मुंबई गृहनिर्माण व क्षेत्र विकास मंडळ,
निवासी कार्यकारी अभियंता यांचे कार्यालय
कक्ष क्रमांक ४०७,तिसरा मजला,गृहनिर्माण भवन, वांद्रे (पूर्व), मुंबई ५१

म्हाडा MHADA

जा.क्र./मुं.मं./नि.का.अ./ 1759 /२०२५
दिनांक: 17/09/2025

प्रति,
सह दुय्यम निबंधक मुंबई-२१,
तळ मजला, एम.टी.एन.एल. इमारत,
महेश नगर, गोरेगांव, मुंबई-४०० १०४.

विषय:- इमारत क्र.९१ व ९२, **दिंडोशी परिश्रम सह.गृह.नि.संस्था मर्या.**, न.भू.क्र. १११, दिंडोशी नगर व चाळ क्र. ९३/९७, **दिंडोशी श्री सत्यम सह. गृह. संस्था,** सी.टी.एस. नं. १०९(पै) व १११ (पै), दिंडोशी नगर, मालाड (पूर्व), मुंबई ४०० ०९७ या इमारतीच्या संयुक्त पुनर्विकासाकरिता एकत्रिकरणानंतर **दिंडोशी श्री सत्यम** सह.गृह.नि.संस्था मर्या. या संस्थेच्या नावे, मुंबई विकास नियंत्रण व प्रोत्साहन नियमावली २०३४ अन्वये प्राप्त झालेला प्रस्ताव.

– **संस्थेच्या इमारतीला, कार्यकारी अभियंता, इमारत परवानगी कक्ष, बृहन्मुंबई क्षेत्र, म्हाडा यांचेकडून पूर्ण भोगवटा प्रमाणपत्र प्राप्त करण्याकरीता सम्मती पत्र देणेबाबत.**

संदर्भ:-
१. महाराष्ट्र शासन नगरविकास विभाग शासन निर्णय क्र. टीपीएस - १८२० /अनै२७/ प्र.क्र.८०/२०नवि-१३, दि.१४.०१.२०२१.
२. नोंदणी उपमहानिरीक्षक, मुंबई विभाग यांचे पत्र क्र.२०१६/२०२१, दि.२२.१२.२०२१ रोजीचे पत्र या कार्यालयास प्राप्त दि.०३.०१.२०२२.
३. मुंबई मंडळाचे ना हरकत पत्र क्र. सीओ/एमबी/आरईई/एनओसी/एफ-७९२/१४५०/२०२३, दि.२९.०५.२०२३.
४. संस्थेचे दि.१६.०४.२०२५ रोजीचे पत्र.
५. या कार्यालयाचे पत्र क्र.१०४०, दि.२३.०५.२०२५.
६. संस्थेचे विकासक मे. जे.ई. ॲन्ड व्ही.ई.ई. इन्फ्रास्ट्रक्चर यांचे दि.१५.०९.२०२५ रोजीचे पत्र.

महोदय,

उपरोक्त विषयाला अनुसरून संदर्भ क्र.१ च्या शासन निर्णयानुसार विषयांकीत प्रकल्पाकरिता संस्थेने मुंबई मंडळाकडे भरणा करावयाच्या **९०५.२४ चौ.मी.** (अनिवासी वापर) क्षेत्रफळाकरीता अधिमुल्य रकमेवर ५०% सुट देण्यात आलेली आहे. त्या अनुषंगाने संस्थेस संदर्भ क्र.३ अन्वये दि.१४.०१.२०२१ रोजीच्या शासन निर्णयानुसार ना हरकत प्रमाणपत्र जारी करण्यात आलेले आहे. दि.१४.०१.२०२१ रोजीच्या शासन निर्णयामधील मुद्दा क्र. ब मधील अ.क्र. IV मध्ये खालील प्रमाणे नमुद आहे.

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"जे प्रकल्प या योजनेत सहभागी होतील त्या प्रकल्पांची अथवा प्रकल्पांच्या ज्या भागासाठी सवलत घेतली आहे त्याची यादी, महानगरपालिका आयुक्त / नगरपरिषद अथवा नगरपंचायत मुख्याधिकारी / जिल्हाधिकारी / नियोजन प्राधिकरण यांच्यामार्फत माहितीकरीता मुद्रांक नोंदणी कार्यालयास कळवावी लागेल."

उपरोक्त नमुद मुद्याकरिता संस्थेचे विकासक मे. जे.ई. ॲन्ड व्ही.ई.ई. इन्फ्रास्ट्रक्चर यांनी दि.१५.०९.२०२५ रोजीच्या पत्रान्वये सादर केलेल्या **१,२९२.६८** चौ.मी. बांधकाम क्षेत्रफळाकरिता १ लाभार्थी ग्राहकाकरिता राखीव ठेवलेल्या अनिवासी दुकाने / आफिस चा तपशील खालीलप्रमाणे आहे.

अ.क्र.	**गाळा क्रमांक**	**बांधकाम क्षेत्रफळ चौ.मी.**
१.	४ था मजला	१,२९२.६८
	एकुण	**१,२९२.६८**

तद्नुसार सदर १ लाभार्थी ग्राहकाकरिता विकासकाने राखीव ठेवलेल्या अनिवासी दुकाने / आफिस ची यादी आपल्या कार्यालयास अग्रेषित करण्यात येत आहे. उपरोक्त नमुद माहिती ही विकासकाने या कार्यालयात सादर केलेल्या कागदपत्रांच्या आधारे देण्यात येत आहे याची कृपया नोंद घ्यावी.

सदर बाब माहिती व उचित कार्यवाहीकरीता सादर.

आपला विश्वासू,

(प्रकाश सानप)
निवासी कार्यकारी अभियंता
मुंबई मंडळ.

प्रत:

१) नोंदणी महानिरीक्षक तथा मुद्रांक नियंत्रक, तळमजला, नवीन प्रशासकीय इमारत, विधान भवन समोर, पुणे-४११००१ यांना माहितीस्तव सविनय सादर.
२) नोंदणी उपमहानिरीक्षक, मुंबई विभाग, मुंबई, डी.डी. बिल्डींग, तळमजला, जुने जकात घर, शहीद भगतसिंग मार्ग, फोर्ट, मुंबई-४००००१ यांना माहितीस्तव सविनय सादर.
३) कार्यकारी अभियंता / इमारत परवानगी कक्ष (बृहन्मुंबइ क्षेत्र) / प्राधिकरण यांना माहितीसाठी.
४) मुख्य माहिती व संचार तंत्रज्ञान अधिकारी, माहिती व संचार तंत्रज्ञान कक्ष, प्राधिकरण यांना सदर पत्र म्हाडाच्या संकेत स्थळावर प्रसिध्द करणेबाबत. **सोबत:** सॉफ्ट कॉपी.
५) अध्यक्ष / सचिव, चाळ क्र. ९३/९७, दिंडोशी श्री सत्यम सह. गृह. संस्था, दिंडोशी नगर, मालाड (पूर्व), मुंबई ४०० ०९७ यांना माहितीसाठी.
६) संस्थेचे वास्तुशास्त्र, मे. थ्री डायमेंन्शनल कन्सल्टंट्स एल.एल.पी., हब टाऊन सोलॅरीस, २३६, २ रा मजला, प्रो. एन.एस. फडके रोड, बीमा नगर,अंधेरी (पू), मुंबई ४०० ०४७ यांना माहितीसाठी.
७) विकासक, मे. जे.ई. ॲन्ड व्ही.ई.ई. इन्फ्रास्ट्रक्चर, ए-२०३, २रा मजला, वेस्टन एज २, वेस्टस एक्सप्रेस हायवे, मेट्रो मॉलच्या मागे, बोरीवली (प.), मुंबई - ४०० ०६६ यांना माहितीसाठी.

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JE&VEE
Concept to Creation
INFRASTRUCTURE

Ref: JNV/2025/1880

Date: 15.09.2025

To,
The Residential Executive Engineer,
3rd Floor, MHADA, Grihanarman Bhavan,
Bandra East, Mumbai-400051.,

Sub.: Consent for Part O.C. for joint redevelopment of existing Building No. 91 & 92, known as Dindoshi, PARISHRAM Co-op Hsg. Soc. Ltd. & existing Chawl 93 to 97, known as Dindoshi, SHRI SATYAM Co-op Hsg. Soc. Ltd. after amalgamation now known as SHRI SATYAM Co-op Hsg.Soc. Ltd., bearing CTS No. 109 (pt) & 111(pt), at Dindoshi Nagar, G.A.K. Vaidya Marg, Malad (East), Mumbai - 400 097 under regulation no.33(5) of DCPR-2034.

Ref.: Your office letter ref no. जा. क्र. मुं. मं./ नि. का. अ./ १०४०/२०२५. दिनांक: २३/०५/२०२५.

Dear Sir,

With reference to the above and as per your letter dated. 23.05.2025, please find enclosed herewith the Original Registered Undertaking confirming that the stamp duty will be paid by us on behalf of the purchaser, for your ready reference and record.

Further, kindly note that the same has been published on the website and a screenshot of the same in also attached herewith for your reference and record.

We therefore request you to kindly release the NOC for Part O.C at the earliest and oblige.

Thanking You,

For JE AND VEE INFRASTRUCTURE

JE & VEE INFRASTRUCTURE Mumbai 400066.

Partner

Encl. as above

Office address :
A-203, 2nd Floor, Western Edge 2, Western Express Highway, Behind Metro Mall, Borivali - (East), Mumbai - 400066.
Tel.: 022-28701414 **E-mail Id:** info@jnvinfra.com **Website:** www.jnvinfra.com

324/14741 पावती Original/Duplicate
Sunday,September 14 ,2025 नोंदणी क्रं. :39म
3:11 PM Regn.:39M

पावती क्रं.: 12239 दिनांक: 14/09/2025

नावाचे नाव: **दिंडोशी**
दस्तऐवजाचा अनुक्रमांक: **मबई16-14741-2025**
दस्तऐवजाचा प्रकार : **प्रतिज्ञापत्र**
सादर करणाऱ्याचे नाव: **मे. जे अँड वी इन्फ्रास्ट्रक्चर. चे भागीदार श्री विनय जी सिंह यांच्या तर्फे मुखत्यार श्री. विनोद मिश्रा**

नोंदणी फी	रु. 1000.00
दस्त हाताळणी फी	रु. 2800.00
पृष्ठांची संख्या: 70	
एकूण:	रु. 3800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:30 PM ह्या वेळेस मिळेल.

सह दु.नि.मुंबई 16
सह दुय्यम निबंधक
मुंबई - १६

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0925142002069 दिनांक: 14/09/2025
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.1000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008525483202526E दिनांक: 14/09/2025
बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-
1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Registered Original Document
Delivered On 14 SEP 2025

CHALLAN

MTR Form Number-6

GRN	MH008525483202526E	BARCODE		Date 13/09/2025-16:53:57	Form ID 25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty and Registration Fee together	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAKFJ4645E
Office Name	MBI-21_JT SUB REGISTRAR MUMBAI 21	Full Name	JE AND VEE INFRASTRUCTURE
Location	MUMBAI		
Year	2025-2026 One Time	Flat/Block No. Premises/Building	DINDOSHI SHRI SATYAM CHSL, CHAWL NO. 93 TO 97
		Road/Street	DINDOSHI NAGAR, MALAD EAST,
		Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 9 7
		Remarks (If Any)	SecondPartyName=MUMBAI HOUSING AND AREA DEVELOPMENT BOARD-

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	500.00
0030063301 Registration Fee	1000.00
Total	1,500.00

Amount In Words: One Thousand Five Hundred Rupees Only

DEFACED ₹1500.00 DEFACED

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-16 संयुक्त निबंधक, मुंबई - १६ MUMBAI

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332025091312362	2950913166
Cheque/DD No.		Bank Date	RBI Date	13/09/2025-16:55:20	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9867658656

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

मुंबई - १६
१४०४९ | ९ | ८०
२०२५

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-324-14741	0004909126202526	14/09/2025-15:11:24	IGR190	500.00

Print Date 14-09-2025 03:12:41

GRN : MH008525483202526E Amount : 1,500.00 Bank : IDBI BANK Date : 13/09/2025-16:53:57

2	(iS)-324-14741	0004909126202526	14/09/2025-15:11:24	IGR190	1000.00
			Total Defacement Amount		1,500.00

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16
मुंबई - १६
MUMBAI

मबई - १६
१४७४१ २ ७०
२०२५

Print Date 14-09-2025 03:12:41

CHALLAN
MTR Form Number-6

GRN MH008525483202526E	BARCODE	Date 13/09/2025-16:53:57	Form ID 25.1

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty and Registration Fee together	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAKFJ4645E
Office Name	MBI-21_JT SUB REGISTRAR MUMBAI 21	Full Name	JE AND VEE INFRASTRUCTURE
Location	MUMBAI		
Year	2025-2026 One Time	Flat/Block No. Premises/Building	DINDOSHI SHRI SATYAM CHSL, CHAWL NO. 93 TO 97

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	500.00
0030063301 Registration Fee	1000.00
Total	1,500.00

Road/Street	DINDOSHI NAGAR, MALAD EAST,							
Area/Locality Town/City/District	MUMBAI							
PIN		4	0	0	0	9	7	
Remarks (If Any)	SecondPartyName=MUMBAI HOUSING AND AREA DEVELOPMENT BOARD–							
Amount In Words	One Thousand Five Hundred Rupees Only							

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332025091312362	2950913166
Cheque/DD No.		Bank Date	RBI Date	13/09/2025-16:55:20	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
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 unregistered document.

Mobile No. : 9867658656

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16 सह दुय्यम निबंधक, मुंबई - १६

मुंबई - १६
१२०४९ | ३ | ७०
२०२५

Print Date 13-09-2025 04:55:31

Document **H**andling **C**ha₹ges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN :	0925142002069	**Payment Date :**	14/09/2025

Received from **DHC**, Mobile number **9870413938**, an amount of Rs.**2800**/-, towards Document Handling Charges for the **iSarita 1.9** in the Joint District Registrar office **Mumbai 2** of the District **Mumbai Suburban**.

Payment Details

Bank Name :	WIBMOPG	**Receipt Date :**	14/09/2025
Bank CIN :	10029762025091401994	**REF No. :**	4518191871735

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

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16 MUMBAI

मबई - १६

१२८४१	४	८०
२०२५		

Document Handling Charges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN :	0925142002069	**Payment Date :**	14/09/2025

Received from **DHC**, Mobile number **9870413938**, an amount of Rs.**2800/-**, towards Document Handling Charges for the **iSarita 1.9** on Document No. **MBI16-14741-2025** dated **14/09/2025** in the Joint District Registrar office **Mumbai 2** of the District **Mumbai Suburban**.

DEFACED
₹ 2800
DEFACED

Payment Details

Bank Name :	WIBMOPG	**Receipt Date :**	14/09/2025
Bank CIN :	10029762025091401994	**REF No. :**	4518191871735
Deface No :	0925142002069D	**Deface Date. :**	14/09/2025

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

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - १६
मुंबई - १६ संयुक्त दुय्यम निबंधक
MUMBAI

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-16 MUMBAI

UNDERTAKING

मबई - १६
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To,

Resident Executive Engineer,
Mumbai Housing and Area Development Board,
3rd Floor Griha Nirman Bhavan,
Kalanagar, Bandra East,
Mumbai – 400 051.

Sub: Proposed redeveloped residential existing chawl no. 93 to 97, known as Dindoshi Shree Styam CHS. Ltd. on CTS No. 109 (Part), 111 (Part) of village – Dindoshi Nagar, at MHB Colony, Dindoshi, Malad (East), Mumbai – 400 097.

Grant of your consent for OC and Payment of Stamp Duty by the Developer.

Ref : (1) Government Notification issued under No. TPS-1820/AN37P.K-80/20UD-13 dated 14.01.2021.

