Counter No. 165  
16 APR 2024

TRUE COPY

*Signature*

*Signature*

HON. SECRETARY



12-04-24

# हनुमंई विद्युत पुरवठा आणि परिवहन उपक्रम

(हनुमंई महानगरपालिका)

वेस्ट भवन, पो.बा.न. १९२, ब्रेस्ट मार्ग, कुलाबा, मुंबई - ४००००१

प्रमाण कार्यालयाचा पत्ता  
ग्राहक सेवा (जी/दोषी) विभाग, ब्रेस्ट उपक्रम  
वीथी मजला विस्तारीत इमारत, टिळक रोड विस्तार  
कुलाबा-अग्रम, मुंबई 400 031  
दूरध्वनी क्रमांक 24146262. विस्तारीत 551

SA MIK CO OP H SOC PVT : XXXXX341 : XXXXXX169@gmail.com बा : : 3,ADARSH NAGAR SHRMIK CHS.,J : RG,ADARSH NAGAR,WORLI : BAI-400030 पत्त : 3,ADARSH NAGAR SHRMIK CHS.,J : RG,ADARSH NAGAR,WORLI : BAI-400030	देयक महिना : <b>Mar-2024</b> देयक दिनांक : <b>27/03/2024</b> देयक क्र. <b>403645158049</b>
पुस्तक पृष्ठ क्र. : <b>645158</b>	ग्राहक क्र. : <b>645-158-049*</b>
चक्र : <b>16</b>	करार खाने क्र. : <b>1558433</b>
पुरवठ्याचा प्रकार : <b>1P</b>	देयकाचा कालावधी : <b>16/02/2024</b>
संधारणा क्र. : <b>190703-X-X</b>	दर प्रवर्ग : <b>19/03/2024</b>
यंत्रणा क्र. : <b>0190703</b>	ग्राहक प्रवर्ग : <b>LT I B</b>
मंजूर भार : <b>1.370</b>	प्रभाग : <b>RESIDENTIAL</b>
अनामत रक्कम जमा : <b>694.00</b>	प्रभाग : <b>GS</b>
मागील देयकार्चा प्राप्त रक्कम : <b>330.00</b>	मागील रक्कम प्राप्त दिनांक : <b>07/03/2024</b>

म र	मागील बाकी र	देय दिनांक*	देय दिनांका पूर्वी रक्कम र	देय दिनांका नंतर रक्कम र**
37	2.44	19/04/2024	250.00	262

दुन्याच्यः देयकाच्या रकमेवर ग्राहय आहे. \*\* थकबाकी असल्यास व्याज आकारले जाईल. मार्गप्रकाश तक्रारीसाठी : 7208835803 / 24101517 / 24194534  
 वीज खंडीत तक्रारीकरिता वीज देयक तक्रारी संबंधी वीज चोरी/ अनाधिकृत वापर फॉल्ट कंट्रोल  
 24954242/ 24953363 24146262 Ext 551, 547 24194578 / 720899294 24906611  
 8828847567 / 7208964094

### "IMPORTANT MESSAGE"

Check your name in the voter list, if not, there is still a chance to register your name in the voter list for the upcoming Lok Sabha election 2024



WATER HELPER APP Download now

standalone | Voter Helpline Mobile App | WhatsApp No. 1800 22 1850

NEFT / RTGS Electricity Bill Payment (IDFC First Bank)

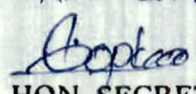
1) Name of Beneficiary : BEST Undertaking  
 2) Beneficiary Account Number : BESTXXXXXXXXXXXX (digit Consumer No.)  
 3) Bank Name and Branch : IDFC First Bank Ltd, Chennai, R K Sairal  
 4) IFSC Code : IDFB009101

NEFT / RTGS Additional Security Deposit Payment (IDFC First Bank)

1) Name of Beneficiary : Best Undertaking  
 2) Beneficiary Account Number : BESTXXXXXXXXXXXX (digit Consumer No.)  
 3) Bank Name and Branch : IDFC First Bank Ltd, Chennai, R K Sairal  
 4) IFSC Code : IDFB009101

मागील वीजेचा वापर स्तंभ आलेख युनिटस (kWh) महिना

Meter No	2278198
50	Feb-24
59	Jan-24
54	Dec-23
61	Nov-23
52	Oct-23
56	Sep-23
53	Aug-23
54	Jul-23
38	Jun-23
46	May-23
69	Apr-23

TRUE COPY  
  
 HON. SECRETARY



NEFT / RTGS Electricity Bill Payment (SBI)

1) Name of Beneficiary : Best Undertaking  
 2) Beneficiary Account Number : BESTXXXXXXXXXXXX (digit Consumer No.)  
 3) Bank Name and Branch : STATE BANK OF INDIA, Mumbai  
 4) IFSC Code : SBIN0009901



वीज पुरवठ्यात हे बिल ज्या जागेसाठी वीज पुरवठा मंजूर करण्यात आला आहे ती जागा अधिकृत आहे याचा पुरावा म्हणून माजले जाऊ शकत नाही. क्विटा पुरावा म्हणून वापरता येणार नाही. तसेच जारी केलेले बिल हे त्या जागेच्या मालकीच्या पुरवठ्यासाठी आहे धरले जाणार नाही.

प्रदूषण नियंत्रण मंडळ | पर्यावरण व वातावरणीय बदल विभाग | LIFE

पर्यावरणस्नेही होळी 2024

निश्चय नैसर्गिक रंगांच्या होळीचा... संकल्प वसुंधरेच्या रक्षणाचा.

देश	डिमांड ड्राफ्ट	वेस्ट ग्राहक क्र.	645-158-049*	च्या नावाने काढावा.
प्र	चक्र.	ग्राहक क्र.	देयक दिनांक	देय दिनांक
RT	S/16	645-158-049*	27/03/2024	19/04/2024
ध	paid arrears of Rs		250.00	please bring the paid bill and pay Rs

बवई - ५

७३३२ १००/२३०

२०२४

Ref No: 1561 2038

# मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.वा.नं. ११२, बेस्ट मार्ग, कुलाबा, मुंबई - ४००००१

प्रभाग कार्यालयाचा पत्ता  
ग्राहक सेवा (जी/दक्षिण) विभाग, बेस्ट उपक्रम  
श्रीया मजला, विस्तारीत इमारत, दिवेक शाह विस्तारीत,  
वडाळा आंगार, मुंबई 400 031  
दूरध्वनी क्रमांक 24146262 विस्तारित 551

RAI IK CO-OP HSG SOC P 98) (XXX341 XX XXXXX169@gmail.com ला: NA AR SHRAMIK CHS, J B TEMKAR RSI NAGAR, WORLI COLONY, MUMBAI-	देयक महिना : Mar-2024 देयक दिनांक : 27/03/2024 देयक क्र. 403645160025
पुस्तक पृष्ठ क्र. : 645160 ग्राहक क्र. : 645-160-025*6 चक्र : 16 कारार खाते क्र. : 1558524 पुरवठ्याचा प्रकार : 1P देयकाचा कालावधी : 16/02/2024 संधारणा क्र. : 190701-X-X दर प्रवर्ग : 19/03/2024 यंत्रणा क्र. : 0190701 ग्राहक प्रवर्ग : LT I B मंजूर भार : 2.000 प्रभाग : RESIDENTIAL अनामत रक्कम जमा : 1350.00	
मागील देयकाची प्राप्त रक्कम 540.00	मागील रक्कम प्राप्त दिनांक 07/03/2024

रक्कम ₹	मागील बाकी ₹	देय दिनांक*	देय दिनांका पूर्वी रक्कम ₹	देय दिनांका नंतर रक्कम ₹**
	0.08	19/04/2024	580.00	591

मागील देयकाच्या रकमेवर ग्राह्य आहे. \*\* थकवाकी असल्यास व्याज आकारले जाईल. मार्गप्रकाश तक्रारीसाठी : 7208835803 / 24101517 / 24194534  
खंडीत तक्रारीकरिता वीज देयक तक्रारी संबंधी वीज चौरी/ अनाधिकृत वापर फॉल्ट कंट्रोल  
24954242/ 24953363 24146262 Ext 551, 547 24194578 / 720899294 24906611  
8828847567 / 7208964094

### "IMPORTANT MESSAGE"

NEFT / RTGS Electricity Bill Payment (IDFC First Bank)

- Name of Beneficiary : BEST Undertaking
- Beneficiary Account Number : BESTXXXXXXXXXXXXXXXXXXXX
- Bank Name and Branch : IDFC First Bank Ltd, Charni, R K Sarai.
- IFSC Code : IDFB003101

NEFT / RTGS Additional Security Deposit Payment ( IDFC First Bank)

- Name of Beneficiary : Best Undertaking
- Beneficiary Account Number : BESTXXXXXXXXXXXXXXXXXXXX
- Bank Name and Branch : IDFC First Bank Ltd, Charni, R K Sarai.
- IFSC Code : IDFB003101

NEFT / RTGS Electricity Bill Payment (SBI)

- Name of Beneficiary : Best Undertaking
- Beneficiary Account Number : BESTXXXXXXXXXXXXXXXXXXXX
- Bank Name and Branch : STATE BANK OF INDIA, MAIN BRANCH
- IFSC Code : SBIN0033001

मागील वीजेचा वापर  
स्तंभ आलेख युनिटस (kWh) महिना

Meter No. : 2278175	Unit	Month
97		Feb-24
110		Jan-24
106		Dec-23
127		Nov-23
107		Oct-23
121		Sep-23
130		Aug-23
133		Jul-23
94		Jun-23
108		May-23
120		Apr-23

युनिटस वापर (kWh)

Mar-24	110
Mar-23	98

TRUE COPY  
HON. SECRETARY

पुरवठ्याचे हे बिल ज्या जागेसाठी वीज पुरवठा मंजूर करण्यात आला आहे, ती जागा अधिकृत आहे याचा पुरावा म्हणून मालले जाऊ शकत नाही  
किंवा पुरावा म्हणून वापरता येणार नाही. तसेच जारी केलेले बिल हे त्या जागेच्या मालकीच्या पुराव्यासाठी ग्राह्य धरते जाणार नाही.

कृपया न्याय्य शक्यतेने या बिलचा अर्थाने भर करा. CSD/20/2023 (देयकाचा कालावधी दिनांक २९.११.२०२३ ते ३१.१२.२०२३) / ४८४८, दिनांक ३०.११.२०२३

प्रदूषण नियंत्रण मंडळ

पर्यावरणस्नेही होळी २०२४

पर्यावरण व वातावरणीय बदल विभाग

निश्चय नैसर्गिक रंगांच्या होळीचा... संकल्प वसुंधरेच्या रक्षणाचा.

LIFE

डिमांड ड्राफ्ट बेस्ट ग्राहक क्र. 645-160-025\*6 च्या नावाने काढावा.

भा	चक्र	ग्राहक क्र.	देयक दिनांक	देय दिनांक	देयकाची रक्कम ₹
H/G	/16	645-160-025*6	27/03/2024	19/04/2024	580.00

paid arrears of Rs. 0.08 please bring the paid bill and pay Rs. 582.79

बंबई - ५

0332 900/230

२०२४

Ref No : 1569 - 2038

# बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेट भवन, पो.बा.न. ११२, वेस्ट मार्ग, कुलाबा, मुंबई - ४००००१

प्रमाण कार्यालयीय पत्र  
ग्राहक सेवा (जी/दक्षिण) विभाग, वेस्ट उपक्रम,  
वीधा मजला, विस्तारीत इमारत, टिडक रोड, विस्तारीत,  
कलाबा आंगार, मुंबई-४०० ०३१  
दूरध्वनी क्रमांक २४१४६२६२, विस्तारीत ५५१

IRAMIK CO-OP H SOC PVT 98XXXX341 XXXXXXXXhsg@gmail.com पत्ता ADARSH NAGARWORLI 400018 ता. T,3,ADARSH NAGAR SHRMIK NA SHIMAN ROAD,WORLI UMBAI-400030	देयक महिना : Mar-2024    देयक दिनांक : 27/03/2024    देयक क्र. 403646035049 पुस्तक पृष्ठ क्र. : 646035    ग्राहक क्र. : 646-035-049*0 चक्र : 16    करार खते क्र. : 1559390 पुरवठ्याचा प्रकार : 1P    देयकाचा कालावधी : 16/02/2024 संधारणा क्र. : 190707-X-X    दर प्रवर्ग : 19/03/2024 यंत्रणा क्र. : 0190707    ग्राहक प्रवर्ग : LTIB मंजूर भाग : 1.610    प्रभाग : RESIDENTIAL अनामत रक्कम जमा : 1292.00
मागील देयकाची प्राप्त रक्कम 790.00	मागील रक्कम प्राप्त दिनांक 07/03/2024

रक्कम ₹	मागील बाकी ₹	देय दिनांक*	देय दिनांका पूर्वी रक्कम ₹	देय दिनांका नंतर रक्कम ₹**
	9.86	19/04/2024	460.00	471

तुम्हाला हे देयकाच्या रकमेवर ग्राह्य आहे. \*\* थकबाकी असल्यास व्याज आकारले जाईल. मार्गप्रकाश तक्रारीसाठी : 7208835803 / 24101517 / 24194634

वीज खंडीत तक्रारीकरिता 24954242 / 24953363 8828847567 / 7208964094	वीज देयक तक्रारी संबंधी 24146262 Ext 551, 547	वीज चोरी/अनाधिकृत वापर 24194578 / 720899294	फॉल्ट कंट्रोल 24906611
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### "IMPORTANT MESSAGE"

NEFT / RTGS Electricity Bill Payment (IDFC First Bank)

- 1) Name of Beneficiary: BEST Undertaking
- 2) Beneficiary Account Number: BESTXXXXXXXXXXXX9 digit Consumer No.
- 3) Bank Name and Branch: IDFC First Bank Ltd, Chennai, R K Sarai
- 4) IFSC Code: IDFC000101

NEFT / RTGS Additional Security Deposit Payment (IDFC First Bank)

- 1) Name of Beneficiary: Best Undertaking
- 2) Beneficiary Account Number: BESTXXXXXXXXXXXX9 digit Consumer No.
- 3) Bank Name and Branch: IDFC First Bank Ltd, Chennai, R K Sarai
- 4) IFSC Code: IDFC000101

NEFT / RTGS Electricity Bill Payment (SBI)

- 1) Name of Beneficiary: BEST Undertaking
- 2) Beneficiary Account Number: BESTXXXXXXXXXXXX9 digit Consumer No.
- 3) Bank Name and Branch: STATE BANK OF INDIA, MAIN BRANCH, CHENNAI
- 4) IFSC Code: SBIN000101

मागील वीजेचा वापर  
स्तंभ आलेख युनिटस (kWh) महिना

Meter No :	2277551		
	124	Feb-24	
	134	Jan-24	
	121	Dec-23	
	122	Nov-23	
	113	Oct-23	
	106	Sep-23	
	105	Aug-23	
	112	Jul-23	
	74	Jun-23	
	106	May-23	
	98	Apr-23	

युनिटस वापर(kWh)

Mar-24	100
Mar-24	125

Check your name in the voter list. If not, there is still a chance to register your name in the voter list for the upcoming Lok Sabha election 2024.

Download now

Voter Helpline App

1800-22-1860

TRUE COPY  
HON. SECRETARY



वीज देयकाचे बिल ज्या जागेसाठी वीज पुरवठा मंजूर करण्यात आला आहे, ती जागा अधिकृत आहे याचा पुरावा म्हणून मानले जाऊ शकते नाही. किंवा पुरावा म्हणून वापरता येणार नाही. तसेच जारी केलेले बिल हे त्या जागेच्या मालकीच्या पुराव्यासाठी मान्यतेने वापरता येणार नाही.

Scan this QR code for Payment through UPI Apps.

ध्यानात घ्यायला केलेल्या बदलाचा आदेश क्र मुंबई श.स. ४२८४८/२०२३ (देयता कालावधी दिनांक २९.११.२०२३ ते ३१.१२.२०२३) / ४२८४८, दिनांक-३०.११.२०२३

ग्राहक प्रदूषण नियंत्रण मंडळ

पर्यावरण व वातावरणीय बदल विभाग

पर्यावरणनेही होळी २०२४

निश्चय नैसर्गिक रंगांच्या होळीचा... संकल्प वसुंधरेच्या रक्षणाचा.

माहिती/चक्र	ग्राहक क्र.	देयक दिनांक	देय दिनांक	देयकाची रक्कम ₹
H/G S/16	646-035-049*0	27/03/2024	19/04/2024	460.00

आवक्याने काळावा. 646\_001\_181

Ref No : 1631 - 2038

paid arrears of Rs. 9.86 please bring the paid bill and pay Rs. 454.06

बुबई - ५

७३३२७९०/२३०

२०२४

# बुलबुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बुलबुंबई महानगरपालिका)

वेस्ट भवन, पो. बॉ. नं. ११२, वेस्ट मार्ग, कुलाबा, मुंबई - ४००००९

प्रभाग कार्यालयाचा पत्ता  
ग्राहक सेवा (जी/एच/एस) विभाग, वेस्ट उपक्रम  
वीज मजला विस्तारीत इमारत टिक्क शक विस्तारीत  
बुलबुंबई मार्ग, मुंबई ४०० ०३१  
दूरध्वनी क्रमांक २४१४६२६२, विस्तारीत-६५१

SH SRAMIK CO-OP H SOC PV 9 XXXXX490	देयक महिना : Mar-2024 देयक दिनांक : 27/03/2024 देयक क्र. 403646037025
पुस्तक पृष्ठ क्र. : 646037	ग्राहक क्र. : 646-037-025*7
चक्र : 16	करार खाते क्र. : 1559472
पुरवठ्याचा प्रकार : 1P	देयकाचा कालावधी : 16/02/2024
संघारणा क्र. : 190705-X-X	दर प्रवर्ग : 19/03/2024
यंत्रणा क्र. : 0190705	ग्राहक प्रवर्ग : LTIB
मंजूर भार : 2.230	प्रभाग : RESIDENTIAL
अनामत रक्कम जमा : 838.00	प्रभाग : GS
मागील देयकाची प्राप्त रक्कम 480.00	मागील रक्कम प्राप्त दिनांक 07/03/2024

देयक रक्कम ₹	मागील बाकी ₹	देय दिनांक*	देय दिनांका पूर्वी रक्कम ₹	देय दिनांका नंतर रक्कम ₹**
16	1.98	19/04/2024	350.00	355

ग्राहक हिऱ्याच्या देयकाच्या रकमेवर ग्राह्य आहे.\*\* थकबाकी असल्यास व्याज आकारले जाईल. मार्गप्रकाश तक्रारीसाठी : 7208835803 / 24101517 / 24194534

वीज खंडीत तक्रारीकरिता 24954242 / 24953363 8828847567 / 7208964094	वीज देयक तक्रारी संबंधी 24146262 Ext 551, 547	वीज चोरी/ अनाधिकृत वापर 24194578 / 720899294	फॉल्ट कंट्रोल 24906611
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### "IMPORTANT MESSAGE"

NEFT / RTGS Electricity Bill Payment (IDFC First Bank)

- 1) Name of Beneficiary: BEST Undertaking
- 2) Beneficiary Account Number: BESTXXXXXXXXXXXX96969696
- 3) Bank Name and Branch: IDFC First Bank Ltd, Chennai, R K Sarani
- 4) IFSC Code: IDFC0000101

NEFT / RTGS Additional Security Deposit Payment (IDFC First Bank)

- 1) Name of Beneficiary: Best Undertaking
- 2) Beneficiary Account Number: BESTXXXXXXXXXXXX96969696
- 3) Bank Name and Branch: IDFC First Bank Ltd, Chennai, R K Sarani
- 4) IFSC Code: IDFC0000101

NEFT / RTGS Electricity Bill Payment (SBI)

- 1) Name of Beneficiary: Best Undertaking
- 2) Beneficiary Account Number: BESTXXXXXXXXXXXX96969696
- 3) Bank Name and Branch: STATE BANK OF INDIA, MAIN BRANCH
- 4) IFSC Code: SBIN0000101

मागील वीजेचा वापर  
स्तंभ आलेख युनिटस (kWh) महिना

Meter No : 2277568	85	Feb-24
	86	Jan-24
	82	Dec-23
	93	Nov-23
	88	Oct-23
	82	Sep-23
	82	Aug-23
	82	Jul-23
	63	Jun-23
	80	May-23
	81	Apr-23

Check your name in the voter list, if not, there is still a chance to register your name in the voter list for the upcoming Lok Sabha election 2024

VOTER HELPLINE APP

TRUE COPY

HON. SECRETARY वीज पुरवठ्याचे हे बिल त्या जागेसाठी वीज पुरवठा मंजूर करण्यात आला आहे

ती जागा अधिकृत आहे याचा पुरावा म्हणून मानले जाऊ शकत नाही

किता पुरावा म्हणून वापरता येणार नाही. तसेच जारी केलेले बिल हे त्या जागेच्या मालकीच्या पुराव्यासाठी ग्राह्य धरले जाणार नाही.

Scan this QR code for Payment through UPI Apps.

द्वारे देणाऱ्यात त्रुटी नसल्याचे तपासणे आवश्यक आहे. क्र. मुलंक मुलंक क्र. CSD/20/2023 (वेचता कालावधी दिनांक २९.११.२०२३ ते ३१.१२.२०२३) / ४८४८. दिनांक-३०.११.२०२३

राष्ट्र प्रदूषण नियंत्रण मंडळ

पर्यावरण व वातावरणीय बदल विभाग

पर्यावरणनेत्री होळी २०२४

निश्चय नैसर्गिक रंगांच्या होळीचा... संकल्प वसुंधरेच्या रक्षणाचा.

प्रभाग/चक्र.	ग्राहक क्र.	देय दिनांक	देय दिनांक	देयकाची रक्कम ₹	646_001_208
TH/S/16	646-037-025*7	27/03/2024	19/04/2024	350.00	
have paid arrears of Rs. 1.98				please bring the paid bill and pay Rs. 348.26	Ref No : 1644 - 2038

बुलबुंबई - ५

०३३२९०९/२९०

२०२४



# बुहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बुहन्मुंबई महानगरपालिका)

वेस्ट भवन, पो.बॉ.नं. १९२, वेस्ट मार्ग, कुलाबा, मुंबई - ४००००१

प्रभाग कार्यालय, पुरावा  
वाहक सेवा (जी/दोहा) विभाग, वेस्ट उपक्रम  
पोशा मजला, विस्तारीत इमारत, टिळक राव विस्तारीत  
वकला आमार, मुंबई 400 031  
दूरध्वनी क्रमांक 24146262, विस्तारीत 551

DEB AMIK CO-OP H SOC PVT : 98XXXX490	देयक महिना : Mar-2024	देयक दिनांक : 27/03/2024	देयक क्र. 403646003027
प्रापक : OFFICE UNIT AREA NAGAR 400018	पुस्तक पृष्ठ क्र. : 646003	ग्राहक क्र. : 646-003-027*6	
पत्ता : R-35, ADARSH NAGAR SHRAMIK R NARIMAN ROAD, WORLI MUMBAI-400030	चक्र : 16	कारार खाते क्र. : 1558998	
	पुरवठ्याचा प्रकार : 1P	देयकाचा कालावधी : 16/02/2024	
	संघारणा क्र. : 190709-X-X	दर प्रवर्ग : 19/03/2024	
	यंत्रणा क्र. : 0190709	ग्राहक प्रवर्ग : LTIB	
	मंजूर भार : 1.550	प्रभाग : RESIDENTIAL	
	अनामत रक्कम जमा : 732.00	प्रभाग : GS	
	मागील देयकाची प्राप्त रक्कम : 390.00	मागील रक्कम प्राप्त दिनांक : 07/03/2024	

श्री रक्कम ₹	मागील बाकी ₹	देय दिनांक*	देय दिनांका पूर्वी रक्कम ₹	देय दिनांका नंतर रक्कम ₹**
35	5.32	19/04/2024	280.00	289

चालू महिन्याच्या देयकाच्या रकमेवर ग्राह्य आहे. \*\* धकबाकी असल्यास व्याज आकारले जाईल. मार्गप्रकाश तक्रारीसाठी : 7208836803 / 24101617 / 24194534  
वीज खंडीत तक्रारीकरिता वीज देयक तक्रारी संबंधी वीज चोरी/ अनाधिकृत वापर फॉल्ट कंट्रोल  
24954242/ 24953363 24146262 Ext 551, 547 24194578 / 720899294 24906611  
8828847567 / 7208964094