(2) Hon. VP & CEO/A's circular No. REE / MB / PARIPATRAK / 424 / 2021, Dated 25/02/2021.

(3) Your office letter ref. no. मुं. मं. / नि. का.अ./न. क्र. १०४०/२०२५, dd. २३/०५/२०२५

Respected Sir,

I, Shri. Vinay Gopal Singh, Authorized signatory of M/s. Je And Vee Infrastructure, having registered address A/203, 2nd floor, Western Edge-2, behind Metro Mall, Borivali East, Mumbai - 400 066, Developer of the above referred property through Development Agreement dated 21st January 2020 (for Chawl No. 93 to 97) with the Society. I/We do hereby undertake as under:

1. We have availed the benefit of 50% reduction in FSI Premium for Area admeasuring 905.24 Sq. Mtr. (Commercial) As per Government of Maharashtra Notification dated 14.01.2021 however, we will pay the Stamp Duty for the area admeasuring about 1292.68 Sq. Mtr, to the Commercial unit Purchasers as and when it will be registered. The benefit passed to the Commercial unit Purchaser under Agreement for Sale is mentioned herein below for your kind reference and records.

Sr. No.	Unit No.	Built Up Area	Seller Name	Current Status	Remark
1	4th floor (entire floor)	1292.68 Sq. mt.	JE AND VEE INFRASTRUCTURE	Unsold	Unregistered

2. We will upload the Commercial unit Purchasers Certificate in our website "http://www.jnvinfra.com as per the guild lines of Government Notification dated 14th Jan, 2021 vide No. TPS-1820/AN37P.K-80/20UD-13 and MHADA Letter dated 23.06.2022.

3. However, some Commercial unit for the area admeasuring 1292.68 sq. mt. have not been sold out.

4. We hereby undertake, whenever the above said Commercial Unit will sell, we will pay the stamp duty on behalf of the purchaser with respect an area about 1292.68 sq. mt.

In this regard, we herewith confirmed and assured you that above Stamp Duty amount will be paid by us and in case of occurrence of any additional liabilities towards the aforesaid Stamp Duty, we hereby undertake to indemnify you and further undertake that we shall pay

the same as and when the same will be intimated to us by the concerned Government Department/Authorities.

Solemnly affirmed at Mumbai

This 14th day of **September, 2025.**

For JE AND VEE INFRASTRUCTURE

Partner

witness:-
1) Gaurav Chilap
2) Rakesh Desai

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16
MUMBAI

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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4
दस्त क्रमांक : 945/2020
नोंदणी :
Regn:63m

गावाचे नाव : दिंडोशी

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	182007000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	180531000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: जमिन व बांधकाम ;- सर्व्हे नं. 25,सी टी एस नं. 109(पार्ट)आणि 111(पार्ट),व्हिलेज दिंडोशी,तालुका बोरीवली,जमिनीचे क्षेत्रफळ 1496.74 चौ. मी.,दिंडोशी श्री सत्यम को ऑप ही सो लि,दिंडोशी,मालाड पूर्व,मुंबई 400097. सदर दस्त अभिनिर्णित केला असून दस्तावर भरलेले मुद्रांक शुल्क रु. 91,00,350/-,अभिनिर्णय क्र. एडीजे/1100902/1485/2019 व इतर वर्णन दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 109(part) &111(part) ;))
(5) क्षेत्रफळ	1496.74 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिंडोशी श्री सत्यम को ऑप ही सो लि चे चेअरमन सुरेश एन साठे वय:-66 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि, ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AADAD3627L 2): नाव:-दिंडोशी श्री सत्यम को ऑप ही सो लि चे सेक्रेटरी माधवी एस निगूडकर वय:-62 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि, ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AADAD3627L 3): नाव:-दिंडोशी श्री सत्यम को ऑप ही सो लि चे ट्रेझरर चंद्रकांत जी परब वय:-67 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि, ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AADAD3627L 4): नाव:-बैजनाथ तलवार वय:-80 पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/701, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AAAPT4645E 5): नाव:-तानाजी आर जाधव वय:-47 पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/702, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-BGRPJ4407N 6): नाव:-दत्ताराम बी साळवी वय:-65 पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/703, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ABSPS4175K 7): नाव:-गीतांजली जी वरक वय:-66 पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/706, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AOLPV2243M 8): नाव:-छोटेलाल सी सिंग वय:-68 पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/707, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AUXPS7655Q 9): नाव:-अतुल वाय नाईक वय:-57 पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/708, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ABNPN5979P 10): नाव:-मनोहर पी ठिचोलकर वय:-67 पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/709, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-APUPD0827K 11): नाव:-अरुणाबेन एन रावल वय:-57 पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/710, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AILPR4132R 12): नाव:-शशिकांत डी पटेल वय:-68 पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/711, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AGBPP9102F 13): नाव:-चंद्रकांत एल गुरव वय:-65 पत्ता:-प्लॉट नं: टेनेमेंट नं. 94/714, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-BCPPG1107G 14): नाव:-माधवी एस निगुडकर वय:-62 पत्ता:-प्लॉट नं: टेनेमेंट नं. 94/718, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AIWPN3045N 15): नाव:-नागजीभाई जी धंधुकिया वय:-68 पत्ता:-प्लॉट नं: टेनेमेंट नं. 95/719, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-CDPPD7432M 16): नाव:-भारती सी पवार वय:-58 पत्ता:-प्लॉट नं: टेनेमेंट नं. 95/720, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-BTVPP4969E 17): नाव:-विनायक जी वाडेकर वय:-39 पत्ता:-प्लॉट नं: टेनेमेंट नं. 95/721, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AAWPW4240L

THE JOINT SUB-REGISTRAR, MUMBAI - 16

मुंबई - १६
दस्त क्रमांक 945 / 2020
दिनांक 20 / 02 / 2021

	18): नाव:-सुरेश एन साठे वय:-66 पत्ता:-प्लॉट नं: टेनेमेंट नं. 95/722, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप हौ सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AGPPS9063G 19): नाव:-धनंजय डी शिर्के वय:-60 पत्ता:-प्लॉट नं: टेनेमेंट नं. 95/723, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप हौ सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-APAPS8757H 20): नाव:-सुरेश एस सुर्वे वय:-67 पत्ता:-प्लॉट नं: टेनेमेंट नं. 95/724, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप हौ सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AAYPS6165N 21): नाव:-चंद्रकांत जी परब वय:-67 पत्ता:-प्लॉट नं: टेनेमेंट नं. 96/726, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप हौ सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AFYPP6358M 22): नाव:-जयवंत जी राणे वय:-65 पत्ता:-प्लॉट नं: टेनेमेंट नं. 96/727, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप हौ सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ACCPR7675L 23): नाव:-सत्यवान टी डैने वय:-36 पत्ता:-प्लॉट नं: टेनेमेंट नं. 96/728, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप हौ सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AHAPD3546R 24): नाव:-भावना एस परुळेकर वय:-81 पत्ता:-प्लॉट नं: टेनेमेंट नं. 96/729, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप हौ सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-BHUPP2646F 25): नाव:-परशुराम एन सुर्वे वय:-74 पत्ता:-प्लॉट नं: टेनेमेंट नं. 97/731, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप हौ सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AGVPS6395P 26): नाव:-दामजीभाई बी वाजा वय:-66 पत्ता:-प्लॉट नं: टेनेमेंट नं. 97/732, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप हौ सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-BIQPV7648G 27): नाव:-सुशीलाबेन पी जाडव वय:-53 पत्ता:-प्लॉट नं: टेनेमेंट नं. 97/733, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप हौ सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ALTPJ6944J 28): नाव:-मंगल एम दाभोळकर वय:-61 पत्ता:-प्लॉट नं: टेनेमेंट नं. 97/734, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप हौ सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ATMPD0515A 29): नाव:-पुंडलिक ओ ठाकरे वय:-66 पत्ता:-प्लॉट नं: टेनेमेंट नं. 97/735, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप हौ सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ACIPB2941D 30): नाव:-राजा पी कांबळे वय:-72 पत्ता:-प्लॉट नं: टेनेमेंट नं. 97/736, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप हौ सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-CIBPK1130J 31): नाव:-विजया वाय जाधव वय:-58 पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/704, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप हौ सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AUAPJ3126E
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे/- जे अँड वी इन्फ्रास्ट्रक्चर चे भागीदार विनय जी सिंग वय:-39; पत्ता:-प्लॉट नं: ए/203 , माळा नं: -, इमारतीचे नाव: वेस्टर्न एज 2 , ब्लॉक नं: मेट्रो मॉल च्या मागे, वेस्टर्न एक्सप्रेस हायवे , रोड नं: बोरीवली पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AAKFJ4645E
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/01/2020
(10)दस्त नोंदणी केल्याचा दिनांक	21/01/2020
(11)अनुक्रमांक,खंड व पृष्ठ	945/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	9100350
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण अभिर्निणीत दस्त कारणाचा तपशील ADJ/1100902/1485/2019
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-16 सह दुय्यम निबंधक, मुंबई - १६ MUMBAI

मुंबई - १६
१४७४१ | १० | ७०
२०२५

Building Permission Cell, Greater Mumbai / MHADA

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

AMEND IOA

No. MH/EE/(BP)/GM/MHADA-60/553/2025/IOA/1/Amend

Date : 14 January, 2025

To

Shri. Vinay G. Singh partner of M/s.
JE & VEE Infrastructure

A-203, 2nd floor, Western Edge,
Western Express Highway, Behind
Metro Mall, Borivali West, Mumbai
400 066

Sub : Proposed Joint Redevelopment of Existing Chawl No. 93 to 97 known as Dindoshi Shri Satyam CHSL & existing bulding no. 91 & 92 known as Dindoshi Parishram CHSL on plot bearing CTS No. 109(pt) & 111(pt) of Village Dindoshi Nagar (E) Mumbai 400097.

Ref : Application of architect dated 05 November, 2024

Zero FSI IOAMH/EE/(BP)/GM/MHADA-60/553/2020/IOA/1/Old dated 06 November, 2020

Dear Applicant,

With reference to your application and in continuation to the Zero FSI IOA issued vide letter No.MH/EE/(BP)/GM/MHADA-60/553/2020/IOA/1/Old dated 06 November, 2020 this is to inform you that the above amended plan for FSI Potential submitted by you are approved subject to the compliance of the conditions mentioned in Intimation of approval dated 06 November, 2020, and following conditions –

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1 All the requisite payments as intimated by various departments of MCGM/MHADA shall be paid.

2 That the upto date paid receipts of AA & C "P/N" ward shall be submitted.

3 That the extra water & Sewerage charges shall be paid to the MCGM & receipt shall be submitted.

4 That the All Material testing report shall be submitted.

5 That the monthly progress report of the work will be submitted by the Architect.

6 That the NOC for Civil Aviation shall be submitted.

7 That the SWM NOC, BG & Valid Janata Insurance policy shall be submitted.

8 That the amended Remarks of concerned authorities/ empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted for: a) S.W.D. b) Parking c) Sewerage d) Water Works e) Fire Fighting Provisions f) Tree authority g) Hydraulic Engineer h) PCO i) NOC from Electric Supply Company j) A.A. & C (K/WEST)

9 That the M&E consultant's remarks for ventilation to AVS & toilet shall be submitted.

10 That the report from structural engineer regarding feasibility of proposed podium at 1.5 mt. away from the compound wall shall be submitted if applicable.

11 That the CC for 10% of the BUA for which installment is granted shall be restricted till the payments of all installments are paid.

12 That the HRC approval shall be submitted. If construction area of subjected building is more than 120 m. height.

13 That the safety measures shall be taken on site as per relevant provision of I.S code & safety regulation.

14 That the architect, structural consultant shall verify the scheme in progress as per substructure, superstructure & OHT.

15 That the NOC from power Supply Company shall be submitted.

16 That the RUT to incorporate clause that the prospective purchaser/occupant will be made aware regarding inadequate width of bath & not to complaint in future shall be submitted.

17 That the RUT from developer regarding fitness center, society office will be handed over to the society shall be submitted.

18 The RUT and Indemnity bond as per Payment Installment Facility Circular u.no. CHE/DP/14770/Gen dts. 17.09.2019 shall be submitted.

19 That the payments shall made on time schedule as per Installment schedule approved & Post Date Cheques shall be deposited.

20 That the structural design including provision of seismic /wind load and or calculations and for the proposed work and for existing building showing adequacy thereof to take up additional load shall be submitted before C.C.

21 That all the conditions stipulated in MHADA NOC letter bearing no.CO/MB/REE/NOC/F-1419/2550/2024 dtd.30.10.2024 and MHADA offer letter bearing no. CO/MB/REE/NOC/F-792/1621/2024 Dt. 16.07.2024. shall be complied with.

22 That the regd. u/t. from the developer to the effect that meter cabin, stilt Portion, society office, servants toilets, part/ pocket terrace shall not be misused in future shall be submitted before requesting for C.C.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI, MUMBAI

Digitally signed by Rupesh Jaishankar Tawade
Date: 14 Jan 2025 17:14:41
Organization: MHADA
Designation: Executive Engg.

Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.

Copy to:

1) The Hon'ble Chief Officer / M.B., for information and necessary action please.
2) Deputy Chief Engineer /B.P. Cell/MHADA.
3) The Architect/ Layout Cell/ M.B., for information and necessary action please.
4) Executive Engineer Borivali Division, Mumbai Board for information & necessary.
5) Chief ICT officer/MHADA for information & uploaded to MHADA website.
6) Asst. Commissioner Site & Services, (Dindoshi),Malad (MCGM)
7) A.A. & C. P North Ward (MCGM)
8) A.E.W.W. P North Ward (MCGM)
9) The Secretary/Chairman
10) Jigar Kishore Nagda

मबई - १६
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२०२५

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. *Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
   a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street.
   b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.

c. Not less than 92 ft.(Town Hall) above Town Hall Datum.

3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
5. Proposed date of commencement of work should be communicated.
6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
7. Attention is drawn to the notes accompanying this Intimation of Approval.

NOTES

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

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

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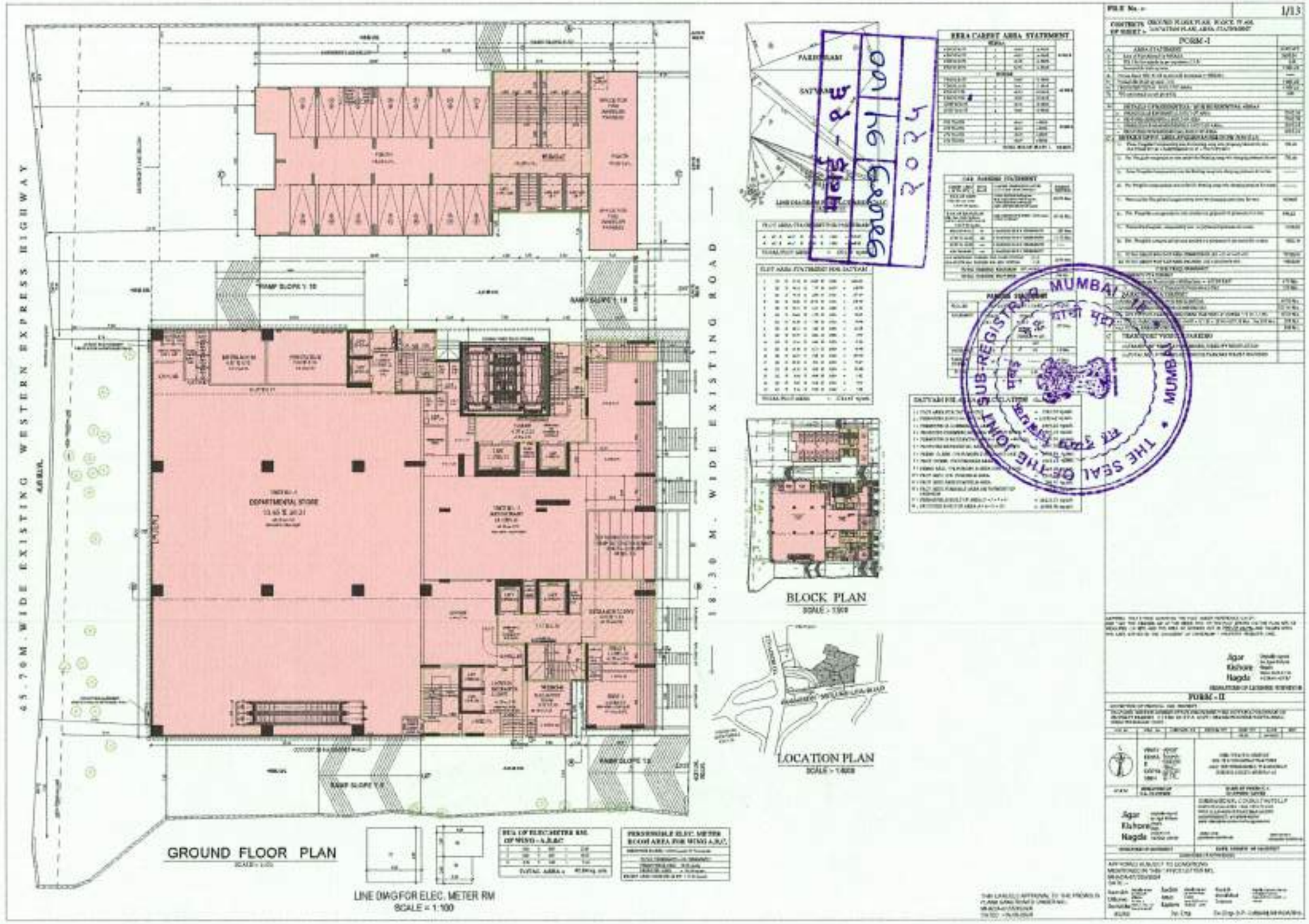
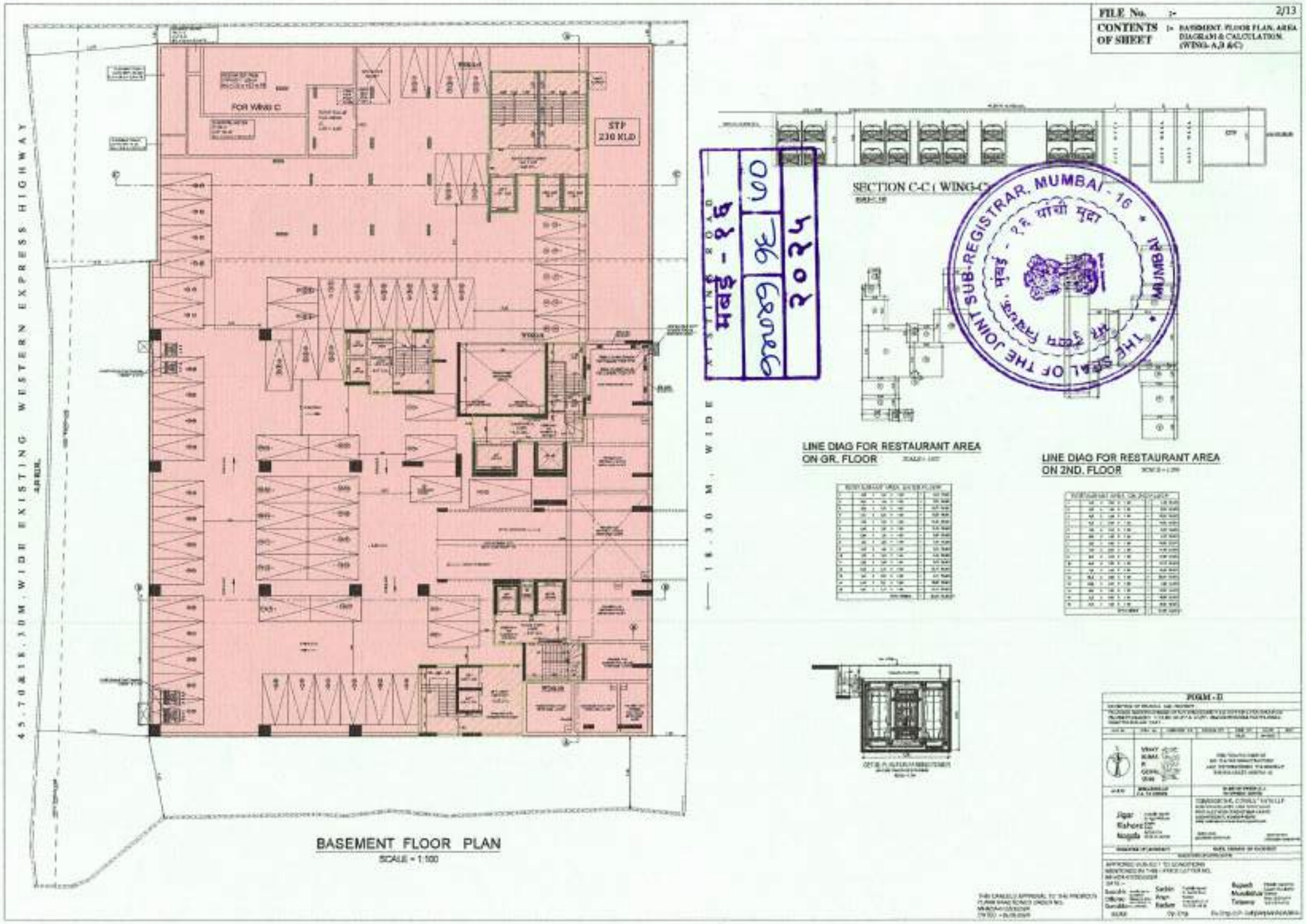
12. No work should be started unless the existing structures proposed to be demolished are demolished.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
14. The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt.and not more than 1.80 mt.
15. It is to be understood that the foundations must be excavated down to hard soil.
16. The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
17. The water arrangement to be carried out in strict accordance with the Municipal requirements.
18. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the VP/CEO /MHADA.
19. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron flaps or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap cover in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden sari tree) with copper pipes with perfections each not exceeding1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
20. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
21. Louvres should be provided as required by Bye law No. 5 (b)/b. Lintels or Arches should be provided over Door and Windows opening/ c. The drains should be laid as require under Section 234-1(a)/d. The inspection chamber should be plastered inside and outside.

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

Sd/-
14 January, 2025
Rupesh M. Totewar
Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA.


65.70M. WIDE EXISTING WESTERN EXPRESS HIGHWAY
18.30 M. WIDE EXISTING ROAD
RAMP SLOPE 1:10
DEPARTMENTAL STORE
GROUND FLOOR PLAN
LINE DIAG.FOR ELEC. METER RM
SCALE = 1:100
BLOCK PLAN
LOCATION PLAN
RERA CARPET AREA STATEMENT
FORM-I
FORM-II
1/13
THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

FILE No. :-	2/13
CONTENTS OF SHEET :-	BASEMENT FLOOR PLAN, AREA DIAGRAM & CALCULATION. (WING- A,B &C)



BASEMENT FLOOR PLAN

SCALE - 1:100

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16
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MUMBAI
मुंबई - १६
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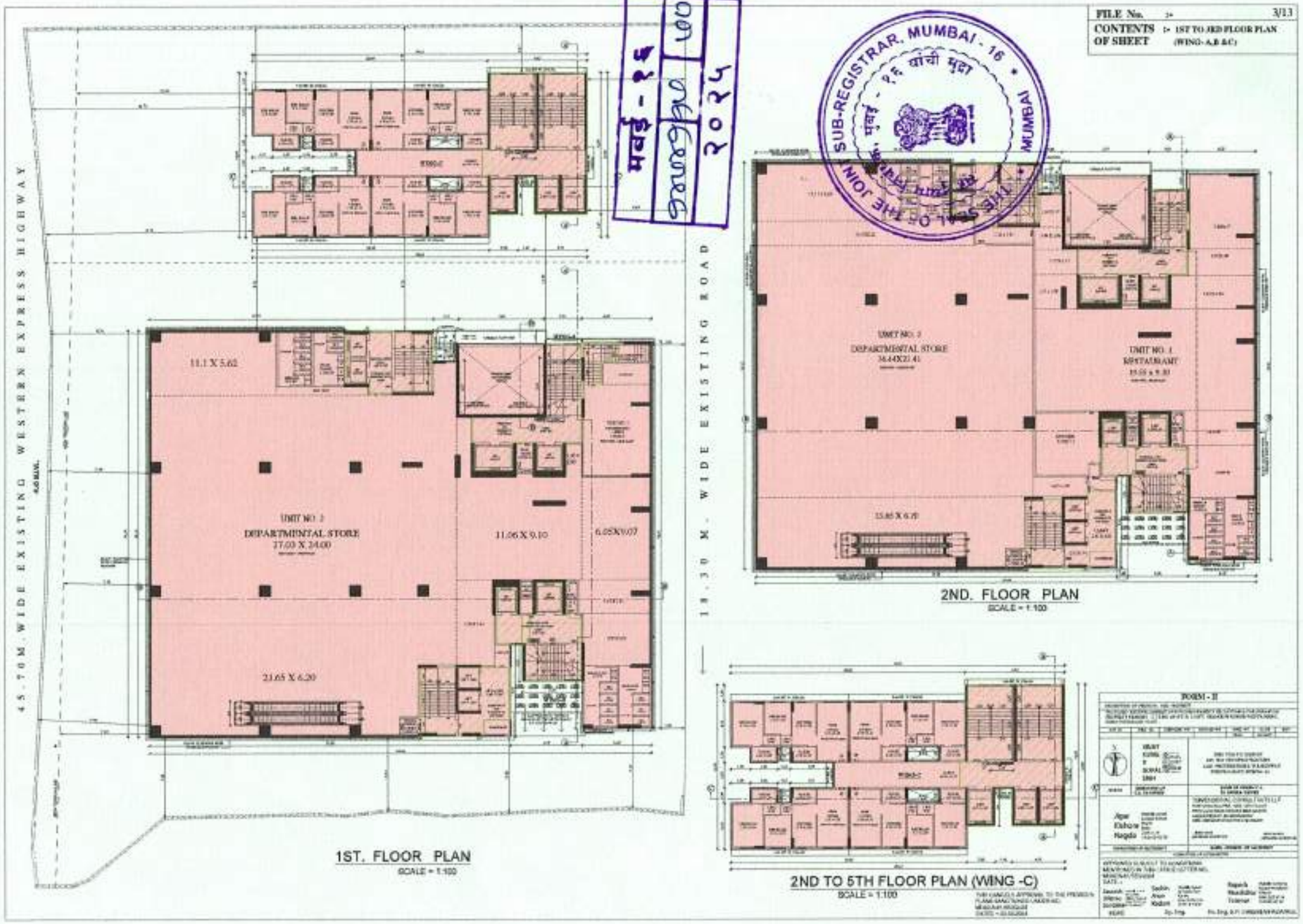
2024

FILE No. :- 3/13

CONTENTS OF SHEET :- 1ST TO 3RD FLOOR PLAN (WING- A,B &C)



SUB-REGISTRAR, MUMBAI - 16
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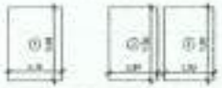
CONTENTS OF SHEET :- 3RD FLOOR PLAN (WING- A & B)



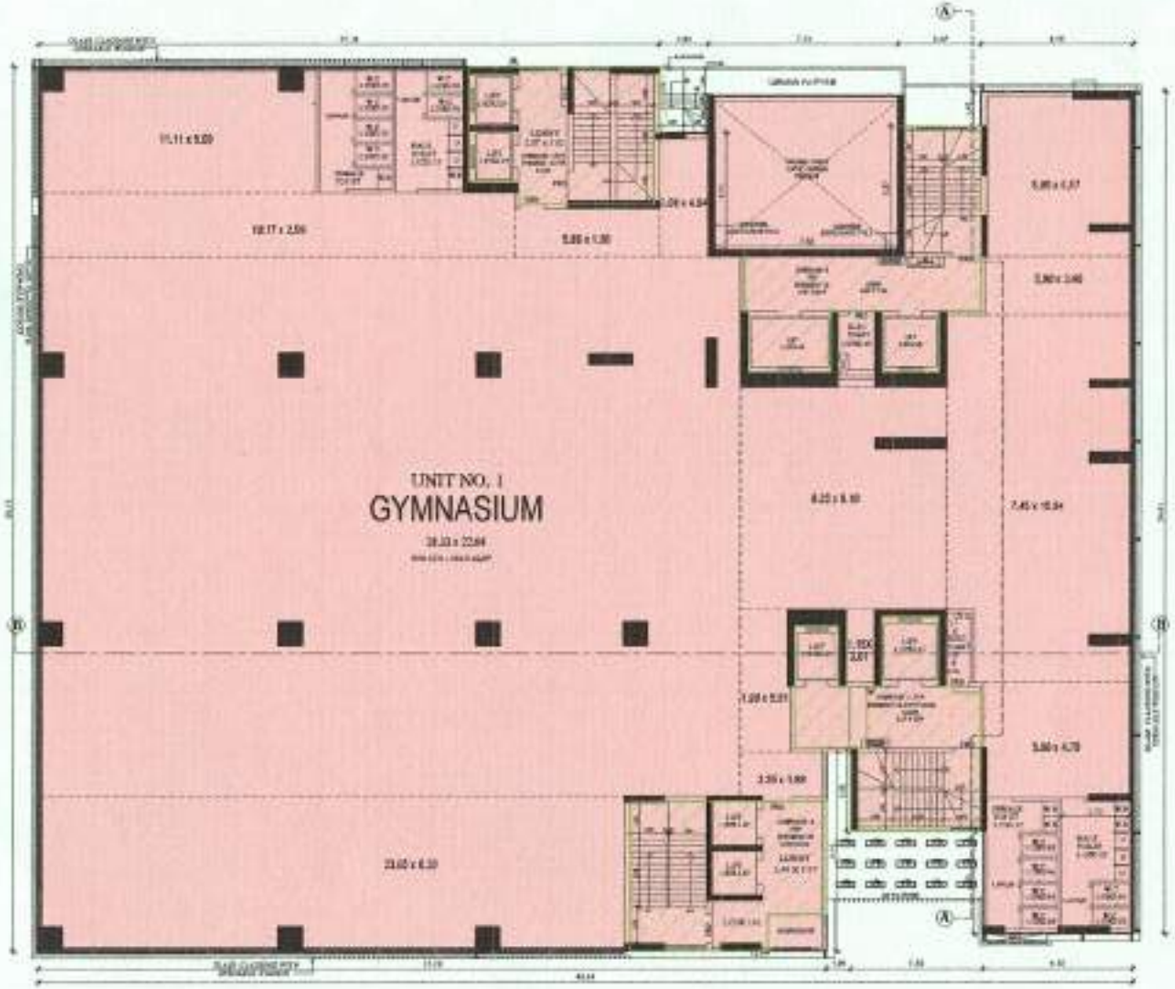
LIFT WELL AREA DIAGRAM (WING - C)

SCALE :- 1:100

LIFT WELL AREA CALCULATION
LIFT WELL AREA (WING-C)
1 LIFT : 1.80 x 1.80 = 3.24 SQ.M
2 LIFT : 1.80 x 1.80 = 3.24 SQ.M
3 LIFT : 1.80 x 1.80 = 3.24 SQ.M
TOTAL AREA = 9.72 SQ.M