### "IMPORTANT MESSAGE"

Registration Campaign for Citizens Above 18 Years Collection and District Election Officer, Mumbai City

Check your name in the voter list. If not, there is still a chance to register your name in the voter list for the upcoming Lok Sabha election 2024



Download now

- NEFT / RTGS Electricity Bill Payment (IDFC First Bank)
- 1) Name of Beneficiary: BEST Undertaking
  - 2) Beneficiary Account Number: BESTCXXXXXXXXXX9 digit Consumer No.
  - 3) Bank Name and Branch: IDFC First Bank Ltd, Chennai, R.K.Saral
  - 4) IFSC Code: IDFB0001811
- NEFT / RTGS Additional Security Deposit Payment (IDFC First Bank)
- 1) Name of Beneficiary: Best Undertaking
  - 2) Beneficiary Account Number: BESTXXXXXXXXXX9 digit Consumer No.
  - 3) Bank Name and Branch: IDFC First Bank Ltd, Chennai, R.K.Saral
  - 4) IFSC Code: IDFB0001811
- NEFT / RTGS Electricity Bill Payment (SBI)
- 1) Name of Beneficiary: Best Undertaking
  - 2) Beneficiary Account Number: BESTXXXXXXXXXX9 digit Consumer No.
  - 3) Bank Name and Branch: STATE BANK OF INDIA MAIN BRANCH
  - 4) IFSC Code: SBIN0003992

मागील वीजेचा वापर  
स्तंभ आलेख युनिट्स (kWh) महिना

Meter No. : C188469	Month	Units
65	Feb-24	
64	Jan-24	
60	Dec-23	
80	Nov-23	
63	Oct-23	
68	Sep-23	
61	Aug-23	
60	Jul-23	
45	Jun-23	
57	May-23	
68	Apr-23	

TRUE COPY  
*[Signature]*  
HON. SECRETARY



वीज पुरवठ्याचे हे बिल ज्या जागेसाठी वीज पुरवठा मंजूर करण्यात आला आहे, ती जागा अधिकृत आहे याचा पुरावा म्हणून मानले जाऊ शकत नाही. क्विटा पुरावा म्हणून वापरता येणार नाही. तसेच जारी केलेले बिल हे त्या जागेच्या मालकीच्या पुरावासाठी ग्राह्य धरले जाणार नाही.



Scan this QR code for Payment through UPI Apps.

मुद्रित विभागात भरणा येत्याबदलात आदेश क्र. मु.व.क. शुल्क क्र. CSD/20/2023 (वेधता कालावधी दिनांक २९.११.२०२३ ते ३१.१.२०२६) / ४८४८, दिनांक-३०.११.२०२३

वातावरण नियंत्रण मंडळ

पर्यावरणस्नेही होळी २०२४

निश्चय नैसर्गिक रंगांच्या होळीचा... संकल्प वसुंधरेच्या रक्षणाचा.

पर्यावरण व वातावरणीय बदल विभाग

LIFE

देश	डिमांड ड्राफ्ट	वेस्ट ग्राहक क्र.	ग्राहक क्र.	देयक दिनांक	देय दिनांक	देयकाची रक्कम ₹
			646-003-027*6	27/03/2024	19/04/2024	280.00

646\_001\_056

I have paid arrears of Rs. 532 please bring the paid bill and pay Rs. 270.96

Ref No : 1589 - 2038

बुहई - ५  
0322903/230  
२०२४

# बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बोस भवन, पो.बॉ.न. १९२, वेस्ट मार्ग, कुलाबा, मुंबई - ४००००१

प्रभाग कार्यालयाचा पत्ता  
ग्राहक सेवा (जी/दक्षिण) विभाग, वेस्ट उपक्रम  
सीधा भवन, दिस्तारीत इमारत, टिळक शास्त्र विस्तारीत,  
कडाळा आणार, मुंबई 400 031.  
दूरध्वनी क्रमांक 24146262, विस्तारीत 951

RAMIK CO-OP HSG SOCY : 98XXXX490  लता: GER IV M H B BOMBAYGRAHANIRMAN ANI)RA E 51DD  पत्ता: NAGAR SHRMIK CHS,VEER ROAD,WORLI COLONY,MUMBAI-400030	देयक महिना : <b>Mar-2024</b> देयक दिनांक : <b>27/03/2024</b> देयक क्र. <b>403646023051</b> पुस्तक पृष्ठ क्र. : <b>646023</b> ग्राहक क्र. : <b>646-023-051*4</b> चक्र : <b>16</b> करार खाते क्र. : <b>1559153</b> पुरवठ्याचा प्रकार : <b>1P</b> देयकाचा कालावधी : <b>16/02/2024</b> संधारणा क्र. : <b>190715-X-X</b> दर प्रवर्ग : <b>19/03/2024</b> यंत्रणा क्र. : <b>0000000</b> ग्राहक प्रवर्ग : <b>LT I B</b> मंजूर भार : <b>1.610</b> प्रभाग : <b>RESIDENTIAL</b> अनामत रक्कम जमा : <b>674.00</b>
मागील देयकाची प्राप्त रक्कम <b>370.00</b>	मागील रक्कम प्राप्त दिनांक <b>07/03/2024</b>

रक्कम ₹	मागील बाका ₹	देय दिनांक*	देय दिनांका पूर्वी रक्कम ₹	देय दिनांका नंतर रक्कम ₹ **
	9.03	19/04/2024	280.00	288

तुम्हाला देयकाच्या रकमेवर ग्राह्य आहे. \*\* थकवाकी असल्यास व्याज आकारले जाईल. मार्गप्रकाश तक्रारीसाठी : 7208835803 / 24101517 / 24194534  
 वीज खंडीत तक्रारीकरिता वीज देयक तक्रारी संबंधी वीज चोरी/ अनाधिकृत वापर फॉल्ट कंट्रोल  
 24954242/ 24953363 24146262 Ext 551, 547 24194578 / 720899294 24906611  
 8828847567 / 7208964094

### "IMPORTANT MESSAGE"

NEFT / RTGS Electricity Bill Payment (DFC First Bank)

- 1) Name of Beneficiary : BEST Undertaking
- 2) Beneficiary Account Number : BESTDXXXXXXXXXX (digit Consumer No.)
- 3) Bank Name and Branch : DFC First Bank Ltd, Chennai, R K Sairat
- 4) IFSC Code : DFB000101

NEFT / RTGS Additional Security Deposit Payment (DFC First Bank)

- 1) Name of Beneficiary : Best Undertaking
- 2) Beneficiary Account Number : BESTDXXXXXXXXXX (digit Consumer No.)
- 3) Bank Name and Branch : DFC First Bank Ltd, Chennai, R K Sairat
- 4) IFSC Code : DFB000101

NEFT / RTGS Electricity Bill Payment (SBI)

- 1) Name of Beneficiary : Best Undertaking
- 2) Beneficiary Account Number : BESTDXXXXXXXXXX (digit Consumer No.)
- 3) Bank Name and Branch : STATE BANK OF INDIA, MAIN BRANCH
- 4) IFSC Code : SBIN000300

मागील वीजेचा वापर  
संभ आलेख युनिट्स (kWh) महिना

Meter No : 2273301	Month	kWh
61	Feb-24	
80	Jan-24	
77	Dec-23	
71	Nov-23	
65	Oct-23	
65	Sep-23	
65	Aug-23	
8	Jul-23	
46	Jun-23	
40	May-23	
63	Apr-23	



Check your name in the voter list. If not, there is still a chance to register your name in the voter list for the upcoming Lok Sabha election 2024.

Water Helpline No: 1800 22 1850

TRUE COPY  
  
 HON. SECRETARY



वीज देयकाचे विल ज्या जागेसाठी वीज पुरवठा मंजूर करण्यात आला आहे, ती जागा अधिकृत आहे याचा पुरावा म्हणून मानले जाऊ शकत नाही. क्विवा पुरावा म्हणून वापरता येणार नाही. तसेच जारी केलेले विल हे त्या जागेच्या मालकीच्या पुरावासाठी ग्राह्य धरले जाणार नाही.

Scan this QR code for Payment through UPI Apps.

पर्यावरण नियंत्रण मंडळ  
 पर्यावरण व वातावरणीय बदल विभाग  
 पर्यावरण गजनेही होली 2024  
 निश्चय नैसर्गिक रंगांच्या होलीचा... संकल्प वसुंधरेच्या रक्षणाचा.

\*\*/ डिमांड झॉफ्ट वेस्ट ग्राहक क्र. 646-023-051\*4 च्या नावाने काढावा.

भाग/चक्र.	ग्राहक क्र.	देयक दिनांक	देय दिनांक	देयकाची रक्कम ₹
H/G 3/16	646-023-051*4	27/03/2024	19/04/2024	280.00

646\_001\_107  
 Ref No : 1609 - 2038  
 please bring the paid bill and pay ₹ 280.55

७३३२९०४/२३०  
 २०२४



# बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

वेस्ट भवन, पो.बो.म. ११२, वेस्ट मार्ग, कुलाबा, मुंबई - ४००००१

प्रभाग कार्यालयाचा पत्ता  
ग्राहक सेवा (जी/बक्षिण) विभाग, वेस्ट उपक्रम,  
वीजा भवन, विस्तारीत इमारत, टिळक रोड, विस्तारीत,  
कुलाबा आंगार, मुंबई ४०० ०३१,  
दूरध्वनी क्रमांक २४१४६२६२, विस्तारीत ५५१

SH SHRAMIK CO-OP H SOC PVT : 98XXXXX490	देयक महिना : Mar-2024 देयक दिनांक : 27/03/2024 देयक क्र. 403646071047
चापलाता: NEIGHBOUR HOOD UNIT AREA 400018	पुस्तक पृष्ठ क्र. : 646071 ग्राहक क्र. : 646-071-047*0
पत्ता : SH NAGAR SHRAMIK CHS, VEER N ROAD, WORLI COLONY, MUMBAI-400030	चक्र : 16 करार खाते क्र. : 1560358
	पुरवठ्याचा प्रकार : 1P देयकाचा कालावधी : 16/02/2024
	संघारणा क्र. : 190719-X-X दर प्रवर्ग : 19/03/2024
	यंत्रणा क्र. : 0190719 ग्राहक प्रवर्ग : LT I B
	मंजूर भार : 2.280 प्रभाग : RESIDENTIAL
	अनामत रक्कम जमा : 1268.00 प्रभाग : GS
	मागील देयकाची प्राप्त रक्कम 480.00 मागील रक्कम प्राप्त दिनांक 07/03/2024

ची रक्कम ₹	मागील बाकी ₹	देय दिनांक *	देय दिनांका पूर्वी रक्कम ₹	देय दिनांका नंतर रक्कम ₹ **
14	9.01	19/04/2024	440.00	447

चापलाताने देयकाच्या रकमेवर ग्राह्य आहे. ** थकबाकी असल्यास व्याज आकारले जाईल. मार्गप्रकाश तक्रारीसाठी : 7208835803 / 24101517 / 24194534			
वीज खंडीत तक्रारीकरिता 24954242 / 24953363 8328847567 / 7208964094	वीज देयक तक्रारी संबंधी 24146262 Ext 551, 547	वीज चोरी/ अनाधिकृत वापर 24194578 / 720899294	फॉल्ट कंट्रोल 24906611

"IMPORTANT MESSAGE"

Registration Card for Citizens Above 18 Years Old  
Check your name in the voter list. If not, there is still a chance to register your name in the voter list for the upcoming Lok Sabha election, 2024.