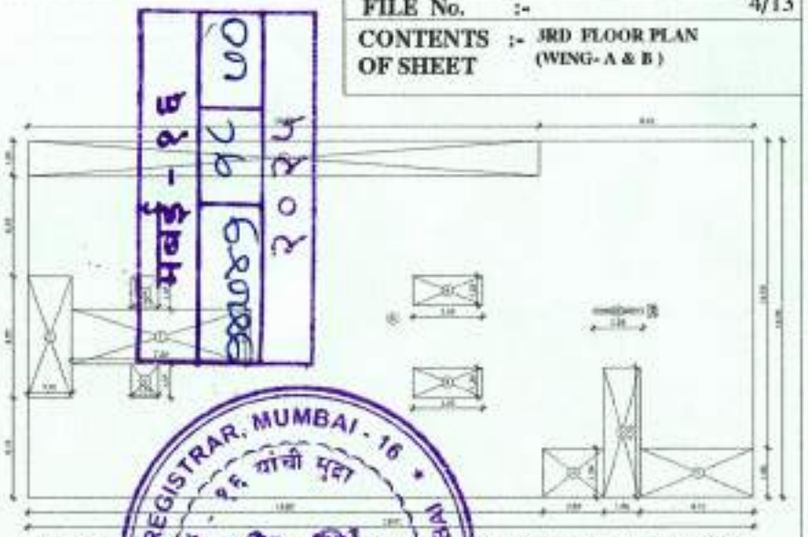
STAIRCASE AREA BY CHANDRAN PREMIUM			
PLATE	[illegible]	[illegible]	[illegible]
	1	2	3=1-2
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
TOTAL	[illegible]	[illegible]	[illegible]
TOTAL STAIRCASE AREA BY CHANDRAN PREMIUM			[illegible]

SUMMARY FOR WING-C			(IN SQ. MTS.)
FLOOR	FLOOR AREA	LESS ST.CASE, & LIFT AREA	NET FLOOR AREA
1ST FLR.	344.73	105.89	238.84
2ND FLR.	344.73	105.89	238.84
3RD FLR.	344.73	105.89	238.84
4TH FLR.	344.73	105.89	238.84
5TH FLR.	344.73	105.89	238.84
6TH FLR.	344.73	105.89	238.84
TOTAL	2068.38	635.34	1433.04



3RD. FLOOR PLAN

SCALE = 1:100



LINE DIAG.FOR TYPICAL ST.CASE & LIFT AREA CALCULATIONS (1ST TO 6TH FLOOR) WING-C

SCALE :- 1:100

WIDTH OF AREA CALCULATION
1ST TO 6TH FLOOR (WING-C)
4 [illegible] = [illegible] SQ.M
TOTAL AREA = [illegible] SQ.M

LENGTH OF AREA CALCULATION						
1	[illegible]	=	[illegible]	x	[illegible]	= [illegible] SQ.M
2	[illegible]	=	[illegible]	x	[illegible]	= [illegible] SQ.M
3	[illegible]	=	[illegible]	x	[illegible]	= [illegible] SQ.M
4	[illegible]	=	[illegible]	x	[illegible]	= [illegible] SQ.M
5	[illegible]	=	[illegible]	x	[illegible]	= [illegible] SQ.M
6	[illegible]	=	[illegible]	x	[illegible]	= [illegible] SQ.M
7	[illegible]	=	[illegible]	x	[illegible]	= [illegible] SQ.M
8	[illegible]	=	[illegible]	x	[illegible]	= [illegible] SQ.M
9	[illegible]	=	[illegible]	x	[illegible]	= [illegible] SQ.M
TOTAL AREA = [illegible] SQ.M						
TOTAL AREA OF WING-C = [illegible] SQ.M						

LINE DIAG.FOR ST.CASE,LIFT & LIFT PASS. AREA CALCULATIONS FOR 1ST TO 6TH FLOOR

SCALE :- 1:100

ST.CASE LIFT & LIFT AREA CALC.					
1ST TO 6TH FLOOR (WING-C)					
A	[illegible]	x	[illegible]	= [illegible]	[illegible] sq.mt.
B	[illegible]	x	[illegible]	= [illegible]	
C	[illegible]	x	[illegible]	= [illegible]	
D	[illegible]	x	[illegible]	= [illegible]	
E	[illegible]	x	[illegible]	= [illegible]	
F	[illegible]	x	[illegible]	= [illegible]	
TOTAL AREA OF ONE FLOOR				= [illegible] sq.mt.	

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. MHADA-[illegible]/2024 DATED :- [illegible]

FORM - II

PROPERTIES OF TRUSTEES AND PROPERTY

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING BY DEMOLITION & RECONSTRUCTION OF PROPERTY KNOWN AS C.T.S NO.[illegible] (PT) & [illegible] (PT) AT [illegible] DEVANSHI MALAD- (W) (PART-)

SUP. NO.	DWG. NO.	CHECKED BY	TECHNICAL DIR.	DWG. DT.	DATE	REV.
				[illegible]	[illegible]	

N

VINAY KUMAR GOPAL SINH

[illegible]

[illegible]

Jigar Kishore Nagda

3DIMENSIONAL CONSULTANTS LLP

[illegible]

SIGNATURE OF ARCHITECT | NAME, ADDRESS OF ARCHITECT

SIGNATURE OF APPLICANTS

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. MHADA-[illegible]/2024
DATE :-

Sourabh Dilipsao Sonkatke | Sachin Arun Kadam | Rajesh Ulhas Tulsiwar

SIGNATURE | Dy. Eng. | Ex. Eng. B.P. Cell/SGM/MHADA/W.S.

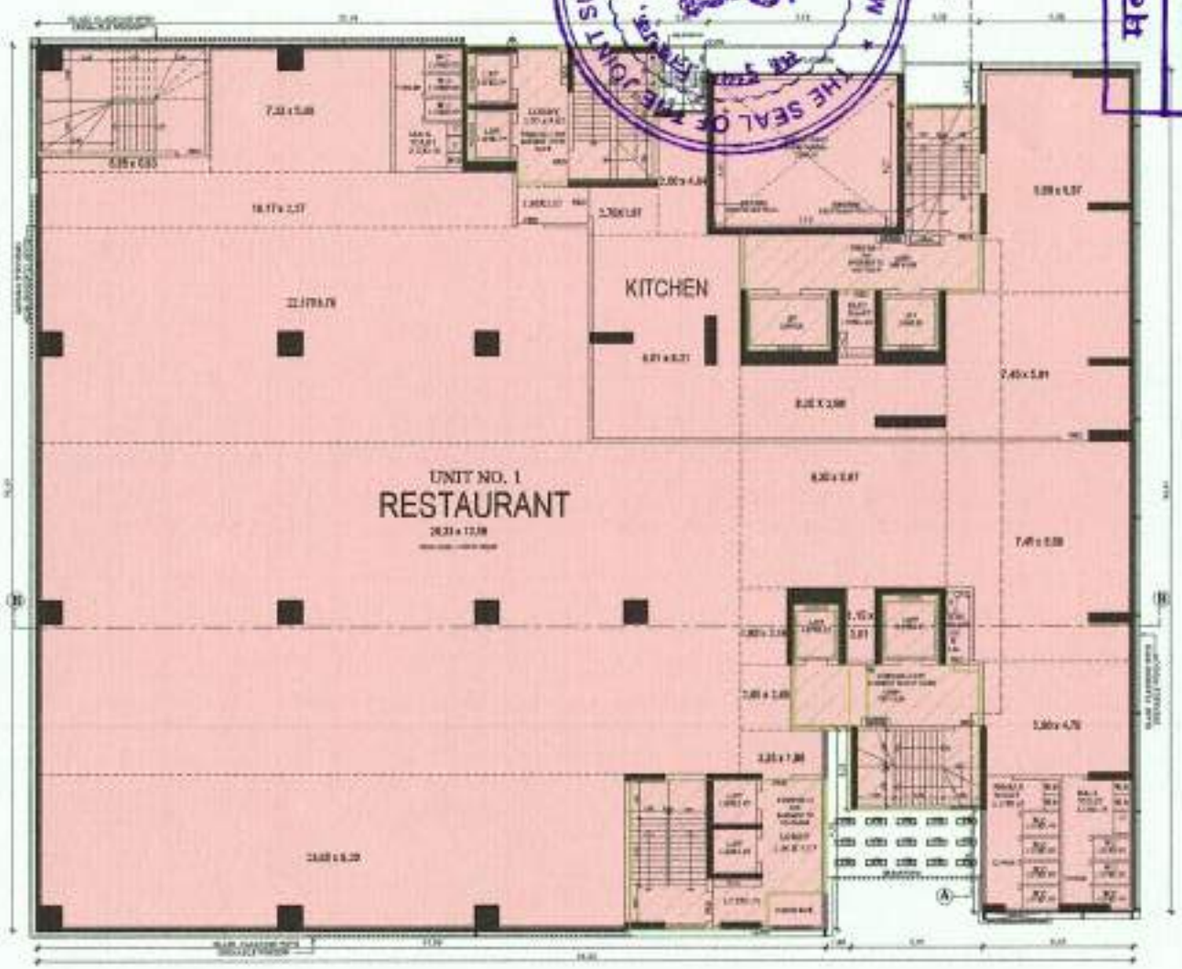
THE SEAL OF THE JOINT SUBREGISTRAR, MUMBAI - 16 * मुंबई - १६ * MUMBAI

मुंबई - १६ 96 00 2024

FILE No. :-

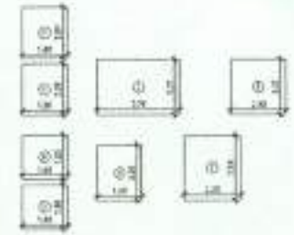
CONTENTS OF SHEET :- 4TH FLOOR PLAN (WING- A & B)

SUB-REGISTRAR, MUMBAI - 16 * MUMBAI * THE SEAL OF THE JOINT
मुंबई - १६
२०२४



4TH FLOOR PLAN

SCALE = 1:100



LIFT WELL AREA DIAGRAM

SCALE = 1:200

STAIRCASE AREA BY CHARGING PREMIUM			
FLOOR	EXEMPLARY AREA	LESS LIFT WELL	TOTAL STAIRCASE AREA BY CHARGING PREMIUM
	1	2	1-2
GROUND FLOOR	160.07	0	160.07
1ST FLOOR	160.08	20.24	140.12
2ND FLOOR	160.08	20.24	140.12
3RD FLOOR	160.07	20.24	140.12
4TH FLOOR	160.07	20.24	140.12
5TH FLOOR	0	0	0.00
6TH FLOOR	111.00	20.24	90.76
7TH FLOOR	111.00	20.24	90.76
8TH FLOOR	111.00	20.24	90.76
9TH FLOOR	111.00	20.24	90.76
10TH FLOOR	111.00	20.24	90.76
11TH FLOOR	111.00	20.24	90.76
12TH FLOOR	111.00	20.24	90.76
13TH FLOOR	111.00	20.24	90.76
14TH FLOOR	111.00	20.24	90.76
15TH FLOOR	111.00	20.24	90.76
16TH FLOOR	111.00	20.24	90.76
17TH FLOOR	111.00	20.24	90.76
18TH FLOOR	111.00	20.24	90.76
19TH FLOOR	111.00	20.24	90.76
20TH FLOOR	111.00	20.24	90.76
TOTAL	[illegible]	[illegible]	[illegible]
TOTAL STAIRCASE AREA BY CHARGING PREMIUM			[illegible]

LIFT WELL AREA CALCULATION										
LIFT WELL AREA										
	[illegible]	x	[illegible]	x	[illegible]	=	[illegible]			
	[illegible]	x	[illegible]	x	[illegible]	=	[illegible]			
	[illegible]	x	[illegible]	x	[illegible]	=	[illegible]			
	[illegible]	x	[illegible]	x	[illegible]	=	[illegible]			
	[illegible]	x	[illegible]	x	[illegible]	=	[illegible]			
	[illegible]	x	[illegible]	x	[illegible]	=	[illegible]			
	[illegible]	x	[illegible]	x	[illegible]	=	[illegible]			
TOTAL AREA						=	[illegible]			

FORM - II

DESCRIPTION OF PROPOSED AREA PROPERTY :

PROPOSED RESIDENTIAL COMPLEX OF SYLLABUS NUMBER 200 SATYAM & PARSHWANATH OF PROPERTY KNOWN AS C.T.S NO. 101 (PT) & 111(PT) [illegible] PATIPA MARG, DOKHALI ROAD (WEST) ,

SUP. BY	SUB. BY	CHECKED BY	TREATED BY	SUB. BY	DATE	SIGN
				[illegible]	[illegible]	

N

VINAY KUMAR GOPAL SINH

[illegible]

SIGNATURE OF C.A. TO OWNERS

NAME OF OWNER(S) & TO OWNER / LESSEE

Jigar Kishore Nagda

3DIMENSIONAL CONSULTANTS LLP

SIGNATURE OF ARCHITECT

NAME, ADDRESS OF ARCHITECT

APPROVED & SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. MHADA-01/553/2024

DATE :-

Saurabh Dilipsao Sonkalke
SE/AE

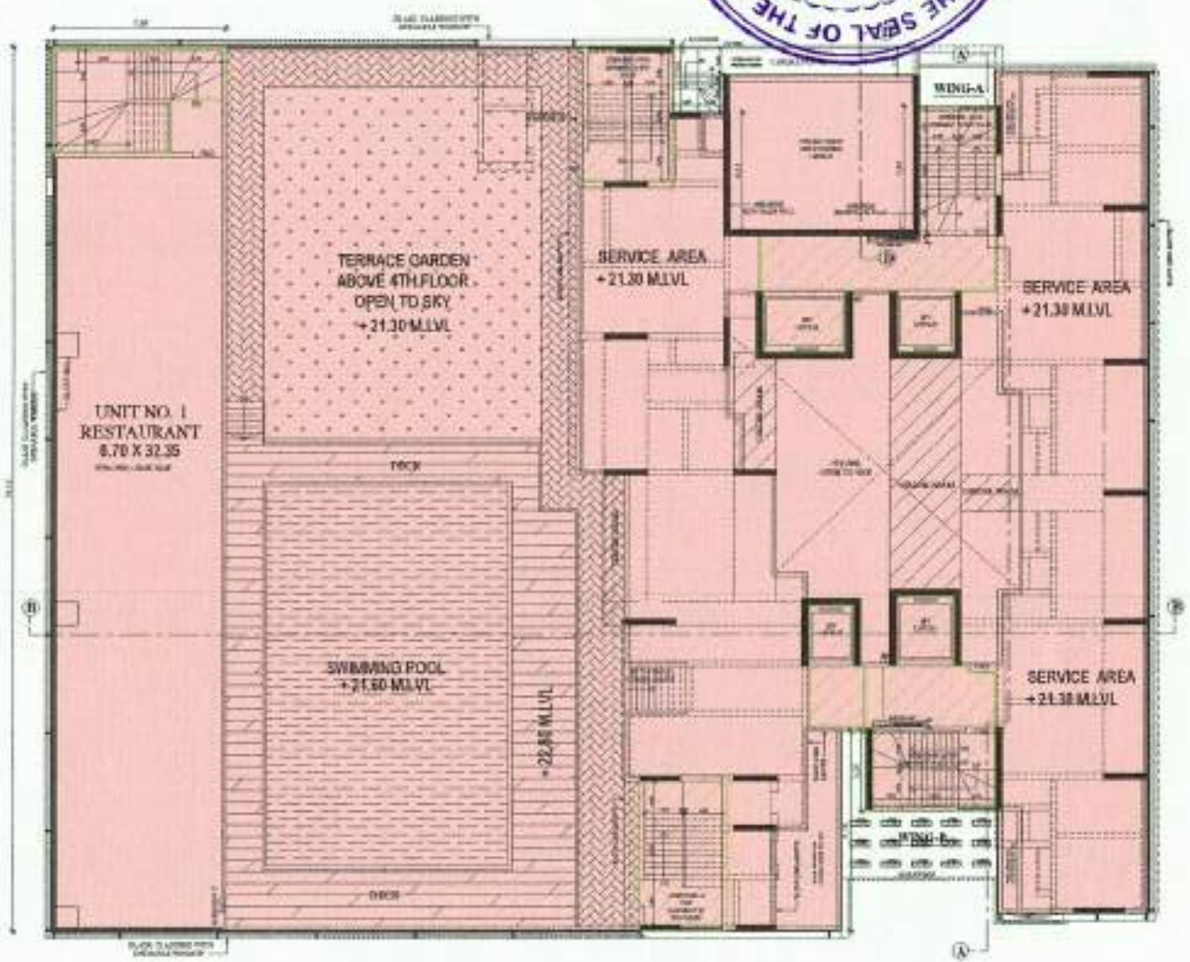
Sachin Arun Kadam
Dy. Eng.

Rajesh Mukaddar Tolerar
Ex. Eng. B.P. Cell(SM) MHADA(W.S.

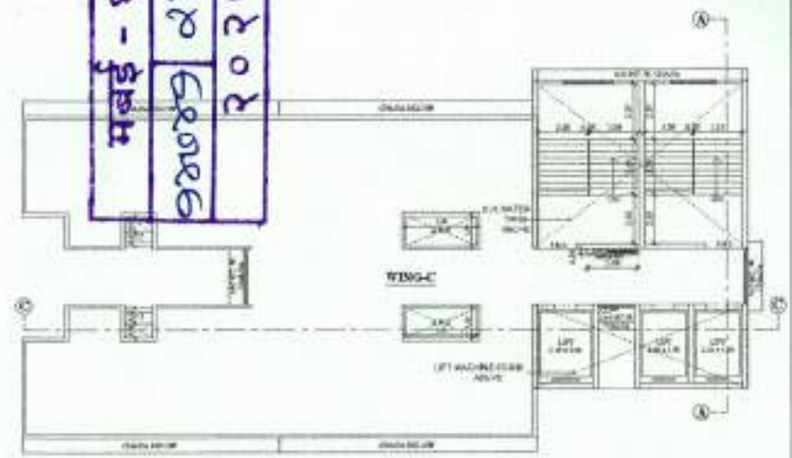
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. MHADA-01/553/2024 DATED :- 06.09.2024

FILE No. :- 6/13

CONTENTS OF SHEET :- 5TH SERVICE FLOOR (WING- A & B)



5th FLOOR PLAN (PART SERVICE FLOOR)



TERRACE FLOOR PLAN

SCALE :- 1:100

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16 • MUMBAI •

मुंबई - १६ 20 02 2024

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. MHADA-01/553/2024 DATED :- 06.08.2024

FORM - II

N	VINAY KUMAR GOPAL SINH				
Jigar Kishore Nagda		3DIMENSIONAL CONSULTANTS LLP			

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. MHADA-01/553/2024

DATE :-

Sachin Arun Kadam — Dy. Eng.

Sachin Dilipraj Sonkalle — E.E./AE

Rajesh Mudbhar Tanwar — Ex. Eng. B.P. Cell(GM) MHADA/W.B.

FILE No. :- 7/13

CONTENTS OF SHEET :- 6TH FLOOR PLAN, FITNESS CENTER AREA CALC. (WING- A & B)

45.70M. WIDE EXISTING WESTERN EXPRESS HIGHWAY

18.30 M. WIDE EXISTING ROAD

6TH FLOOR PLAN (WING A &B)

SCALE 1:100

SUB-REGISTRAR, MUMBAI - 16 * MUMBAI * THE SEAL OF THE JOINT

मुंबई - १६

१७ ०७ २०२४

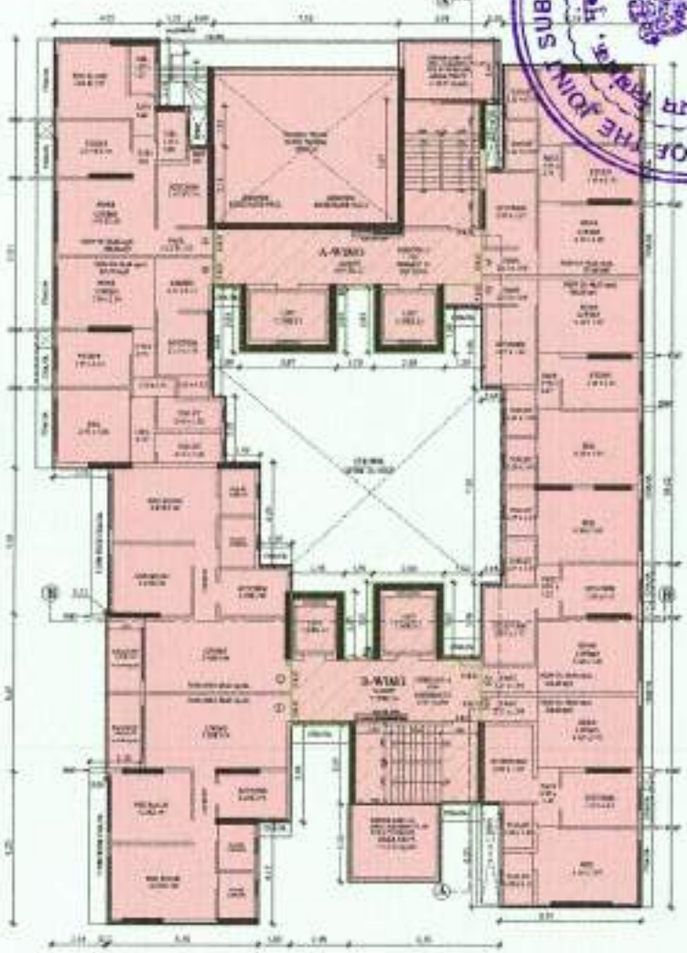
FORM - II

Jigar Kothare Nagda

SUB-REGISTRAR, MUMBAI - 16 * MUMBAI
THE SEAL OF THE JOINT

FILE No. :- 8/13

CONTENTS OF SHEET :- FLOOR PLANS (WING- A & B)



7TH TO 9TH FLOOR PLAN

SCALE - 1:100

10TH FLOOR PLAN

SCALE - 1:100

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. MHADA-81/583/2024 DATED :- 30.09.2024

मुंबई - १६
१७ सप्टेंबर २०२४

FORM - II

DESCRIPTION OF PROPOSED ARE PROPERTY

PROPOSED RESIDENTIAL COMPLEX OF PROPOSED BUILDING "B" (B1 TO B7) & PROPOSED (A1 TO A9) ON PLOT BEARING C.T.S. NO. 01 (PT) & 11 (PT), CTS NO. 81 (PART) & 82 (PART) OF VILLAGE MALAD (EAST) ...

FILE NO.	FILE NO.	CHECKED BY	CHECKED BY	CHECKED BY PLAN	DATE	SIGN

N

VINAY KUMAR GOPAL SINH

M/S. VINAY & ASSOCIATES
REG. NO. & THE ARCHITECTURE
A-201, VINAYAK SHOPPE, WALKESHWAR, ...
SHERPALI (EAST) MUMBAI 40

SIGNATURE OF OWNER

SIGNATURE OF C.A. TO OWNER

NAME OF OWNER C.A. TO OWNER - CADMS

Jigar Kishore Nagda

3DIMENSIONAL CONSULTANTS LLP
PLOT C 2 TO 5 & 8 ... 400 ... 90
PROP. S.C.T.P. & D.P. ... 400 ...
LAXMI ESTATE ... MUMBAI
EMAIL: ...

JIGAR NAGDA
LICENSED SURVEYOR

SIGNATURE OF ARCHITECT

NAME, SIGNATURE OF APPLICANT

SIGNATURE OF APPLICANTS

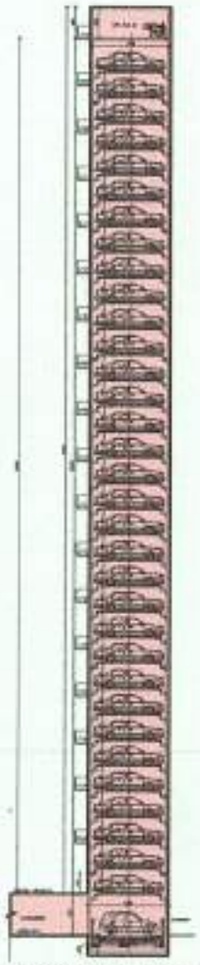
APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. MHADA-81/583/2024
DATE :-

Saurabh Dilipraoo Sonkalake
S.E/AE

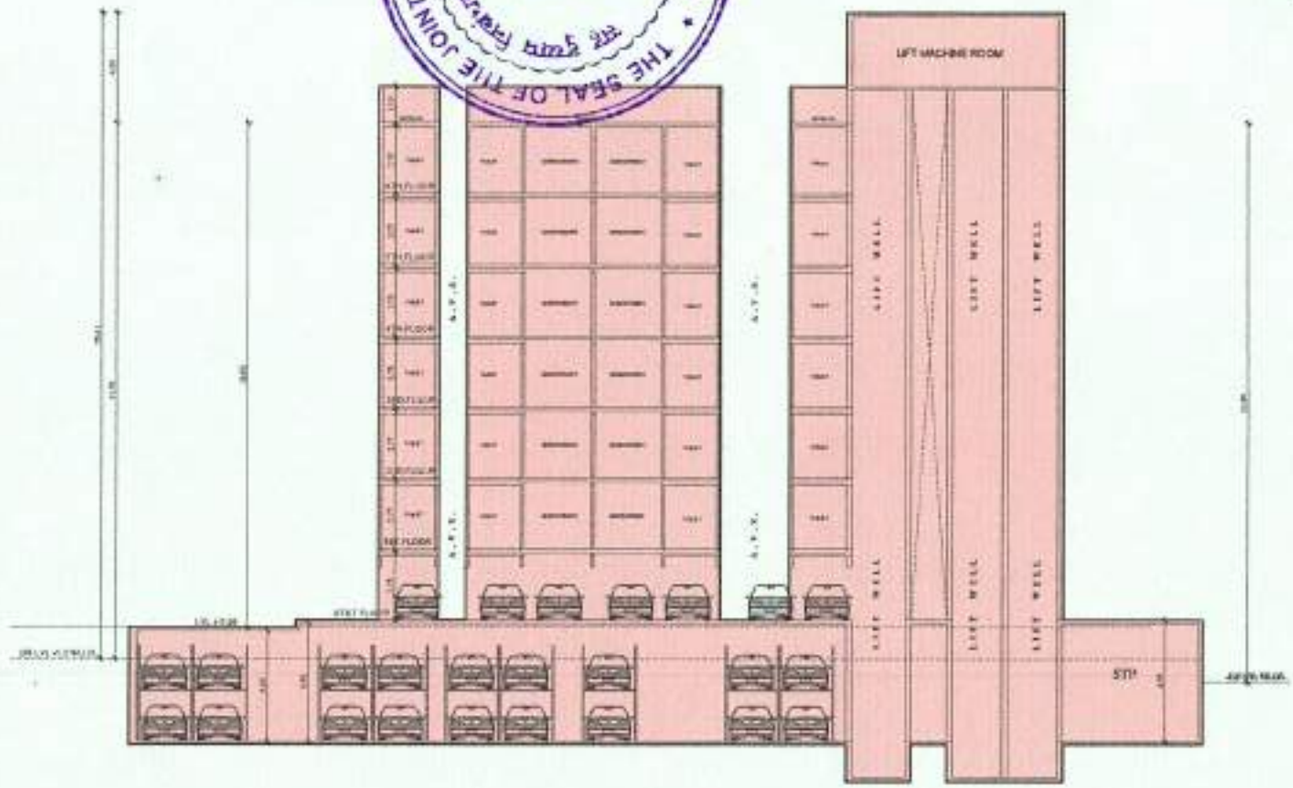
Sachin Arun Kadam
Dy. Eng.

Rajesh Mundalikar Talavar
Ex. Eng. S.P. Cell(CAP) MHADA/W.S.

FILE No. :-	9/13
CONTENTS OF SHEET :-	SECTION C-C (WING- C)



SECTION D-D (WING-A&B)



SECTION C-C (WING-C)

SCALE- 1: 100

THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO. MHADA-01/553/2004 DATED :- 05.09.2004

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16 * MUMBAI *

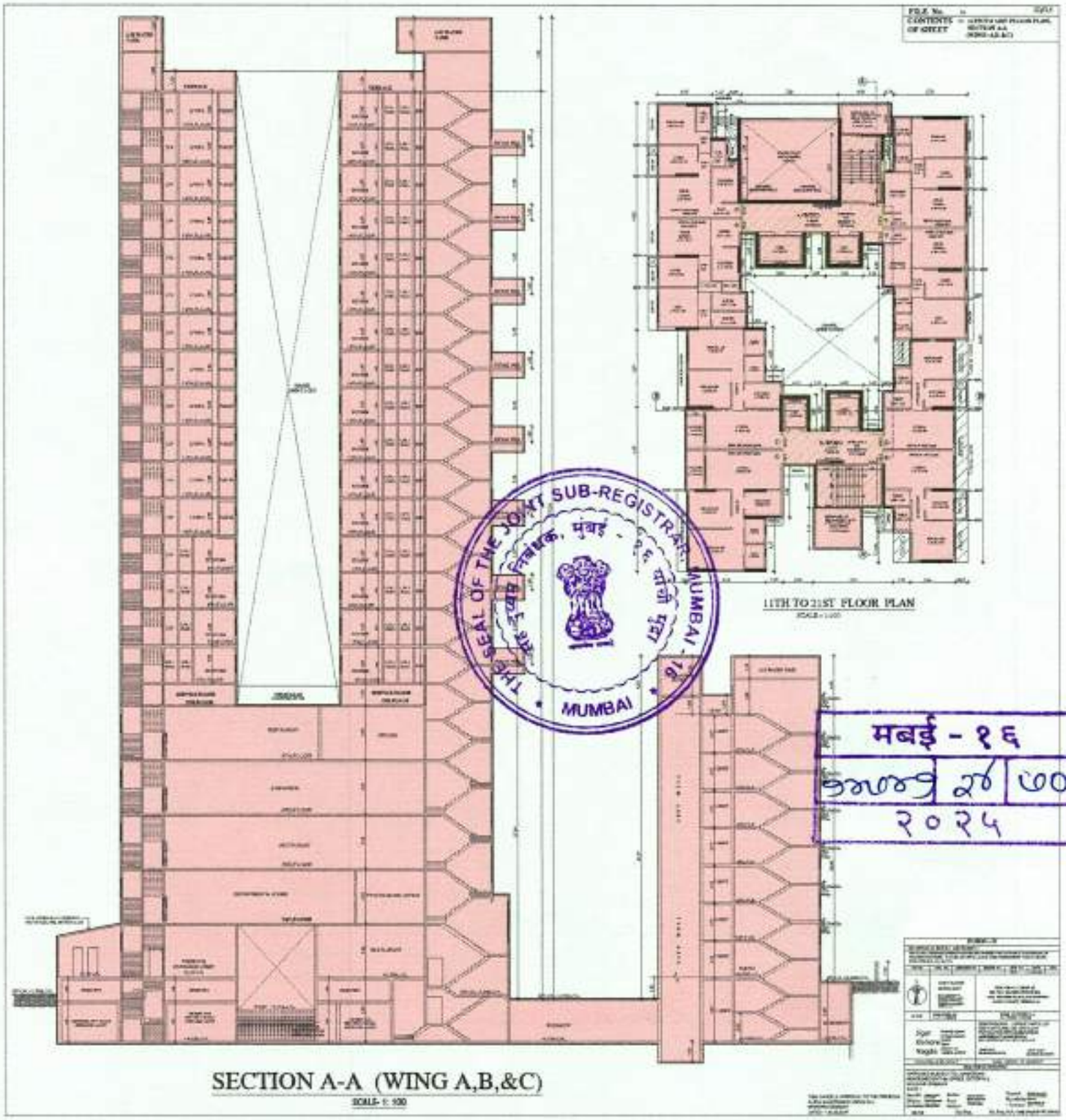
मुंबई - १६ 00 62 6 5202

FORM - II

	VIJAY KUMAR GOPAL SINH	SYNE VIJAY A. GROUP
Jigar Kishore Nagda		3DIMENSIONAL CONSULTANTS LLP

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. MHADA-01/553/2004
DATE :-

Sourabh, Dilipraj, Somukka — SE/AE
Sachin, Arun, Kadam — Dy. Eng.
Rajesh, Mandalhar, Tolpagar — Ex. Eng. S.P. Cell(GM) MHADA/W.S.