PLEASE LOG IN TO Voter Helpline Mobile App | Voter Helpline No. 1800 22 1850

NEFT / RTGS Electricity Bill Payment (IDFC First Bank)

- Name of Beneficiary: BEST Undertaking
- Beneficiary Account Number: BESTXXXXXXXXXX9 digit Consumer No.
- Bank Name and Branch: IDFC First Bank Ltd. Chemo, R K Sarai
- IFSC Code: IDFB0080101

NEFT / RTGS Additional Security Deposit Payment (IDFC First Bank)

- Name of Beneficiary: Best Undertaking
- Beneficiary Account Number: BESTXXXXXXXXXX9 digit Consumer No.
- Bank Name and Branch: IDFC First Bank Ltd. Chemo, R K Sarai
- IFSC Code: IDFB0080101

मागील वीजेचा वापर  
स्तंभ आलेख युनिट्स (kWh) महिना

Meter No	U180010	Usage	Month
86	86	86	Feb-24
104	104	104	Jan-24
98	98	98	Dec-23
110	110	110	Nov-23
100	100	100	Oct-23
100	100	100	Sep-23
106	106	106	Aug-23
113	113	113	Jul-23
77	77	77	Jun-23
103	103	103	May-23
106	106	106	Apr-23

TRUE COPY  
HON. SECRETARY

वीज पुरवठ्याचे हे बिल ज्या जागेसाठी वीज पुरवठा मंजूर करण्यात आला आहे, ती जागा अधिकृत आहे याचा पुरावा म्हणून मानले जाऊ शकत नाही. कृपया पुरावा म्हणून वापरता येणार नाही. तसेच जारी केलेले बिल हे त्या जागेच्या मालकीच्या पुराव्यासाठी ग्राहक वारते जाणार नाही.

NEFT / RTGS Electricity Bill Payment (SBI)

- Name of Beneficiary: Best Undertaking
- Beneficiary Account Number: BESTXXXXXXXXXX9 digit Consumer No.
- Bank Name and Branch: SBI BRANCH
- IFSC Code: SBI0000000

युनिट्स वापर (kWh)

94	94	94	Mar-24
113	113	113	Mar-24

गुप्तता विभागात भ्रष्टाचाराबद्दलचा अदेश क्र. गुप्तता/शुद्ध क्र. CSD/20/2023 (वेधता कलाबाधी दिनांक २९.११.२०२३ ते ३१.१२.२०२६) / ४८४८, दिनांक-३०.११.२०२३

पर्यावरण नियंत्रण मंडळ पर्यावरण व वातावरणीय बदल विभाग

पर्यावरण रक्षणेही होळी होळी... निश्चय नैसर्गिक रंगांच्या होळी... संकल्प वसुंधरेच्या रक्षणाचा.

दिशा / डिमांड ड्राफ्ट बेस्ट ग्राहक क्र. 646-071-047\*0 च्या नावाने काढावा.

T/प्रभाग/चक्र	ग्राहक क्र.	देयक दिनांक	देय दिनांक	देयकाची रक्कम ₹
RTGS/16	646-071-047*0	27/03/2024	19/04/2024	440.00

You have paid arrears of Rs. 9.01 please bring the paid bill and pay Rs. 431.14

646 001 352  
Ref No : 1697 - 2038

०३३२ ०९/२३०  
२०२४

# बुद्धिमुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बुद्धिमुंबई महानगरपालिका)

ब्रेट भवन, पो.बॉ.नं. ११२, बेस्ट मार्ग, कुलाबा, मुंबई - ४००००१

प्रभाग कार्यालयाचा पत्ता  
ग्राहक सेवा (जी/दक्षिण) विभाग ब्रेट लॉन्ग-व्हा  
वीथी मजला विस्तारीत इमारत, दिवाळी रोड, विस्तारीत  
कलाबा आंगार, मुंबई ४०० ०३१  
दूरध्वनी क्रमांक २४१४६२६२, फिक्सिंग ५५१

RA 98 CO-OP H SOC PVT XXXX490	देयक महिना : Mar-2024	देयक दिनांक : 27/03/2024	देयक क्र. 403646073031
पत्ता : 37, DARSH NAGAR SHRAMIK NA MAN ROAD, WORLI JM AI-400030	पुस्तक पृष्ठ क्र. : 646073	ग्राहक क्र. : 646-073-031*6	
	चक्र : 16	करार खाते क्र. : 1560480	
	पुरवठ्याचा प्रकार : 1P	देयकाचा कालावधी : 16/02/2024	
	संधारणा क्र. : 190717-X-X	दर प्रवर्ग : 19/03/2024	
	यंत्रणा क्र. : 0190717	ग्राहक प्रवर्ग : RESIDENTIAL	
	मंजूर भार : 1.550	प्रभाग : GS	
	अनामत रक्कम जमा : 688.00		
	मागील देयकाची प्राप्त रक्कम 360.00	मागील रक्कम प्राप्त दिनांक 07/03/2024	

रकम	रु	मार्गाल बाकी रु	देय दिनांक*	देय दिनांका पूर्वी रक्कम रु	देय दिनांका नंतर रक्कम रु**
		8.59	19/04/2024	350.00	355

लूटः म्याच्या देयकाच्या रकमेवर ग्राह्य आहे. \*\* थकबाकी असल्यास व्याज आकारले जाईल. मार्गप्रकाश तक्रारीसाठी : 7208835803 / 24101517 / 24194534

व्ज खंडीत तक्रारीकरिता 24954242/ 24953363 8828847567 / 7208964094	वीज देयक तक्रारी संबंधी 24146262 Ext 551, 547	वीज चोरी/ अनाधिकृत वापर 24194578 / 720899294	फॉल्ट कंट्रोल 24906611
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### "IMPORTANT MESSAGE"

NEFT / RTGS Electricity Bill Payment (IDFC First Bank)

- 1) Name of Beneficiary : BEST Undertaking
- 2) Beneficiary Account Number : BESTXXXXXXXXXXXX9 digit Consumer No.
- 3) Bank Name and Branch : IDFC First Bank Ltd, Chennai, R K Sarai
- 4) IFSC Code : IDFB0030101

NEFT / RTGS Additional Security Deposit Payment (IDFC First Bank)

- 1) Name of Beneficiary : Best Undertaking
- 2) Beneficiary Account Number : BESTXXXXXXXXXXXX9 digit Consumer No.
- 3) Bank Name and Branch : IDFC First Bank Ltd, Chennai, R K Sarai
- 4) IFSC Code : IDFB0030101

NEFT / RTGS Electricity Bill Payment (SBI)

- 1) Name of Beneficiary : Best Undertaking
- 2) Beneficiary Account Number : BESTXXXXXXXXXXXX9 digit Consumer No.
- 3) Bank Name and Branch : SBI, R K Sarai, Chennai
- 4) IFSC Code : SBIN0003010

### मागील वीजेचा वापर स्तंभ आलेख युनिटस (kWh) महिना

Meter No : U180355	
60	Feb-24
67	Jan-24
62	Dec-23
70	Nov-23
63	Oct-23
62	Sep-23
64	Aug-23
67	Jul-23
42	Jun-23
59	May-23
62	Apr-23

### युनिटस वापर(kWh)

- |        |    |
|--------|----|
| Mar-24 | 65 |
| Feb-23 | 64 |



Scan this QR code for Payment through UPI Apps.

TRUE COPY

HON. SECRETARY



वीज प्रसिद्धाचे हे बिल ज्या जागेसाठी वीज पुरवठा मंजूर करण्यात आला आहे, ती जागा अधिकृत आहे याचा पुरावा म्हणून मागले जाऊ शकते. तक्रारी किंवा पुरावा म्हणून तापसता येणार नाही. तसेच जारी केलेले बिल हे त्या जागेच्या मालकीच्या पुरावासाठी आह्व धरले जाणार नाही.



मागील भरणा केलेल्या बिलचा आदेश क्र.मु.जे.क.सू.क.क. CSD/20/2023 (वेधता कालावधी दिनांक ३०.११.२०२३ ते ३१.१२.२०२३) / ४८४८, दिनांक - ३०.११.२०२३

प्रदूषण नियंत्रण मंडळ

पर्यावरणसनेही होळी २०२४

पर्यावरण व वातावरणीय बदल विभाग

निश्चय नैसर्गिक रंगांच्या होळीचा... संकल्प वसुंधरेच्या रक्षणाचा.

LIFE

मागील देयकाची रक्कम रु	350.00	देय दिनांक	19/04/2024	देय दिनांक	27/03/2024	ग्राहक क्र.	646-073-031*6	डिमांड ट्राफ्ट बेस्ट ग्राहक क्र. 646-073-031*6 च्या नावाने काढावा.
Ref No :	1707 - 2038	देय दिनांक	19/04/2024	देय दिनांक	27/03/2024	ग्राहक क्र.	646-073-031*6	डिमांड ट्राफ्ट बेस्ट ग्राहक क्र. 646-073-031*6 च्या नावाने काढावा.

बुद्धिमुंबई  
०३३२९९०/२३०  
२०२४



# बुध्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बुध्मुंबई महानगरपालिका)  
वेस्ट भवन, पो.बॉ.नं. ११२, वेस्ट मार्ग, कुलाबा, मुंबई - ४००००१

प्रभाग कार्यालयीय मुद्रा  
ग्राहक सेवा (दिव्य/दक्षिण) विभाग, वेस्ट उपक्रम  
चीफा भजला विस्तारीत इमारत, टिकक रोड विस्तारीत  
वहाला आगार, मुंबई 400 031  
दूरध्वनी क्रमांक 24146262, विस्तारीत 551


IRAMIK CO-OP H SOC PV 18X XXX490	देयक महिना : Mar-2024	देयक दिनांक : 27/03/2024	देयक क्र. : 403646095027
पुस्तक पृष्ठ क्र. : 646095	ग्राहक क्र. : 646-095-027*4	चक्र : 16	करार खाते क्र. : 1560718
पुरवठ्याचा प्रकार : 1P	देयकाचा कालावधी : 16/02/2024	संधारणा क्र. : 190721-X-X	दर प्रवर्ग : 19/03/2024
चंद्रणा क्र. : 0190721	ग्राहक प्रवर्ग : LTIB	मंजूर भार : 2.360	प्रभाग : RESIDENTIAL
अनामत रक्कम जमा : 722.00	प्रभाग : GS		
मागील देयकाची प्राप्त रक्कम : 420.00		मागील रक्कम प्राप्त दिनांक : 07/03/2024	

रक्कम ₹	मागील बाकी ₹	देय दिनांक*	देय दिनांका पूर्वी रक्कम ₹	देय दिनांका नंतर रक्कम ₹**
	0.34	19/04/2024	370.00	381

महिनाच्या देयकाच्या रकमेवर ग्राहक आहे. \*\* थकबाकी असल्यास व्याज आकारले जाईल. मार्गप्रकाश तक्रारीसाठी : 7208836803 / 24101517 / 24194534  
वॉल्ट कंट्रोल  
वॉल्ट खंडीत तक्रारीकरिता वीज देयक तक्रारी संबंधी वीज चोरी/ अनाधिकृत वापर फाल्ट कंट्रोल  
24954242/ 24953363 24146262 Ext 551, 547 24194578 / 720899294 24906611  
8828847567 / 7208964094

### "IMPORTANT MESSAGE"

Check your name in the voter list, if not there is still a chance to register your name in the voter list for the upcoming Lok Sabha election 2024



वॉटर लिस्ट मध्ये आपला नाव तपासा, जर नाही तर वॉटर लिस्ट मध्ये आपला नाव नोंदवण्याची संधी आहे. लोकसभेच्या 2024 च्या निवडणुकेसाठी.

NEFT / RTGS Electricity Bill Payment (IDFC First Bank)

1) Name of Beneficiary: BEST Undertaking  
2) Beneficiary Account Number: BESTXXXXXXXXXXXX9 digit Consumer No.  
3) Bank Name and Branch: IDFC First Bank Ltd, Cherala, R K Sarai  
4) IFSC Code: IDFB0080101

NEFT / RTGS Additional Security Deposit Payment (IDFC First Bank)

1) Name of Beneficiary: Best Undertaking  
2) Beneficiary Account Number: BESTXXXXXXXXXXXX9 digit Consumer No.  
3) Bank Name and Branch: IDFC First Bank Ltd, Cherala, R K Sarai  
4) IFSC Code: IDFB0080101

मागील वीजेचा वापर  
स्तंभ आलेख युनिटस (kWh) महिना

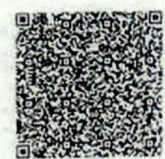
Meter No. : U182471		
	70	Feb-24
	75	Jan-24
	73	Dec-23
	81	Nov-23
	77	Oct-23
	76	Sep-23
	69	Aug-23
	67	Jul-23
	47	Jun-23
	62	May-23
	86	Apr-23

TRUE COPY  
HON. SECRETARY



NEFT / RTGS Electricity Bill Payment (SBI)

1) Name of Beneficiary: Best Undertaking  
2) Beneficiary Account Number: BESTXXXXXXXXXXXX9 digit Consumer No.  
3) Bank Name and Branch: STATE BANK OF INDIA, MAHARAJCH  
4) IFSC Code: SBIN0001010



वीज पुरवठा वीज देयक जागेसाठी वीज पुरवठा मंजूर करण्यात आला आहे, ती जागा अधिकृत आहे याचा पुरावा म्हणून मागले जाऊ शकते आहे. क्विटा पुरावा म्हणून वापरता येणार नाही. तसेच जारी केलेले बिल हे त्या जागेच्या मालकीच्या पुरावासाठी असा धरले जाणार नाही.

संकेतित शरण देण्याबद्दलचा आदेश क्र. मुद्रांक/२०२३/२९११२०२३ त ३१.१२.२०२३/४८४८, दिनांक-३०.११.२०२३

पर्यावरण व वातावरणीय बदल विभाग

पर्यावरण नियंत्रण मंडळ

निश्चय नैसर्गिक रंगांच्या हो. शिवा... संकल्प वसुंधरेच्या रक्षणाचा.

पर्यावरण रक्षणेची होली

\*\*/ इमांड झपाट वेस्ट ग्राहक क्र. 646-095-027\*4 च्या नावाने काढावा.

भाग क्र.	ग्राहक क्र.	देयक दिनांक	देय दिनांक	देयकाची रक्कम ₹
H/G 16	646-095-027*4	27/03/2024	19/04/2024	370.00

Ref No 1731 - 2038

बुध्मुंबई - ५  
0232000/230  
२०२४

# बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ.न. १९२, बेस्ट मार्ग, कुलाबा, मुंबई - ४००००९

प्रभाग कार्यालयाचा पत्ता  
ग्राहक सेवा (सी/वॉक) विभाग,बेस्ट उपक्रम  
घोसा मजला, विस्तारीत इमारत, रिडक रोड, विस्तारीत  
वडाळा अपार्ट, मुंबई ४०० ०३१  
दूरध्वनी क्रमांक २४१४६२६२ विस्तारित-६६१

SH SHRAMIK CO-OP H SOC PVT : 93XXXXX490 चा पत्ता: ALMARSH NAGARWORLI III 400018 पत्ता: SH NAGAR SHRAMIK CHS, J B TEMKAR WORLI COLONY, MUMBAI-400030	देयक महिना : Mar-2024 देयक दिनांक : 27/03/2024 देयक क्र. 403646059051
	पुस्तक पृष्ठ क्र. : 646059 ग्राहक क्र. : 646-059-051*8
	चक्र : 16 करार खाते क्र. : 1560056
	पुरवठ्याचा प्रकार : 1P देयकाचा कालावधी : 16/02/2024
	संधारणा क्र. : 190729-X-X दर प्रवर्ग : 19/03/2024
	चंत्रणा क्र. : 0190729 ग्राहक प्रवर्ग : LT I B
	मंजूर भार : 2.090 प्रभाग : RESIDENTIAL
	अनामत रक्कम जमा : 1166.00 प्रभाग : GS
	मागील देयकाची प्राप्त रक्कम 470.00 मागील रक्कम प्राप्त दिनांक 07/03/2024

ची रक्कम ₹	मागील बाकी ₹	देय दिनांक*	देय दिनांका पूर्वी रक्कम ₹	देय दिनांका नंतर रक्कम ₹ **
109	9.12	19/04/2024	400.00	408

चातः महिन्याच्या देयकाच्या रकमेवर ग्राह्य आहे. \*\* थकवाकी असल्यास व्याज आकारले जाईल. मार्गप्रकाश तक्रारीसाठी : 7208835803 / 24101517 / 24194634

वीज खांडीत तक्रारीकरिता 24954242 / 24953363 8828847567 / 7208964094	वीज देयक तक्रारी संबंधी 24146262 Ext 551, 547	वीज चोरी/अनाधिकृत वापर 24194578 / 720899294	फॉल्ट कंट्रोल 24906611
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### "IMPORTANT MESSAGE"

NEFT / RTGS Electricity Bill Payment (DFC First Bank)

- 1) Name of Beneficiary : BEST Undertaking
- 2) Beneficiary Account Number : BESTXXXXXXXXXX-8 digit Consumer No.
- 3) Bank Name and Branch : IDFC First Bank Ltd, Chennai, R K Sairai
- 4) IFSC Code : IDFB000101

NEFT / RTGS Additional Security Deposit Payment (IDFC First Bank)

- 1) Name of Beneficiary : Best Undertaking
- 2) Beneficiary Account Number : BESTXXXXXXXXXX-8 digit Consumer No.
- 3) Bank Name and Branch : IDFC First Bank Ltd, Chennai, R K Sairai
- 4) IFSC Code : IDFB000101

NEFT / RTGS Electricity Bill Payment (SBI)

- 1) Name of Beneficiary : Best Undertaking
- 2) Beneficiary Account Number : BESTXXXXXXXXXX-8 digit Consumer No.
- 3) Bank Name and Branch : STATE BANK OF INDIA, MAIN BRANCH, SBI
- 4) IFSC Code : SBIN0001010

### मागील वीजेचा वापर स्तंभ आलेख युनिट्स (kWh) महिना

Meter No : 2277686

83	Feb-24
88	Jan-24
117	Dec-23
139	Nov-23
163	Oct-23
133	Sep-23
77	Aug-23
84	Jul-23
66	Jun-23
89	May-23
95	Apr-23

युनिट्स वापर(kWh)

Mar-24	84
Mar-23	105

Registration Campaign for Citizens Above 18 Years Old and Below Election Officer, Mumbai City

Check your name in the voter list. If not, there is still a chance to register your name in the voter list for the upcoming Lok Sabha election 2024

Download the VOTER HELPING APP

1800221950

TRUE COPY

*Soptera*

HON. SECRETARY



वीज पुरवठ्याचे हे बिल ज्या जागेसाठी वीज पुरवठा मंजूर करण्यात आला आहे ती जागा अधिकृत आहे याचा पुरावा म्हणून मानले जाऊ शकते. यदी

किंवा पुरावा म्हणून वापरता येणार नाही. तसेच जारी केलेले बिल हे त्या जागेच्या मालकीच्या मुराब्यासाठी ग्राह्य धरले जाणार नाही.

Scan this QR code for Payment through UPI Apps.

गुदास विभागात गरजा वेळोवेळीत जादेश क्र.मु.द.स. शुल्क क्र. CSD/20/2023 (देयता कालावधी दिनांक १९.०३.२०२३ ते ३१.१२.२०२६)/४८४८, दिनांक-३०.११.२०२३

वातावरण प्रदूषण नियंत्रण मंडळ

पर्यावरण स्वच्छ होऊ शकते

निश्चय नैसर्गिक रंगांच्या होळीचा... संकल्प वसुंधरेच्या रक्षणाचा.

2024

देश **/ डिमांड ड्राफ्ट बेस्ट ग्राहक क्र. 646-059-051*8	च्या नावाने काढावा.
प्रभाग/चक्र. ग्राहक क्र. देयक दिनांक देय दिनांक देयकाचा रक्कम ₹	
RTGS/16 646-059-051*8 27/03/2024 19/04/2024 400.00	646_001_281
I have paid arrears of Rs. 9.12	please bring the paid bill and pay Rs. 391.09 Ref No : 1670 - 2038

बृहन्मुंबई - ५

0332 2000/230

२०२४

# बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.वॉ.नं. ११२, बेस्ट मार्ग, कुलाबा, मुंबई - ४००००९

प्रभाग कार्यालयाचा पत्ता  
ग्राहक सेवा (जी/वडलिंग) विभाग, बेस्ट उपक्रम  
वीधा मजला, विस्तारीत इमारत, टिळक रोड विस्तारीत,  
कुलाबा अपार मुंबई ४०० ०३१  
दूरध्वनी क्रमांक २४१४६२६२, विस्तारीत ५५१

SHRAMIK CO-OP H SOC PVT BOX XXX490	देयक महिना : <b>Mar-2024</b>	देयक दिनांक : <b>27/03/2024</b>	देयक क्र. <b>403646061007</b>
	पुस्तक पृष्ठ क्र. : <b>646061</b>	ग्राहक क्र. : <b>646-061-007*4</b>	
ला. : - B DG 39WORLI 400018	चक्र : <b>16</b>	करार खाते क्र. : <b>1560129</b>	
	पुरवठ्याचा प्रकार : <b>1P</b>	देयकाचा कालावधी : <b>16/02/2024</b>	
	संधारणा क्र. : <b>190725-X-X</b>	दर प्रवर्ग : <b>19/03/2024</b>	
	यंत्रणा क्र. : <b>0190725</b>	ग्राहक प्रवर्ग : <b>LTIB</b>	
	मंजूर भार : <b>1.510</b>	प्रभाग : <b>RESIDENTIAL</b>	
	अनामत रक्कम जमा : <b>940.00</b>		<b>GS</b>
39, DARSH NAGAR SHRAMIK CHS, J MARG, WORLI COLONY, MUMBAI-400030	मागील देयकाची प्राप्त रक्कम <b>420.00</b>	मागील रक्कम प्राप्त दिनांक <b>07/03/2024</b>	

रक्कम ₹	मागील बाकी ₹	देय दिनांक*	देय दिनांका पूर्वी रक्कम ₹	देय दिनांका नंतर रक्कम ₹**
	<b>5.51</b>	<b>19/04/2024</b>	<b>380.00</b>	<b>389</b>

मागील देयकाच्या रकमेवर ग्राह्य आहे.\*\* थकवाकी असल्यास व्याज आकारले जाईल. मार्गप्रकाश तक्रारीसाठी : 7208835803 / 24101517 / 24194534  
 वीज खंडीत तक्रारीकरिता वीज देयक तक्रारी संबंधी वीज चोरी/ अनाधिकृत वापर फॉल्ट कंट्रोल  
 24954242/ 24953363 24146262 Ext 551, 547 24194578 / 720899294 24906611  
 8828847567 / 7208964094

### "IMPORTANT MESSAGE"

Check your name in the voter list, if not there is still a chance to register your name in the voter list for the upcoming Lok Sabha election 2024

WATER HELPER APP  
Download now

Vote Helpline No. 1800 22 1850

NEFT / RTGS Electricity Bill Payment (IDFC First Bank)

- Name of Beneficiary: BEST Undertaking
- Beneficiary Account Number: BESTXXXXXXXXXXXX (digit Consumer No.)
- Bank Name and Branch: IDFC First Bank Ltd, Chetana, R K Sarai.
- IFSC Code: IDFB0080101

NEFT / RTGS Additional Security Deposit Payment (IDFC First Bank)

- Name of Beneficiary: Best Undertaking
- Beneficiary Account Number: BESTXXXXXXXXXXXX (digit Consumer No.)
- Bank Name and Branch: IDFC First Bank Ltd, Chetana, R K Sarai.
- IFSC Code: IDFB0080101

NEFT / RTGS Electricity Bill Payment (SBI)

- Name of Beneficiary: Best Undertaking
- Beneficiary Account Number: BESTXXXXXXXXXXXX (digit Consumer No.)
- Bank Name and Branch: STATE BANK OF INDIA, MUMBAI BRANCH
- IFSC Code: SBIN0005000

मागील वीजेचा वापर  
स्तंभ आलेख युनिटस (kWh) महिना

Meter No. : A039842	Unit	Month
72	Feb-24	
86	Jan-24	
73	Dec-23	
79	Nov-23	
307	Oct-23	
106	Sep-23	
74	Aug-23	
74	Jul-23	
52	Jun-23	
74	May-23	
76	Apr-23	

TRUE COPY  
HON. SECRETARY



वीज पुरवठ्याचे बिल ज्या जागेसाठी वीज पुरवठा मंजूर करण्यात आला आहे ती जागा अधिकृत आहे याचा पुरावा म्हणून मानले जाऊ शकत नाही

किंवा पुरावा म्हणून वापरता येणार नाही. तसेच जाही केलेले बिल हे त्या जागेच्या मालकीच्या पुराव्यासाठी आद्य परते जाणार नाही



कडून मगवा गरजा वेळ्याबदलता अदेश क्र.मु.सं.क्र. शु.क्र.क्र. CSD/20/2023(वेद्यता कालावधी दिनांक २९.११.२०२३ ते ३१.१२.२०२३)/४८४८, दिनांक-३०.११.२०२३

प्रदूषण नियंत्रण मंडळ

परावरण रंगेही होळी २०२४

पर्यावरण व वातावरणीय बदल विभाग

निश्चय नैसर्गिक रंगांच्या होळीचा संकल्प वसुंधरेच्या रक्षणाचा.