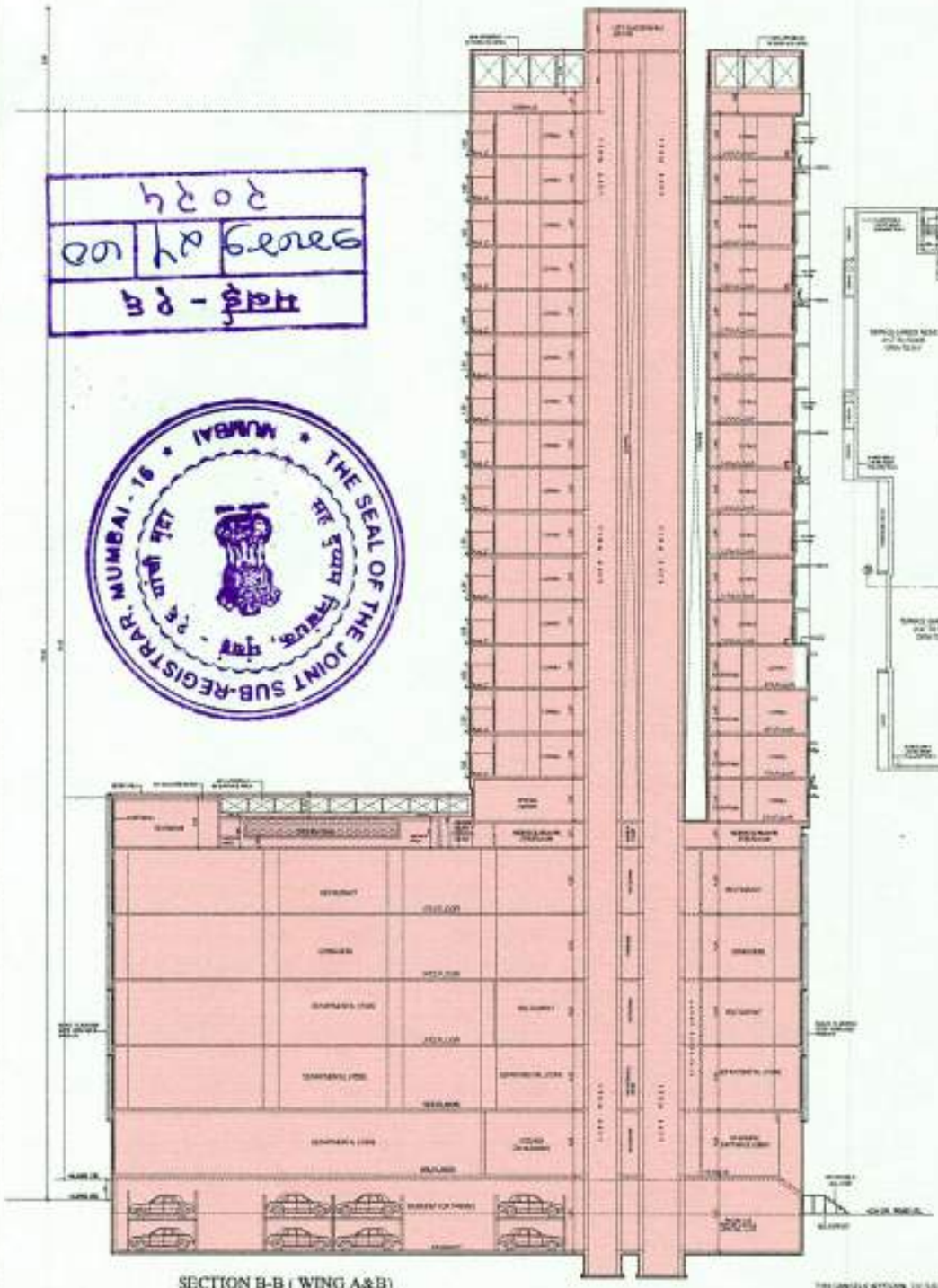


SECTION A-A (WING A,B,&C)

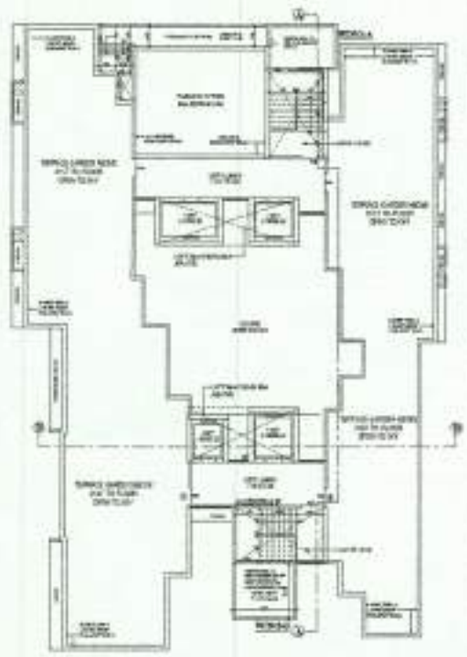
SCALE- 1: 100

FILE No. :- 11/13

CONTENTS OF SHEET :- TERRACE FLOOR PLAN, SECTION - B-B (WING- A,B)



SECTION B-B (WING A&B)



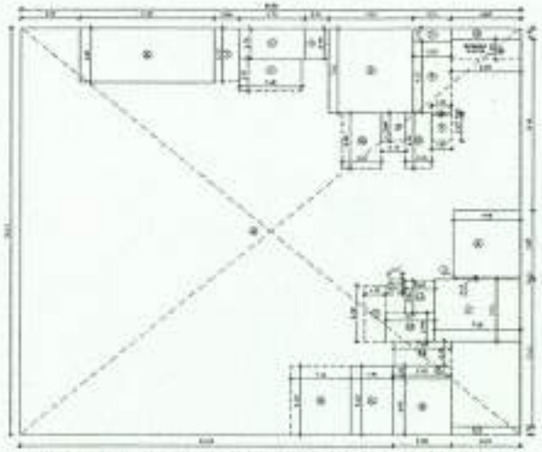
TERRACE FLOOR PLAN

FORM-II

Jigar Kishore Nagda

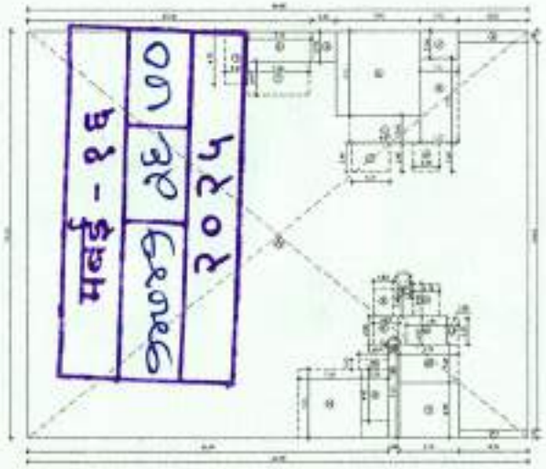
THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16 • MUMBAI •

FILE No. :-
CONTENTS OF SHEET :- CALCULATIONS (WING- A & B)

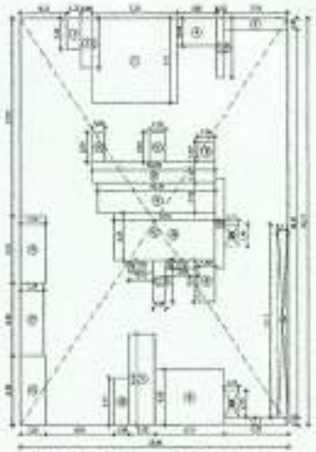


LINE DIAG. FOR GROUND FLOOR AREA CALCULATIONS
SCALE :-1:100

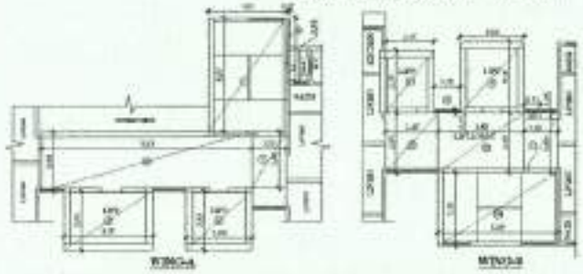
LINE DIAG. FOR 1ST FLOOR FLOOR AREA CALCULATIONS
SCALE :-1:100



LINE DIAG. FO 2ND FLOOR FLOOR AREA CALCULATIONS
SCALE :-1:100



LINE DIAG. FOR TYPICAL FLOOR AREA CALC. (6TH to 21ST flr)
SCALE :-1:100



LINE DIAG.FOR ST.CASE,LIFT & LIFT PASS. AREA CALCULATIONS FOR 6TH TO 21ST.FLOOR
SCALE :-1:100

AREA STATEMENT

GROUND FLOOR (WING-A&B)

1ST FLOOR (WING-A&B)

TYPICAL FLOOR (6th to 8th) (WING-A&B)

TOTAL AREA OF 6th TO 21ST FLOOR

LINE DIAG. FOR 7TH FLOOR AREA CALCULATIONS
SCALE :-1:100

FORM - II

VINAY KUMAR GOPAL SINH

Jigar Kishore Nagda

TOMBINSONAL CONSULTANTS LLP

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER NO.
MHADA-
DATE :-

Saurabh, Dilipsinh, Sachin, Arun, Rupesh, Manoharkar, Tonwar

EE/AE, Dy. Eng., Dy. Eng. S.P., Cell(SAR) MHADA W.S.

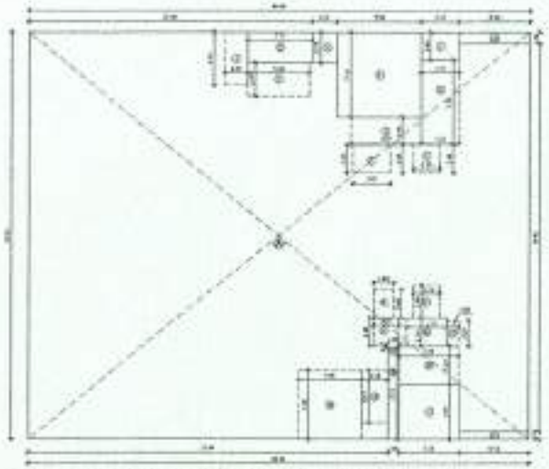
THIS CANCELS APPROVAL TO THE PREVIOUS PLANS SANCTIONED UNDER NO.
MHADA-
DATED :-

SUB-REGISTRAR, MUMBAI - 16 MUMBAI
THE SEAL OF THE JOINT
मुंबई - १६ सांकी पुढा
सह दुय्यम निबंधक

मुंबई - १६
२०२४

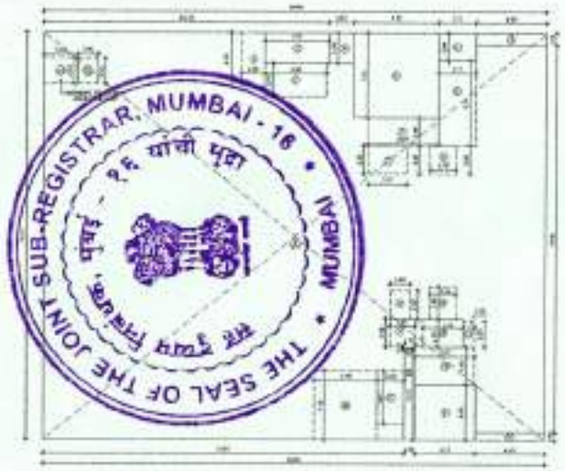
FILE No. :-

CONTENTS OF SHEET :- CALCULATIONS (WING- A & B)



LINE DIAG. FO 3RD FLOOR FLOOR AREA CALCULATIONS

SCALE :-1:100



LINE DIAG. FO 4TH FLOOR FLOOR AREA CALCULATIONS

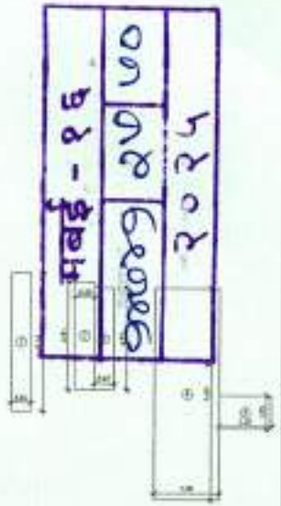
SCALE :-1:100

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16 • MUMBAI

SUMMARY FOR WING-A&B				(IN SQ. MTS.)
FLOOR	FLOOR AREA	LESS ST.CASE. & LIFT AREA	LESS INTERNAL ST.CASE AREA	NET FLOOR AREA
GROUND	[illegible]	[illegible]	[illegible]	[illegible]
1ST FLR.	[illegible]	[illegible]	[illegible]	[illegible]
2ND FLR.	[illegible]	[illegible]	----	[illegible]
3RD FLR.	[illegible]	[illegible]	----	[illegible]
4TH FLR.	[illegible]	[illegible]	[illegible]	[illegible]
5TH FLR.	[illegible]	----	[illegible]	[illegible]
6TH FLR.	[illegible]	[illegible]	----	[illegible]
7TH FLR.	[illegible]	[illegible]	----	[illegible]
8TH FLR.	[illegible]	[illegible]	----	[illegible]
9TH FLR.	[illegible]	[illegible]	----	[illegible]
10TH FLR.	[illegible]	[illegible]	----	[illegible]
11TH FLR.	[illegible]	[illegible]	----	[illegible]
12TH FLR.	[illegible]	[illegible]	----	[illegible]
13TH FLR.	[illegible]	[illegible]	----	[illegible]
14TH FLR.	[illegible]	[illegible]	----	[illegible]
15TH FLR.	[illegible]	[illegible]	----	[illegible]
16TH FLR.	[illegible]	[illegible]	----	[illegible]
17TH FLR.	[illegible]	[illegible]	----	[illegible]
18TH FLR.	[illegible]	[illegible]	----	[illegible]
19TH FLR.	[illegible]	[illegible]	----	[illegible]
20TH FLR.	[illegible]	[illegible]	----	[illegible]
21ST FLR.	[illegible]	[illegible]	----	[illegible]
TOTAL	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL FOR WETTER ROOM COUNTED 20%				[illegible]
GIRDER BEAM AREA COUNTED 20%				[illegible]
TOTAL				[illegible]

NET COMM.AREA WING-A&B				(IN SQ. MTS.)
FLOOR	FLOOR AREA	LESS ST.CASE. & LIFT AREA	LESS INTERNAL ST.CASE AREA	NET FLOOR AREA
GROUND	[illegible]	[illegible]	[illegible]	[illegible]
1ST FLR.	[illegible]	[illegible]	[illegible]	[illegible]
2ND FLR.	[illegible]	[illegible]	----	[illegible]
3RD FLR.	[illegible]	[illegible]	----	[illegible]
4TH FLR.	[illegible]	[illegible]	[illegible]	[illegible]
5TH FLR.	[illegible]	----	[illegible]	[illegible]
TOTAL	[illegible]	[illegible]	[illegible]	[illegible]

SUMMARY FOR TOTAL BUILT UP AREA	
WING	NET FLOOR AREA
WING-A & B	[illegible]
WING-C	[illegible]
TOTAL AREA	[illegible]



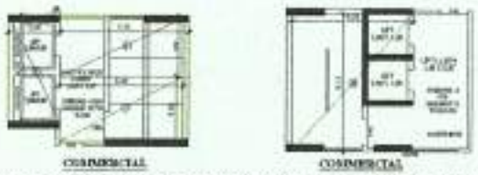
GIRDER BEAM AREA DIAGRAM

SCALE :-1:100

1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				TOTAL AREA	[illegible]	[illegible]