दिनांक	दिनांक	देयकाची रक्कम ₹
27/03/2024	19/04/2024	380.00

Ref No. 1674 - 2038

बुबई - ९  
0332 209/230  
२०२४

## घोषणापत्र

मी ~~वसुधाकुमार कोटीयन~~ याद्वारे घोषित करतो की, दुय्यम निबंधक ~~गुंबई~~  
~~३१६८५~~ यांचे कार्यालयात ~~विकासकरांसाठी~~ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात  
आला आहे. श्री ~~विकास ऑबेरॉय~~ व इ. यांनी दि. ~~३१/११/१९९६~~ रोजी मला  
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पादीत  
करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र  
रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले  
नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सादरचे  
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.  
सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये  
शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक ०१/११/२०२५

कुलमुखत्यारपत्रधारकाचे नाव  
व सही



बबई - ५	
०३३२	२०२/२३०
२०२४	

११०६१६६

पावती क्र.

नोंदणी ३९ म.  
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक ३१/१६/२०२४ सन १९

दस्तऐवजाचा प्रकार-

सावर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी  
नक्कल फी (फोलिओ )  
पृष्ठांकनाची नक्कल फी  
टपालखर्च  
नकला किंवा जापने (कलम ६४ ते ६७)  
शांघ किंवा निरीक्षण  
दंड-कलम २५ अन्वये  
कलम ३४ अन्वये  
प्रमाणित नकला (कलम ५७) (फोलिओ)  
इतर फी (मागील पानावरील) बाब क्र.

"  
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Rs 5)

रु.	पे.
५-	

एकूण

दस्तऐवज  
नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल  
या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवता.

हवाली करावी.

निबंधक दुय्यम  
मुंबई उपनगर जिल्हा  
सर्वकर्ता



बवई - ५  
७३३२/२०३/२३०  
२०२४

इतर फीची अनुसूची

1961180

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.  
अनुच्छेद अकरा अन्वये.  
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित ताबा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूंच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.



भन्ना.  
कलसालाज परत केला.

दुय्यम निबंधक

बवई - ५	
०३३२	२०८/२३०
२०२४	

100Rs.



श्री राजद्र गजानन जुवळे

31 AUG 1996

परवाना धारक मुद्रांक विक्रेता

एम. के. कामधेनु स्वामी समर्थ नगर,

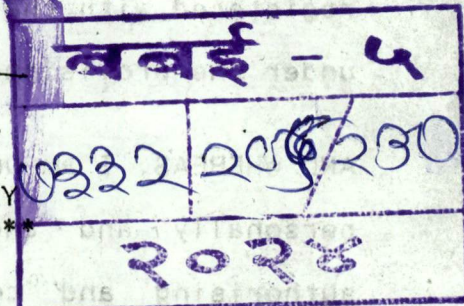
लोखंडवाडी संकुट, अंधेरी (प.) मुंबई - ५३.

क्रमांक १३ दिनांक 31 AUG 1996

सर्वधी श्री/श्रीमती MR. VIKAS OBERIA

यांना रु. 100/- चा न्यायकेतार मुद्रांक

वेपर विकला सही:



परवाना धारक मुद्रांक विक्रेता

POWER OF ATTORNEY

\*\*\*\*\*

TO ALL TO WHOM THESE PRESENTS SHALL COME, I VIKAS R. OBEROI, Indian Inhabitant of Bombay, carrying on the business of Real Estate Development and having my office at Oberoi Trade Centre, Oberoi Complex, Off Link Road, Andheri (West), Bombay 400093 DO HEREBY

SEND GREETING :

WHEREAS, during the course of my business of Real Estate Development, I am required to execute various Undertakings, Indemnity Bonds, Affidavits, etc. in favour of The Municipal Commissioner of Bombay Municipal Corporation, and/or any other Competent Authorities, including the Agreements for Sale and Deeds of Transfer



0991 1118 3 8

0991 1118 11 : 2 :

AND WHEREAS, such documents are required to be registered with the Registering Authorities, appointed under the provisions of The Registration Act, 1908.

AND WHEREAS, I am unable to attend to all such matters personally and therefore, I am hereby appointing

authorising and constituting MR. ARUN KUMAR KOTIAN, presently residing at B-55, Radhika, 401, B-Wing, Sakuldhara, Goregaon(E), Bombay 400 063, as my true and lawful Attorney, to act for me and on my behalf, to do the following acts, deeds, matters and things :-



to appear before the Registering Authorities, appointed under the provisions of The Registration Act, 1908, and to lodge for registration and admit execution of all

...3/-

बबई - ५	
0222	20/2/20
२०२४	

: 3 :

Undertakings, Indemnity Bonds, Affidavits, etc. in favour of The Municipal Commissioner of Bombay Municipal Corporation, and/or any other Competent Authorities, including the Agreements for Sale and Deeds of Transfer, AND I DO HEREBY FURTHER AGREE to ratify and confirm all such acts, deeds, matters and things, done and executed by my aforesaid Attorney, by virtue of these presents, as if I am personally present.

IN WITNESS WHEREOF, I, have set and subscribed my hand unto this Power of Attorney, at Bombay on this the 03<sup>rd</sup> day of September, One Thousand Nine Hundred Ninety Six.

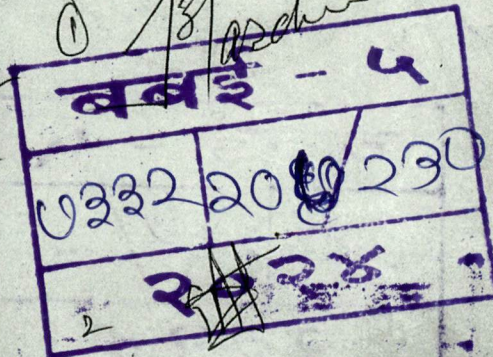
SIGNED AND DELIVERED )  
BY THE WITHINNAMED, )  
VIKAS R. OBEROI )  
IN THE PRESENCE OF ..... )

Before me,

Specimen signature of  
ARUN KUMAR KOTIAN



with nase:- ① Suresh B. Maschande.  
Plot No. 35 Dr. Ambedkar colony  
18th 'A' Rd, Khaz (W) B'bay -52  
② Arvind sawant.  
Pragati chawl commety  
Jawahar Nagar Khaz (E)  
Bombay - 51



1184196

The General Powers of Attorney has been executed  
on 3-9-98 by (1) Mrs./Mr. Vikas R. Oberoi  
aged 24 years  
Occupation Business, residing at - Oberoi Trade  
Center Oberoi complex off Link Rd.  
Andheri (W) Mumbai-53  
in my presence;

Their Identity is proved by -  
(1) Suresh B. Merchandise service  
(2) Plot - Plot No - 35 D & Banded  
to my satisfaction. Colony Khare (W) Mumbai - 52

Authentication fee of Rs 5 received  
from Pravin Sawant - service Plot -  
Pragati chawl, D & Banded Khare (W)  
Mumbai - 51  
Note - 3-9-98

There is no correction, erasure, addition, interlineation  
in this General Power of Attorney, Special.

3-9-98

Sub-Registrar  
Bandra, Bombay

*[Handwritten signature]*



वर्क - 4  
0322 206/230  
२०२४



**आदर्श नगर श्रमिक को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि.**  
**Aadarsh Nagar Shramik Co-operative Housing Society Ltd.**

Estd: 15 August 1975 Reg. No.BOM (W-G/South) Hsg. (OH)3512/88

नोंदणीकृत कार्यालय: आदर्श नगर इमारत क्र. ३७ व ३९ च्या मध्ये रहेजा कॉलेज समोर, मुंबई-४०००३०. रजि. नं: ३५ १२/८८

Registered Office: Behind Aadarsh Nagar Bldg. 37/38 opp. Raheja College, Mumbai-400 030. Mobile: 98671 38494

Ref. No.:/ संदर्भ क्र. : M.S./19/2024-25

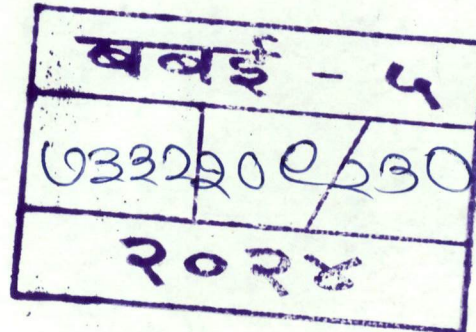
Date: / दिनांक: 06/05/2024

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE SPECIAL GENERAL BODY MEETING OF ADARSH NAGAR SHRAMIK CO-OPERATIVE HOUSING SOCIETY LIMITED ("SOCIETY") HELD AT WORLI SPORTS CLUB GROUND ON 21<sup>st</sup> April 2024**

At the Special General Body Meeting held on 21<sup>st</sup> April, 2024, Mr. Surendra Gundu Naik, the Chairman of the Society, informed the members of the Society that the Society and Oberoi Realty Limited ("**Developer**") are proposing to execute and register a (i) Development Agreement wherein the Society shall grant full, free, absolute, exclusive, uninterrupted development rights ("**said Development Agreement**") for undertaking development/re-development of all those pieces and parcels of land admeasuring 12,791.08 square metres bearing Cadastral Survey No.5(part) and Cadastral Survey No.209(part) of Worli Division situated at Adarsh Nagar, Worli, Mumbai 400030 forming part of the 'Adarsh Nagar' Layout together with such other/further lands for which the Developer may get development permission from MHADA, together with the residential buildings bearing No. 33 to 39 standing thereon (collectively "**said Property**"), in the manner and on the terms and conditions as mutually agreed between the Society and the Developer and (ii) Irrevocable Power of Attorney ("**said Power of Attorney**") granting various powers and authorities to the Developer for development / re-development of the said Property as stated thereunder (collectively "**Transaction**"). The finalized drafts of the said Development Agreement and the said Power of Attorney were tabled before the members of the Society and were explained and debated in detail. After due consideration of all relevant material, the members of the Society have with requisite majority, approved the finalized drafts of the said Development Agreement and the said Power of Attorney and have authorized and empowered some of their Managing Committee members to execute and register the same.

In this regard, the following resolutions were passed:

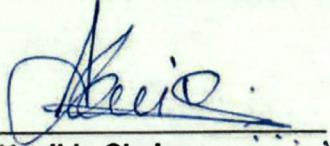
"**RESOLVED THAT** Mr. Surendra Gundu Naik (Hon'ble Chairman), Mr. Shirish Krishnanath Khopkar (Hon'ble Secretary) and Mr. Milind Gajanan Brahme (Hon'ble Treasurer) are hereby jointly authorized to execute and register the said Development Agreement, the said Power of Attorney and any other deeds, documents and writings as may be required with respect to said Transaction for and on behalf of the Society and to register the same under Registration Act, 1908 and admit execution thereof before the concerned office of the Sub-Registrar of Assurances on behalf of the Society and do all further acts as may be required for the Transaction."



RESOLVED THAT Mr. Surendra Gundu Naik (Hon'ble Chairman), Mr. Shirish Krishnanath Khopkar (Hon'ble Secretary) and Mr. Milind Gajanan Brahme (Hon'ble Treasurer) be and are hereby authorized to issue certified true copies of this Resolution."

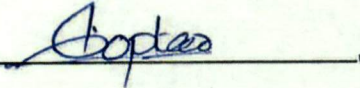
CERTIFIED TRUE COPY

For ADARSH NAGAR SHRAMIK CO-OPERATIVE HOUSING SOCIETY LIMITED

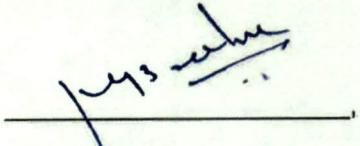


Hon'ble Chairman

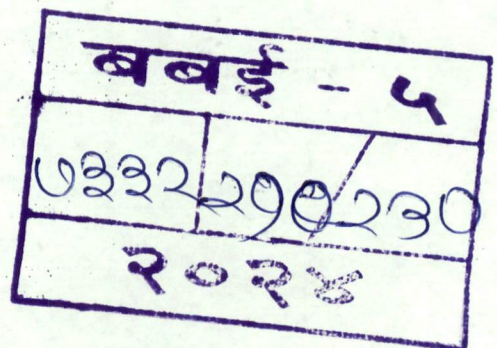




Hon'ble Secretary



Hon'ble Treasurer



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF OPERATIONS COMMITTEE ("COMMITTEE") OF OBEROI REALTY LIMITED ("COMPANY") IN ITS MEETING HELD ON APRIL 26, 2024 AT THE REGISTERED OFFICE AT COMMERZ, 3RD FLOOR, INTERNATIONAL BUSINESS PARK, OBEROI GARDEN CITY, OFF WESTERN EXPRESS HIGHWAY, GOREGAON (E), MUMBAI 400063

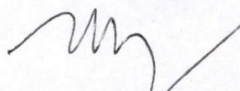
"RESOLVED THAT the Company do enter into a development agreement with 'Adarsh Nagar Shramik Co-Operative Housing Society Limited' for obtaining full, free, uninterrupted, exclusive and irrevocable development rights with respect to all that piece and parcel of land admeasuring 12,791.08 square meters bearing Cadastral Survey No.5 (part) and Cadastral Survey No.209(part) of Worli Division situated at Adarsh Nagar, Worli, Mumbai – 400030 forming part of Adarsh Nagar layout of MHADA, and also accept power/s of attorney, and execute all such other agreements, deeds, undertakings, affidavits, notices, intimations, documents, and writings in connection with the foregoing."

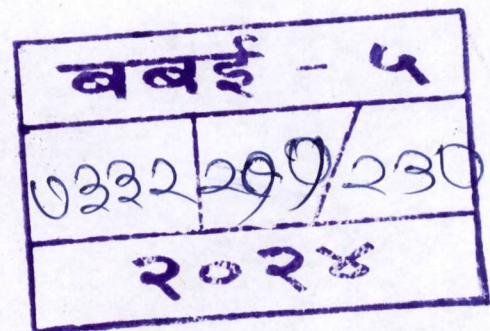
"RESOLVED FURTHER THAT Mr. Vikas Oberoi, Mr. Saumil Daru, Mr. Rajendra Chandorkar, Mr. Arunkumar Kotian, Mr. Pravin Mahadik, and Mr. Mihir Salot (collectively "the Authorized Signatories") be and are hereby severally authorized (i) to agree, negotiate, finalise, settle, sign, execute and deliver the development agreement, power/s of attorney, and all such other agreements, deeds, undertakings, affidavits, notices, intimations, documents and writings; (ii) to lodge all or any of the documents mentioned therein for registration and to appear before the concerned Sub-Registrar of Assurances to admit execution thereof for the purpose of registration thereof either by the Authorised Signatories or any duly appointed authorized representative through them; (iii) to participate in meetings, providing information/ responses, represent the Company in all matters before all persons/ offices/ authorities; (iv) to generally deal in all matters in connection with or relating to or arising out of the transaction; and (v) to do all such acts, deeds matters and things as are necessary or required or considered expedient in connection with or incidental to the foregoing resolution."

"RESOLVED FURTHER THAT, if so required, the Common Seal of the Company be affixed on all or any of the documents mentioned above in the presence of any of the Authorized Signatories, who shall sign the same in token thereof."

"RESOLVED FURTHER THAT a copy of the above resolution or any abstract thereof duly certified as true copy by any Director or Company Secretary of the Company, be furnished to such persons/ authorities as may be required from time to time."

*Certified True Copy*  
For Oberoi Realty Limited

  
Managing Director



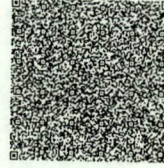
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ADTPK2940D



नाम / Name  
ARUN KUMAR KOTIAN

पिता का नाम / Father's Name  
NARAYAN NEMU KOTIAN

जन्म की तारीख  
Date of Birth  
28/04/1957

हस्ताक्षर / Signature

06112020

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सूचित करें:  
आयकर पत्र सेवा इकाई, एन एस डी एल  
चीथी प्रबिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
Please inform / return to :

Income Tax PAN Services Unit, NSDL  
4th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2719 7770 / 2719 7771 / 2719 8081  
e-mail: tinpan@nsdl.com



बवई - ५	
०३३२	२९२/२३०
२०२४	

आयकर विभाग  
INCOME TAX DEPARTMENT  
OBEROI REALTY LIMITED

भारत सरकार  
GOVT. OF INDIA

08/05/1998  
Permanent Account Number  
AABCK0235H

19072010



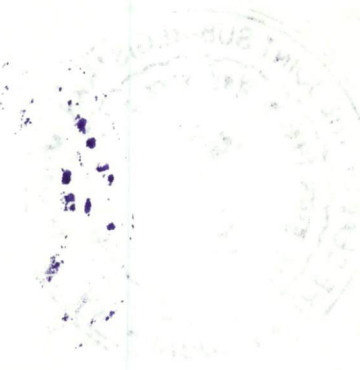
खर्च - ५	
७३३२	२९३/२३०
२०२४	

08/05/1998

Permanent Account Number

AABCK0235H

10012010



1	2	3
4	5	6
7	8	9



भारतीय विशिष्ट भौलख प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1207/33954/10040

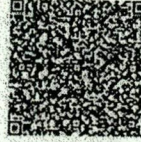
To,  
विकास रन्वीर ओबेरॉय  
Vikas Ranvir Oberoi  
Aura Plot-70  
12th N.S Road J.V.P.D Scheme  
Juhu Vile Parle west  
Mumbai  
Juhu Mumbai Mumbai  
Maharashtra 400049  
9920856118

31/03/2015

Ref: 33302 / 07D / 4402111 / 4402127 / P



SE629054275FT



आपला आधार क्रमांक / Your Aadhaar No. :

**3052 7153 5332**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India

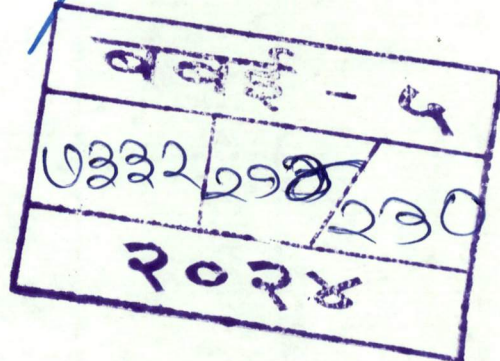


विकास रन्वीर ओबेरॉय  
Vikas Ranvir Oberoi  
जन्म तारीख / DOB : 08/09/1969  
पुरुष / Male



**3052 7153 5332**

आधार - सामान्य माणसाचा अधिकार





भारत सरकार  
GOVERNMENT OF INDIA



अरुन कुमार कोटीयन  
Arun Kumar Kotian  
जन्म तिथि/DOB: 28/04/1957  
पुरुष/ MALE  
Mobile No: 9820033940  
**6229 6147 5224**  
VID : 9128 4232 1806 5676

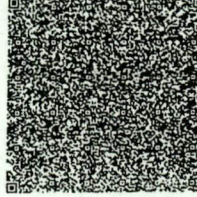
माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
ए - 803 ओबेरॉय पार्क व्यू, ठाकूर विलेज, काखिली ईस्ट,  
मुंबई,  
महाराष्ट्र - 400101

Address :  
A - 803 Oberoi Park View, Thakur Village,  
Kandivali East, Mumbai,  
Maharashtra - 400101



**6229 6147 5224**  
VID : 9128 4232 1806 5676



1947

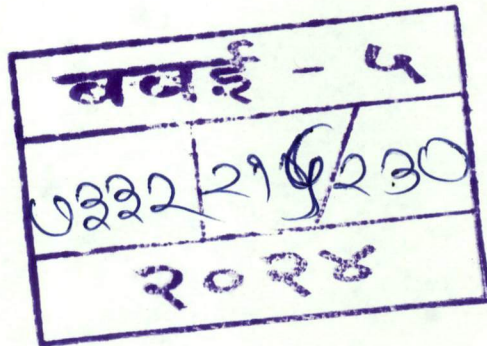


help@uidai.gov.in



www.uidai.gov.in

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



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

**भारत सरकार**  
**GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**AAAAA8398J**

पत्र/Name  
**ADARSH NAGAR S CHS LIMITED**

तिथि/Date of Incorporation/Formation  
**11/08/1988**




*Adarsh*      *Soptea*



**बबई - ५**  
 ०३३२२९९/२३०  
 २०२४

भारत सरकार  
Government of India



सुरेंद्र गुंडु नाईक  
Surendra Gundu Naik  
जन्म तारीख / DOB : 24/10/1960  
पुरुष / Male



7769 7908 5466

आधार - सामान्य माणसाचा अधिकार

*Surendra Naik*



आधार  
Unique Identification Authority of India

पत्ता 34/ 652, आदर्श नगर, वरळी, मुंबई, वरळी कॉलोनी, महाराष्ट्र, 400030  
Address: 34/ 652, Adarsh Nagar, Worli, Mumbai, Worli Colony, Maharashtra, 400030

7769 7908 5466

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

*Surendra Naik*

बबई - ५  
०३३२ २९/१०/२३०  
२०२४

आयकर विभाग  
INCOME TAX DEPARTMENT  
SURENDRA GUNDU NAIK  
GUNDU SHANKAR NAIK



भारत सरकार  
GOVT. OF INDIA



24/10/1960  
Permanent Account Number  
ADTPN9582G

*Naik*  
Signature



*Naik*  
21/5/2024



वर्क - 4	
0322	29/230
२०२४	



भारत सरकार  
GOVERNMENT OF INDIA



शिरीष कृष्णनाथ खोपकर  
Shirish Krishnanath Khopkar  
जन्म तारीख / DOB: 14/07/1956  
पुरुष / MALE  
Mobile No.: 9819945169

5264 5224 4241  
VID : 9117 5849 3582 6076

माझे आधार, माझी ओळख

*Shirish*  
03/05/2024



आधार

पत्ता:  
S/O कृष्णनाथ खोपकर, बिल्डिंग नं. 38, रूम नं. 992,  
2रा मजला, आदर्श नगर, वीर नरमन स्ट्रीट, राहेजा कॉलेज  
जवळ, वरळी, वरळी कॉलनी एस.ओ, मुंबई,  
महाराष्ट्र - 400030

Address:  
S/O Krishnanath Khopkar, Bldg No.38, Room No.992,  
2nd Floor, Adarsh Nagar, Veer Nariman Street, Near  
Raheja College, Worli, Worli Colony S.O, Mumbai,  
Maharashtra - 400030

5264 5224 4241

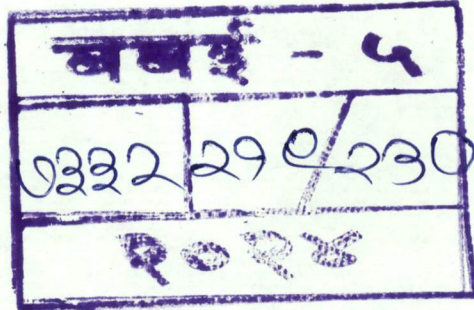
VID : 9117 5849 3582 6076

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



**आयकर विभाग**  
 INCOME TAX DEPARTMENT

**भारत सरकार**  
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**AAHPK1569R**

**SHIRISH KRISHNANATH KHOPKAR**

पिता का नाम / Father's Name  
**KRISHNANATH SHAMRAO KHOPKAR**

जन्म की तारीख /  
 Date of Birth  
**14/07/1955**

[Signature]

*Khopkar*  
 03/05/2024



बबई - ५	
७३३२	२२०/२३०
२०२४	



भारत सरकार

GOVERNMENT OF INDIA



आधार



मिलिंद गजानन ब्रह्मे  
Milind Gajanan Brahme  
जन्म तारीख/DOB: 27/11/1964  
पुरुष/ MALE