ST.CASE, LIFT & LIFT PASSAGE AREA CALCULATIONS (Example)

2ND FLOOR						4TH FLOOR					
1	[illegible]	x	[illegible]	=	[illegible]	1	[illegible]	x	[illegible]	=	[illegible]
2	[illegible]	x	[illegible]	=	[illegible]	2	[illegible]	x	[illegible]	=	[illegible]
3	[illegible]	x	[illegible]	=	[illegible]	3	[illegible]	x	[illegible]	=	[illegible]
4	[illegible]	x	[illegible]	=	[illegible]	4	[illegible]	x	[illegible]	=	[illegible]
5	[illegible]	x	[illegible]	=	[illegible]	5	[illegible]	x	[illegible]	=	[illegible]
6	[illegible]	x	[illegible]	=	[illegible]	6	[illegible]	x	[illegible]	=	[illegible]
7	[illegible]	x	[illegible]	=	[illegible]	7	[illegible]	x	[illegible]	=	[illegible]
8	[illegible]	x	[illegible]	=	[illegible]	8	[illegible]	x	[illegible]	=	[illegible]
9	[illegible]	x	[illegible]	=	[illegible]	9	[illegible]	x	[illegible]	=	[illegible]
10	[illegible]	x	[illegible]	=	[illegible]	10	[illegible]	x	[illegible]	=	[illegible]
11	[illegible]	x	[illegible]	=	[illegible]	11	[illegible]	x	[illegible]	=	[illegible]
12	[illegible]	x	[illegible]	=	[illegible]	12	[illegible]	x	[illegible]	=	[illegible]
13	[illegible]	x	[illegible]	=	[illegible]	13	[illegible]	x	[illegible]	=	[illegible]
14	[illegible]	x	[illegible]	=	[illegible]	14	[illegible]	x	[illegible]	=	[illegible]
15	[illegible]	x	[illegible]	=	[illegible]	15	[illegible]	x	[illegible]	=	[illegible]
16	[illegible]	x	[illegible]	=	[illegible]	16	[illegible]	x	[illegible]	=	[illegible]
17	[illegible]	x	[illegible]	=	[illegible]	17	[illegible]	x	[illegible]	=	[illegible]
18	[illegible]	x	[illegible]	=	[illegible]	18	[illegible]	x	[illegible]	=	[illegible]
19	[illegible]	x	[illegible]	=	[illegible]	19	[illegible]	x	[illegible]	=	[illegible]
20	[illegible]	x	[illegible]	=	[illegible]	20	[illegible]	x	[illegible]	=	[illegible]
21	[illegible]	x	[illegible]	=	[illegible]	21	[illegible]	x	[illegible]	=	[illegible]
						22	[illegible]	x	[illegible]	=	[illegible]
						23	[illegible]	x	[illegible]	=	[illegible]
						24	[illegible]	x	[illegible]	=	[illegible]
TOTAL AREA PER FLOOR					[illegible] sq.mts	TOTAL AREA PER FLOOR					[illegible] sq.mts



COMMERCIAL COMMERCIAL

LINE DIAG.FOR ST.CASE,LIFT & LIFT PASS. AREA CALCULATIONS FOR GR. FLOOR

SCALE :-1:100

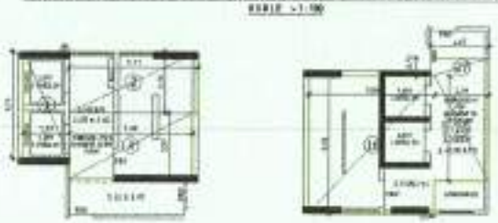
COMMERCIAL COMMERCIAL

LINE DIAG.FOR ST.CASE,LIFT & LIFT PASS. AREA CALCULATIONS FOR 1ST FLOOR

SCALE :-1:100

ST.CASE, LIFT & LIFT PASSAGE AREA CALCULATIONS (Example)

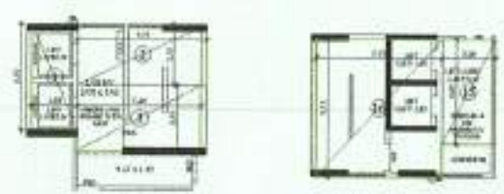
GROUND FLOOR						2ND FLOOR					
1	[illegible]	x	[illegible]	=	[illegible]	1	[illegible]	x	[illegible]	=	[illegible]
2	[illegible]	x	[illegible]	=	[illegible]	2	[illegible]	x	[illegible]	=	[illegible]
3	[illegible]	x	[illegible]	=	[illegible]	3	[illegible]	x	[illegible]	=	[illegible]
4	[illegible]	x	[illegible]	=	[illegible]	4	[illegible]	x	[illegible]	=	[illegible]
5	[illegible]	x	[illegible]	=	[illegible]	5	[illegible]	x	[illegible]	=	[illegible]
TOTAL AREA					[illegible] sq.mts	TOTAL AREA PER FLOOR					[illegible] sq.mts
1ST FLOOR						3RD & 4TH FLOOR					
1	[illegible]	x	[illegible]	=	[illegible]	1	[illegible]	x	[illegible]	=	[illegible]
2	[illegible]	x	[illegible]	=	[illegible]	2	[illegible]	x	[illegible]	=	[illegible]
3	[illegible]	x	[illegible]	=	[illegible]	3	[illegible]	x	[illegible]	=	[illegible]
4	[illegible]	x	[illegible]	=	[illegible]	4	[illegible]	x	[illegible]	=	[illegible]
TOTAL AREA					[illegible] sq.mts	TOTAL AREA PER FLOOR					[illegible] sq.mts



COMMERCIAL COMMERCIAL

LINE DIAG.FOR ST.CASE,LIFT & LIFT PASS. AREA CALCULATIONS FOR 2ND FLOOR

SCALE :-1:100



COMMERCIAL COMMERCIAL

LINE DIAG.FOR ST.CASE,LIFT & LIFT PASS. AREA CALCULATIONS FOR 3RD & 4TH FLOOR

SCALE :-1:100

THIS CANCELS APPROVAL TO THE PREMIOUS PLANS SANCTIONED UNDER NO.
MHADA-41/SD/2024
DATED :- 06.09.2024

FORM - II

DESCRIPTION OF DIAGONAL AND PARTIALLY

FOR NO.	DRG. NO.	CHECKED BY	CHECKED BY	DATE BY YEAR	DATE MONTH	SIGN

VINAY KUMAR GOPAL SINH

SIGNATURE OF CLIENT

Jigar Kishore Nagda

SIGNATURE OF ARCHITECT

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER NO.
MHADA-41/SD/2024
DATE :-

Saurabh Dilipsinh Sachin Arun Kadam Dy. Eng. Ex. Eng. B.P. Cell(SAR)/MHADA/W.A.

Building Permission Cell, Greater Mumbai / MHADA

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

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-60/553/2025/FCC/4/Amend Date : 24 July, 2025

To

Shri. Vinay G. Singh partner of
M/s. JE & VEE Infrastructure

A-203, 2nd floor, Western Edge,
Western Express Highway, Behind
Metro Mall, Borivali West,
Mumbai 400 066

Sub : Proposed Joint Redevelopment of Existing Chawl No. 93 to 97 known as Dindoshi Shri Satyam CHSL & existing bulding no. 91 & 92 known as Dindoshi Parishram CHSL on plot bearing CTS No. 109(pt) & 111(pt) of Village Dindoshi Nagar (E) Mumbai-400097.

Dear Applicant,

With reference to your application dated 05 November, 2024 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed Joint Redevelopment of Existing Chawl No. 93 to 97 known as Dindoshi Shri Satyam CHSL & existing bulding no. 91 & 92 known as Dindoshi Parishram CHSL on plot bearing CTS No. 109(pt) & 111 (pt) of Village Dindoshi Nagar (E) Mumbai-400097..**

The Commencement Certificate/Building permission is granted on following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
   a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
   b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
   c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-1 MUMBAI

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२०२५

misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 08 February, 2026

Issue On : 09 February, 2022 Valid Upto : 08 February, 2023

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2022/CC/1/Old

Remark :

Commencement certificate is issued upto top of Basement i.e. ht. 0.30 mt. AGL as per approved plan dtd. 06.11.2020.

Issue On : 08 June, 2023 Valid Upto : 08 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2023/FCC/1/Old

Remark :

This C.C. is now re-endorsed the earlier CC and Further Plinth CC upto top of Basement as per approved plan 19.04.2023. For Wing A and Wing B only.

Issue On : 13 September, 2023 Valid Upto : 08 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2023/FCC/1/Old

Remark :

This C.C. is re-endorsed the earlier C.C. and further grant plinth C.C. upto top of Basement for Wing 'C' as per approved plan dtd. 19.04.2023

Issue On : 13 September, 2023 Valid Upto : 08 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2023/FCC/1/Old

Remark :

C.C. Bearing No. MH/EE/(BP)/GM/MHADA-61/553/2023 dtd. 13.09.2023 i.e. plinth C.C. of "C" wing is hereby revoked since work carried out beyond approval is not yet regularized by competent authority.

Issue On : 01 November, 2023 Valid Upto : 08 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2023/FCC/1/Old

Remark :

Re-Endorse the Plinth C.C. for wing 'A' & 'B' and grant plinth C.C. upto top of Basement i.e. ht. 0.30 mt. AGL for wing 'C' as per approved plan dtd. 21.09.2023

Issue On : 11 December, 2023 Valid Upto : 08 February, 2024

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2023/FCC/1/Amend

Remark :

This CC is now further extended upto top of ground floor of wing A & B as per approved plans dated 21.09.2023.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municiple Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on site.

Issue On : 01 October, 2024 Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2024/FCC/2/Amend

Remark :

This C.C. is now Re-endorsed and Further extended upto top of First floor of wing A & B as per approved plans dated 09.09.2024.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on site.

Issue On : 06 February, 2025 Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2025/FCC/3/Amend

Remark :

This C.C. is now re-endorsed the earlier C.C. and further extended upto top of 10th floor i.e ht. 38.61 mt. AGL for wing 'A' and 'B' a per last approved plans issued by MHADA dtd. 14.01.2025.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 24 July, 2025 Valid Upto : 08 February, 2026

Application No. : MH/EE/(BP)/GM/MHADA-60/553/2025/FCC/4/Amend

Remark :

This C.C. is now further extended upto top of 15 th floor i.e ht. 52.86mtr. AGL for wing 'A' and 'B' as per last approved plans issued by MHADA dtd. 14.01.2025.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on site.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16 MUMBAI

Digitally signed by Rupesh Wandalkar Talewar
Date: 24 Jul 2025 13:07:49
Organization: MHADA
Designation: Executive Engg

Executive Engineer/B.P.Cell
Greater Mumbai/MHADA

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.

मलई - १६		
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२०२५		

3. Asst. Commissioner P North Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to : -

5. EE Borivali Division / MB.
6. A.E.W.W P North Ward MCGM.
7. A.A. & C P North Ward MCGM
8. Architect / LS - Jigar Kishore Nagda.
9. Secretary Dindoshi Shri Satyam CHSL

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16
MUMBAI

मबई - १६		
११००७	३९	०००
२०२५		

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA

No.CO/MB/REE/NOC/F-792/ 1621-/2024
Date : 16 JUL 2024

OFFER LETTER

To,
The Secretary,
Dindoshi **Shri Satyam** CHSL,
Chawl No. 93 to 97, Dindoshi Nagar,
Gen. A.K. Vaidya Marg,
Malad (East), Mumbai - 400 097.

Sub: Proposed Redevelopment of Existing Bldg. No. 93/97, known as Dindoshi, **Shri Satyam** Co-op Hsg. Soc. Ltd. bearing CTS No. 109 (pt) & 111(pt), at Dindoshi Nagar, Gen. A.K. Vaidya Marg, Malad (East), Mumbai - 400 097 Under DCPR 2034.

Ref:
1) Mumbai Board's Offer letter No. CO/MB/REE/NOC/F-792/307/ 2020, Dated 18.02.2020.
2) Consent letter for Commencement certificate for Zero FSI no. CO/MB/REE/NOC/F-792/450/ 2020, Dated 09.03.2020.
3) Mumbai Board's Demand Letter No.CO/MB/REE/NOC/F-792/1823/2021 dtd.12.08.2021.
4) Mumbai Board's NOC letter No.CO/MB/REE/NOC/F-792/ 1450/2023, dtd.29.05.2023.
5) Society's Architect letter vide dtd.28.12.2023. This Office received on dtd.04.01.2024.
6) Society's letter dtd.26.02.2024.
7) Hon'ble VP/A approval dtd.27.05.2024.

Sir,

With reference to your above cited letter you have submitted subjected proposal for fresh offer letter for utilization of additional BUA under DCPR-2034, Clause 33(5) is approved by the Competent Authority. Accordingly, the offer letter issued to you vide above reference no. 1 stands cancelled.

Allotment of additional BUA approved previously and now allotted is as under:

i. The allotment of additional BUA is on sub-divided Plot as per Demarcation Plan admeasuring about 1,790.28 m2 (1,496.74 m² as per Lease deed + 293.54 m² Tit-bit land). The total built up area offered is 5,370.84 m² [Existing BUA 679.66 m² + additional BUA 4,691.18 m² (3,210.62 m² Residential Use + 1,480.56 m² Commercial Use)] permitted through Offer letter dtd. 18.02.2020.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - १६ मुंबई - १६ संयुक्त निबंधक MUMBAI

मुंबई - १६
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२०२४

गृहनिर्माण भवन, कलानगर, बांद्रे (पू), मुंबई-४०० ०५१.
दूरध्वनी ६६४०५०००, २६५९२८७७, २६५९२८८१
फॅक्स नं. : ०२२-२६५९२०५८/ पत्रपेटी क्र. ८१३५

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

ii. As per society's request the Demand letter dtd.12.08.2021 is issued as per Govt. Resolution dt.14.01.2021 for this additional BUA of 4,691.18 m² (3,210.62 m² Residential Use + 1,480.56 m² Commercial Use).

iii. Since the Society has paid First installment i.e. 25% amount of the premium amount as per demand letter dated 12.08.2021, the NOC dt. 29.05.2023 is issued for total BUA of 1,584.90 m² [i.e. additional BUA 905.24 m² (Commercial use) + 679.66 m² existing BUA].

iv. Thus, since you have not paid the remaining instalments of premium as per offer letter dated 18.02.2020 and as the validity of Offer letter dated 18.02.2020 has expired, the said Offer letter is hereby cancelled and fresh offer letter for remaining additional BUA i.e. **3,785.94 m²** additional BUA offered vide this letter. Further, as per approval of Hon'ble V.P./A the additional BUA offer vide this letter is **3,785.94 m²** (i.e. 2,285.94m² for Residential use + 1,500.00m² for Commercial use)

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

The details of approved additional BUA are mentioned below.