**6502 8790 3958**

VID : 9104 8020 0817 2680

माझे आधार, माझी ओळख

*Milind Brahme*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



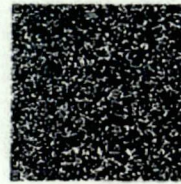
AADHAAR

पत्ता:

S/O: गजानन ब्रह्मे, 39 / 1054 आदर्श नगर, सेंचुरी  
बझार जवळ, वरली, मुंबई, मुंबई,  
महाराष्ट्र - 400030

Address :

S/O: Gajanan Brahme, 39 / 1054 Adarsh  
Nagar, Near Century Bazar, Worli, Mumbai,  
Mumbai,  
Maharashtra - 400030



**6502 8790 3958**

VID : 9104 8020 0817 2680



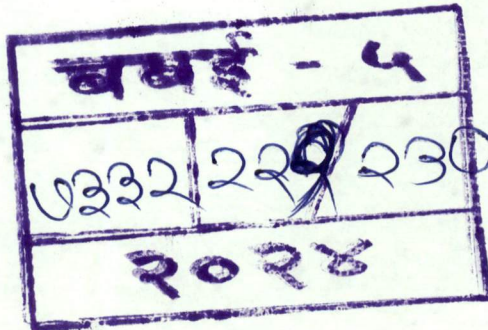
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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MILIND GAJANAN BRAHME  
GAJANAN BALIRAM BRAHME  
27/11/1984

Permanent Account Number  
ABCPB4288D

Signature



*Milind Brahme*




बबई - ५	
०३३२	२२२/२३०
२०२४	

**भारत सरकार**  
**GOVT. OF INDIA**

**SANDESH DATTARAM PEDNEKAR**

**DATTARAM SHIVRAM PEDNEKAR**

16/01/1976  
Permanent Account Number  
**ANQPP6452N**

Signature: 

08022006

*(Handwritten signature)*



कोणीचा कार्ड गमावले किंवा कोणीकडे मिळाले, तर  
बतर्फी नोंद घ्यावी. (अपवादित)

कोणीचा कार्ड गमावले किंवा कोणीकडे मिळाले, तर  
बतर्फी नोंद घ्यावी. (अपवादित)

If your card is lost, someone's lost card is found,  
please inform / return to:

NSDE - The PAN Services Unit, NSDE,  
1st Floor, Trade World, A Wing,  
Kamalk Mills Compound,  
S. B. Maré, 15/4th Patel, Mumbai - 400 013.

Tel: 11-23-2494666 Fax: 11-22-7495 0664  
email: nsde@pan.ernet.in

<b>बतर्फी - ५</b>	
0332	22/230
२०२४	



भारत सरकार  
Government of India



सतीश किसान लाडे  
Satish Kisan Lade  
जन्म तारीख/DOB: 02/06/1978  
पुरुष/ MALE  
Mobile No: 9920731828

**6085 2507 1055**  
VID : 9185 3785 9037 6825

मेरा आधार, मेरी पहचान

*(Handwritten signature)*

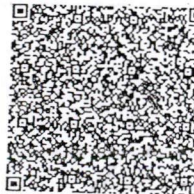


भारतीय विशिष्ट पहचान अधिकरण  
Unique Identification Authority of India



पता:  
S/O किसान बालू लाडे, आशीर्वाद बी २ बी पार्ट १ ए फ्लोर  
७०६, एम पी मिल्स कंपाउंड, नव महाराष्ट्र नगर, ताडवेड,  
तुलसीवाडी पोस्ट, मुंबई,  
महाराष्ट्र - ४०००३४

Address:  
S/O Kisan Balu Lade, Ashriwad B2B Part1 7  
Floor 706, M P Mills Compound, Nav  
Maharashtra Nagar, Tardeo, TULSIWADI  
POST, Mumbai,  
Maharashtra - 400034



**6085 2507 1055**

VID : 9185 3785 9037 6825



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बबई - ५  
७३३२ २२०२३०  
२०१४

बबई - ५	
०३३२	२२५/२३०
२०२४	





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

### Receipt of Document Handling Charges

PRN	0524070814130	Receipt Date	07/05/2024
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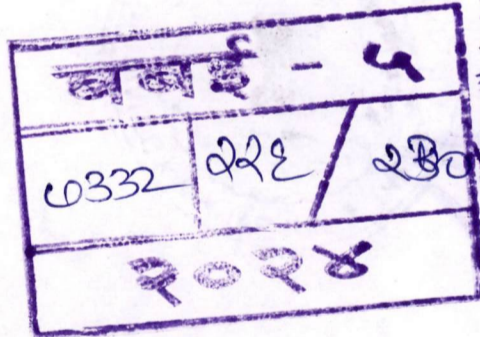
Received from DHC, Mobile number 0000000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 07/05/2024 at the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.



### Payment Details

Bank Name	SBIN	Payment Date	07/05/2024
Bank CIN	10004152024050713241	REF No.	449449724253
Deface No	0524070814130D	Deface Date	07/05/2024

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



~~कबई - ५~~  
~~0332 / 226 / 230~~  
~~२०२४~~



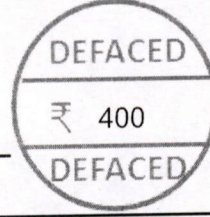


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	0524065220780	Receipt Date	10/05/2024
-----	---------------	--------------	------------

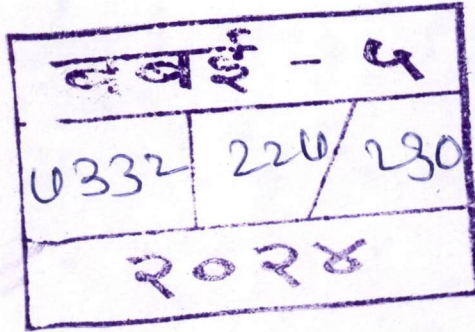
Received from DHC, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 7332 dated 06/05/2024 at the Sub Registrar office Joint S.R. Mumbai 5 of the District Mumbai District.



### Payment Details

Bank Name	SBIN	Payment Date	06/05/2024
Bank CIN	10004152024050619577	REF No.	449370889307
Deface No	0524065220780D	Deface Date	06/05/2024

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



509/7332

सोमवार, 06 मे 2024 8:48 म.नं.

दस्त गोषवारा भाग-1

बवई5

दस्त क्रमांक: 7332/2024 1221230

दस्त क्रमांक: बवई5 /7332/2024

वाजार मूल्य: रु. 37,41,82,750/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.18,90,41,400/-

दु. नि. मह. दु. नि. बवई5 यांचे कार्यालयात

पावती:7787

पावती दिनांक: 06/05/2024

अ. क्र. 7332 वर दि.06-05-2024

मादरकरणाराचे नाव: ओबेरॉय रिअल्टी लिमिटेड चे ऑंधोराइज्ड सिग्रेटरी,विकास ओबेरॉय तर्फे कबुली जबाबाकरिता अरुणकुमार कोटियन--- AABCK235H

गेजी 8:38 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 4400.00

पृष्ठांची संख्या: 220+102230

दस्त हजर करणाऱ्याची मही:

सदर दस्तास कमी पडलेली 90 पाठांची फी रु. 2001- पावती क्र. 06/05 दि. 06/05/2024 रेकॉर्ड डिपॉझिट रु. 05200000/95930 अखेर वसूल करण्यात आलेली आहे.

एकूण: 34400.00

मह. दुय्यम निबंधक, मुंबई-5

मह. दुय्यम निबंधक, मुंबई-5

सह. दुय्यम निबंधक

मुंबई शहर क्र. 4

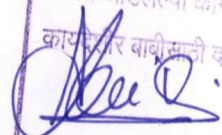
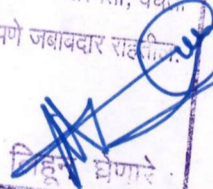
उग्याचा प्रकार: विकसनकारनामा

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

शिक्का क्र. 1 06 / 05 / 2024 08 : 38 : 52 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 06 / 05 / 2024 08 : 40 : 39 PM ची वेळ: (फी)



**प्रतिज्ञापत्र**  
\* सदर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \* दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \* दस्ताची सत्यता, वैधता कायदावर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.  
लिहून देणारे:   
लिहून घेणारे: 

Part for Comparison Purposes



06/05/2024 8 49:32 PM

दस्त गोषवारा भाग-2

बवई5

दस्त क्रमांक:7332/2024 220 230

दस्त क्रमांक :बवई5/7332/2024

दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:आदर्श नगर श्रमिक को.ऑप.हा.सोसायटी लिमिटेड तर्फे चेअरमन सुरेंद्र गुंडू नाईक ---AAAAA8398J पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वेल्फेअर सेन्टर, ब्लॉक नं: -, रोड नं: आदर्श नगर वरळी मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:	लिहून देणार वय :-66 स्वाक्षरी:- 		
2	नाव:आदर्श नगर श्रमिक को.ऑप.हा.सोसायटी लिमिटेड तर्फे सेक्रेटरी शिरीष कृष्णकांत खोपकर ---AAAAA8398J पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वेल्फेअर सेंटर, ब्लॉक नं: -, रोड नं: आदर्श नगर वरळी मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:	लिहून देणार वय :-68 स्वाक्षरी:- 		
3	नाव:आदर्श नगर श्रमिक को.ऑप.हा.सोसायटी लिमिटेड तर्फे खजिनदार मिलिंद गजानन ब्रम्हे ---AAAAA8398J पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वेल्फेअर सेंटर, ब्लॉक नं: -, रोड नं: आदर्श नगर वरळी मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:	लिहून देणार वय :-60 स्वाक्षरी:- 		
4	नाव:ओबेरॉय रिअल्टी लिमिटेड चे ऑथोराइज्ड सिग्रेटरी,विकास ओबेरॉय तर्फे कबुली जबाबाकरिता अरुणकुमार कोटियन--- AABCK235H पत्ता:प्लॉट नं: कॉमरझ - 1, माळा नं: 3 रा मजला, इमारतीचे नाव: इंटरनॅशनल बिझनेस पार्क, ब्लॉक नं: ओबेरॉय गार्डन सिटी, रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे, गोरेगाव (पूर्व), मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:	लिहून घेणार वय :-66 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित विकसनकरारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:06 / 05 / 2024 08 : 42 : 15 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:- - सतीश लाडे वय:45 पत्ता:वाडिया गांधी आणि कंपनी दुसरा मजला एन एम वाडिया बिल्डिंग, महात्मा गांधी रोड फोर्ट मुंबई पिन कोड:400001	स्वाक्षरी 		
2	नाव:- - संदेश पेडणेकर वय:48 पत्ता:39/2, अंबिका भवन, ताडदेव मुंबई पिन कोड:400034	स्वाक्षरी 		

शिक्षा क्र.4 ची वेळ:06 / 05 / 2024 08 : 42 : 51 PM

शिक्षा क्र.5 ची वेळ:06 / 05 / 2024 08 : 44 : 59 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, मुंबई-5

सह. दुय्यम निबंधक  
मुंबई शहर क्र. ५



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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	167	ADJ 194	189041400	SD		
2		eChallan		MH001597202202425E	30000	RF	0000937717202425	06/05/2024
3		DHC		0524065220780	400	RF	0524065220780D	06/05/2024
4		DHC		0524067620761	2000	RF	0524067620761D	06/05/2024
5		DHC		0524066820328	2000	RF	0524066820328D	06/05/2024

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

7332 /2024

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बवई - ५	
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२०२४	



प्रमाणित करणेत येते की  
दस्तामध्ये एकूण.....२३०.....पाने आहेत  
पुस्तक क्र.-१, मध्ये अ.क्र. बवई-५/०३३२/२०२४  
नोंदला.

दिनांक ०१/०५/२०२४

सह. दुय्यम निबंधक, मुंबई शहर क्र. ५

1.54  

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2.30

\*\*\*\*\*

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ 2024

\*\*\*\*\*

**BY AND BETWEEN**

**ADARSH NAGAR SHRMIK CO-OPERATIVE  
HOUSING SOCIETY LIMITED**

**... Society**

**AND**

**OBEROI REALTY LIMITED**

**... Developer**

**DEVELOPMENT AGREEMENT**

**M/S. WADIA GHANDY & CO.**

Advocates, Solicitors & Notary

N.M. Wadia Building

123, M.G. Road, Fort

Mumbai 400001