Table no 1

Sr. No.	Particulars	Area in Sq.mtr.
1.	Plot area as per Demarcation plan. i. As per Lease deed 1,496.74 m² ii. Tit bit 293.54 m²	**1,790.28**
2.	Permissible FSI	3.00
3.	Permissible BUA (1,790.28 m² x 3.00)	**5,370.84**
4.	(-) Less : Previously allotted BUA vide NOC dtd.29.05.2023. • Existing BUA – 679.66 m² • For Commercial use – 905.24 m²	1,584.90
5.	Additional BUA Offered through this letter (Sr. No. 3-4) • For Residential use - 2,285.94 m² • For Commercial use - 1,500.00 m²	**3,785.94**

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

Table – 2

Sr. No	Particular	Amount in Rs.
1.	Scrutiny Fees (Residential Use + Commercial Use)	81,000.00
2.	Debris Removal (Rs.6,600/- is paid by Society vide receipt no. 960355 dtd.12.01.2024.) (i.e. Rs. 30,000.00 - Rs. 6,600.00)	23,400.00
3.	Layout approval fees	Already Paid

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4.	Deposit Amount for Water Charges as per CE-II / A's Circular dated 02.06.2009		Already Paid
5.	Ready Reckoner Rate of 2024-25 (CTS No.109(pt) & CTS No.111(pt), at village-Dindoshi, Zone No.61/290)		68,240.00
6.	Rate of Construction for 2024-25		30,250.00
7.	LR /RC Ratio (68,240.00/ 30,250.00)		2.25
8.	Premium towards additional buildable area for **Residential** use of **2,285.94** sq. mt. **(LIG)** by charging **Rs.30,708/-** @ 45% current Ready Reckoner Rate of 2024-25 **(i.e.45% of Rs.68,240/-)** as per Table C-1, in DCPR 2034.	7,01,96,645.52	**13,92,89,645.52**
9.	Premium towards additional buildable area for **Commercial** use of **1,500.00** sq. mt. by charging **Rs.46,062/-** @ 67.50% current Ready Reckoner Rate of 2024-25 **(i.e.67.50% of Rs.68,240/-)** as per Table C-1, in DCPR 2034.	6,90,93,000.00	
10.	Development Cess as per 5 (a) in Clause 33 (5) of DCPR-2034. (**3,785.94**m² X R.R. rate of 2023-24, Rs.68,240 X 7%)		1,80,84,678.19
11.	Amount payable for MCGM in the office of the EE,BP Cell, MHADA (5/7 of Rs. 1,80,84,678.19)		1,29,17,627.28
12.	Amount to be paid to MHADA (2/7 of Rs. 1,80,84,678.19)		51,67,050.91
13.	Total Amount to be paid to MHADA (Sr.No.1+2+8+9+11)		14,45,61,096.43 **14,45,61,097.00**
	In Words:-Rs. Fourteen Crore, Forty Five Lakhs Sixty One Thousand Ninty Seven Only.		
14.	Total Amount payable for MCGM, in the office of the EE,BP Cell, MHADA (Sr.No.12) Say Amount		**1,29,17,628.00**

As per Authority Resolution No. 6749 dt. 11/07/2017 payment of premium against additional BUA of 3,785.94 m² (i.e. 2,285.94m² for Residential use + 1,500.00m² for Commercial use) to be allowed in four instalments and as per circular issued by Hon'ble VP/A vide No. 713, dtd 15.07.2020 & vide No.706, dtd. 26.03.2021 is as under.

Table-3

Premium & Other Charges payable to MHADA.

Sr. No	Install-ments	Minimum Amount of Installments	Time Limit from the issue of Offer Letter for payment of Installment	Penalty Interest in case delay in payment	Remarks
A	B	C	D	E	F
1)	First Installment	**Rs. 4,00,93,862/-** = **Rs.3,48,22,411/-** (Total Premium Amount of Rs, **13,92,89,645.52** X 25 %) + **Rs.52,71,451/-** (i.e. Scrutiny Fees Rs. 81,000 + Debris Removal Rs.23,400/- + 2/7 Development Cess	**6 Months** from the date of offer letter issued.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible	The amercible interest will be applicable on aggregate amount as per column No. E. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020

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		for MHADA Rs. 51,67,050.91)		interest.	& vide No.706 dtd.26.03. 2021
2)	Second Installment	**Rs.3,48,22,411/-** (Total Premium Amount of Rs, **13,92,89,645.52** X 25 %) + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within **ONE year** from the date of offer letter issued	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021.
3)	Third Installment	**Rs.3,48,22,411/-** (Total Premium Amount of Rs, **13,92,89,645.52** X 25 %) + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within **TWO years** from the date of offer letter issued.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021
4)	Fourth Installment	**Rs.3,48,22,411/-** (Total Premium Amount of Rs, **13,92,89,645.52** X 25 %) + The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.	Within **THREE years** from the date of first offer letter issued.	Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is higher to be calculated from the date of offer letter issued, up to date of payment as the amercible interest.	The amercible interest will be applicable on aggregate amount as per column No. C. The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon'ble VP/A vide No.713/2020, dated 15.07.2020 & vide No.706 dtd.26.03. 2021

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The proposed work of redevelopment will be undertaken Regulation No.33 (5) of DCPR-2034 by the society as per following terms and conditions :

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

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

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

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

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

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

7) The society shall execute a Supplementary Lease Deed with the Mumbai Board for allotment of additional Tit Bit area of **293.54** m² before asking for consent letter for Occupation Certificate.

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

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

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

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

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

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

14) The society should have to submit the rectification / Correction in CTS No. in the sale deed / lease deed as per CTS plan and PR card before issuance of NOC for said building if applicable.

15) All the terms and conditions mentioned in the lease agreement & conveyance is binding on the society.

16) The society will have to obtain separate P. R. card as per the approved additional area leased out by the board duly signed by S. L. R. before asking for consent letter for Occupation Certificate of EE,BP Cell, Greater Mumbai / MHADA.

17) This offer letter will not be misused for taking out any kind of permission from any departments.

18) The work of the proposed demolition & reconstruction of the new building will be undertaken by the society entirely at the risk and cost of the society and MHADA / MHADB will not be held responsible for any kind of damages or losses

19) The society will undertake & entrust responsibility of the planning, designing approval from EE, BP Cell, Greater Mumbai / MHADA & day to day supervision of the proposed demolition and reconstruction / development of the new building by the Licensed Architect registered with the council of Architecture and licensed Structural Engineer.

20) The society is responsible for obtaining all necessary permissions & approvals for utilization of additional BUA from the EE,BP Cell, Greater Mumbai / MHADA & other concerned authorities (such as MOEF, MCZM, forest etc) before starting of the work & MHADA is not responsible for EE,BP Cell, Greater Mumbai / MHADA other authorities refuse to give permission for development of society's proposal.

21) Society will be responsible for any kind of litigation or legal consequence arising an account of the proposed redevelopment of the building.

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22) Any kind of payment or constructed tenement asked by the MHADA will be fulfilled by the society.

23) No additional FSI will be utilized by the society other than permitted by the MHADA.

24) The work will be carried out within the land underneath and appurtenant as per approved sub-divisions, demarcation and plot area allotted by the concerned department of MHADA.

25) Responsibility of any damage or loss of adjoining properties if any will vest entirely with the applicant and MHADB will not be responsible in any manner.

26) The society will have to construct and maintain separate underground water tank, pump house and over-head tank to meet requirement of the proposed buildings and obtain separate water meter & water connection as per approvals of EE,BP Cell, Greater Mumbai / MHADA.

27) The Society shall have to construct the compound wall along boundary line of the plot allotted by the Board including the encroached land and land not in possession of the society and as per the demarcation given by the concerned Executive Engineer / M.B and the approved layout.

28) Society will hand over the Road Set Back area to MCGM at their own cost.

29) The society at its cost will undertake up-gradation of all existing infrastructure and also carry-out laying of new infrastructural services at its cost as suggested by EE,BP Cell, Greater Mumbai / MHADA and any other concerned Authority.

30) All the terms and conditions of the layout approval of the Planning Authority, Greater MHADA will be binding on the society.

31) Society has to ensure that Contractors / Sub-Contractors appointed by the society or Developer of the Society, who are in charge of construction work; shall be registered with MBOCWW Board & are required to fulfill the obligations as contemplated in Building and other construction workers (Regulation of Employment and condition of service) Act,1996. And further these Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.

32) Your society will have to submit an undertaking on stamp paper of Rs.250/- for agreeing all the terms and conditions mentioned as above, then only NOC will be issued to the subjective proposal.

33) The Society shall communicate the alternate correspondence address for future communication as soon as the old building is vacated.

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34) As per circular issued by Hon'ble VP/A vide no.1106 dtd.30.06.2023, your society must pay Development Cess amount prior asking the NOC.

35) MHADA reserves its right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.

An amount of **Rs. 14,45,61,097/-** (In words Rupees Fourteen Crore, Forty Five Lakhs Sixty One Thousand Ninty Seven Only.) may be paid as per table no.2 in the office of the Assistant Accounts Officer/ Mumbai Board, Third Floor, Griha Nirman Bhavan, Bandra (E), Mumbai – 400051 by Demand Draft/ Pay Order and produce certified Xerox copy of the receipt in this office.

Your society should pay Development Cess as per 5 (a) in regulation no.33(5) of DCPR-2034 an amount of **Rs.1,29,17,628/-** (In words Rs. One Crore Twenty Nine Lakh Seventeen Thousand Six Hundred Twenty Eight Only) payable for MCGM, in the office of the Executive Engineer (Eastern Suburb), Building Permission Cell, Greater Mumbai, MHADA, Bandra (E),Mumbai 400 051. and produce certified Xerox copy of the receipt in this office.

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

(Draft approved by CO/MB)

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

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(Prakash Sanap)
Resident Executive Engineer
Mumbai Board

Copy to The Executive Engineer (Western Suburb), Building Permission cell, Greater Mumbai, MHADA, Bandra (E), Mumbai 400 051. You are requested to accept the payment of **Rs.1,29,17,628/-** towards Development Cess charges payable for MCGM.

Copy to License Surveyor : M/s. 3 Dimentional Consultants LLP, Hubtown Solaris, 1017, 10th floor, Bima Nagar, Andheri (E), Mumbai -400 069 for information.

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

1) Dy. Chief Engineer (West) / Mumbai Board for information.
2) Architect, Layout Cell, Mumbai Board.

3) Executive Engineer, Goregaon Division/ Mumbai Board

i. He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.

ii. He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.

iii. He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.

4) Chief Accounts Office/M.B.

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

5) Assistant /REE/MB for MIS record.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16
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324/3204
Tuesday,March 08 ,2022
1:44 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 3559 दिनांक: 08/03/2022

गावाचे नाव: दिंडोशी
दस्तऐवजाचा अनुक्रमांक: वरल-१ -3204-2022
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: मे जे अँड बी इन्फ्रास्ट्रक्चर चे भागीदार श्री विनय जी सिंग - -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 400.00
पृष्ठांची संख्या: 20	
एकूण:	रु. 500.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:04 PM ह्या वेळेस मिळेल.

उ.निबंधक बोरीवली 1

बाजार मुल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

चं. रा. मोरे
सह. दुय्यम निबंधक, बोरीवली क्र.-१
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2202202105322 दिनांक: 22/02/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004937110202122E दिनांक: 13/08/2021
बँकेचे नाव व पत्ता:

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-16
सह. दुय्यम निबंधक, मुंबई - १६
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मुळ दस्त प्राप्त झाल्याचे.
REGISTERD ORIGINAL DOCUMENT DELIVERED ON 09 MAR 2022

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CHALLAN

MTR Form Number-6

GRN MH004937110202122E	BARCODE	Date 13/08/2021-13:14:59	Form ID 48(i)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAKFJ4645E
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	Full Name	JIE AND VEE INFRASTRUCTURE
Location	MUMBAI		
Year	2021-2022 One Time	Flat/Block No.	Shri Satyam CHSL
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	500.00	Road/Street	Dindoshi Nagar Dindoshi Malad East
0030063301 Registration Fee	100.00	Area/Locality	Mumbai
		Town/City/District	
		PIN	4 0 0 9
		Remarks (If Any)	SecondPartyName=DINDOSHI SHRI SATYAM CHSL
Total	600.00	Amount In Words	Six Hundred Rupees Only
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332021081314856 2095948680
Cheque/DD No.		Bank Date	RBI Date 13/08/2021-13:16:12 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 9870413938

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 लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI 16 मुंबई

THE SEAL OF THE SUB-REGISTRAR BORIVALI

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Print Date 13-08-2021 01:16:24

CHALLAN
MTR Form Number-6

GRN MH004937110202122E	BARCODE	Date 13/08/2021-13:14:59	Form ID 49(I)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAKFJ4645E
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	Full Name	JE AND VEE INFRASTRUCTURE
Location	MUMBAI		
Year	2021-2022 One Time	Flat/Block No.	Shri Satyam CHSL
Account Head Details	Amount In Rs.	Premises/Building	
0030046504 Stamp Duty	500.00	Road/Street	Dindoshi Nagar Dindoshi Malad East
0030046501 Registration Fee	100.00	Area/Locality	Mumbai
		Town/City/District	
		PIN	4 0 0 0 9 7
		Remarks (If Any)	
		SecondPartyName=DINDOSHI SHRI SATYAM CHSL-	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332021081314856 2696948660
Cheque/DD No.		Bank Date	RBI Date 13/08/2021-13:16:12 17/08/2021
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	100 , 17/08/2021

Department ID :
Mobile No. : 9870413938
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन फक्त दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न [illegible] नसते.

Validity unknown

Digitally signed by [illegible]
VIRTUAL TREASURY
MUMBAI 09
Date: 2022.03.08
13:52:18 IST
Reason: SelfAttested
Location: India

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Challan Defaced, Defacement Details

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-324-3204	0006885940202122	08/03/2022-13:44:10	IGR190	100.00
2	(IS)-324-3204	0006885940202122	08/03/2022-13:44:10	IGR190	500.00
		Total Defacement Amount		600.00

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Print Date 08-03-2022 01:52:18

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2202202105322	Date	22/02/2021
Received from JE AND VEE INFRASTRUCTURE, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	sbiepay	Date	22/02/2021
Bank CIN	10004152021022204425	REF No.	202105362106575
This is computer generated receipt, hence no signature is required.			

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16
MUMBAI

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)

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Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2202202105322	Receipt Date	08/03/2022

Received from JE AND VEE INFRASTRUCTURE, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 3204 dated 08/03/2022 at the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District

DEFACED
₹ 400
DEFACED

Payment Details

Bank Name	sbiepay	Payment Date	22/02/2021
Bank CIN	10004152021022204425	REF No.	202105362106575
Deface No	2202202105322D	Deface Date	08/03/2022

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

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16 * MUMBAI *

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 * MUMBAI SUBURBAN DIST. (MAHARA) *

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THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 SUBURBAN DIST. (BANDRA)

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI - 16 MUMBAI

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SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, **JE AND VEE INFRASTRUCTURE** (hereinafter referred to as '**the Firm**'), a Firm incorporated under the Companies Act, 1956 and having its Registered Office at. A-203, WESTERN EDGE – 2, Western Express Highway, Borivali – East, Mumbai – 400 066 through its Partner Mr. Vinay Singh, DO HEREBY SEND GREETINGS:- dt. 10.02.2022

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WHEREAS:-

I. The Firm is developing the Re-development Project name as **"DINDOSHI SHRI SATYAM"** Chawl No.93 to 97, on Survey No. 25 corresponding to CTS No.109 (part) & CTS No.111 (part), of Dindoshi, Registration Sub- District of Bandra, Mumbai Suburban District, Taluka - Borivali admeasuring about 1496.74 Sq. Mtrs.

II. The Firm requires to execute various Agreements for Sale as per provisions of Real Estate Regality Authority Act (RERA), 2016, for sale or transfer of the Flats/Shops in the said Buildings / Projects in favour of perspective purchasers/buyers; besides Agreements for Sale, the Firm also requires to execute various other documents viz. Deed of Confirmation/ Declaration/Deed of Rectification / Cancellation Deed/ Possession Receipt, The articles of agreement cum compliance confirmation Receipt and/or any other deeds and documents (hereinafter collectively referred to as **'the Documents'**) in favour of the prospective purchasers or their assignees/representatives/nominees.

III. The Documents executed by the Firm are required to be registered before the Sub-Registrar of Assurance, Joint Sub-Registrar of Assurance, Assistant Sub-Registrar of Assurance, and/or any registering authority appointed under the Indian Registration Act for the time being in force having the jurisdiction ('hereinafter collectively referred to as 'the Registrars of Assurances') in relation to registration of the Documents at the Offices of Registrar situated at Goregaon, Borivali, Mumbai and/or any Registering Authority appointed under the Registration Act, 1908;

IV. The Firm, therefore, proposes to appoint some fit and proper persons to admit the execution , attend the work relating to registration of the Documents with the Office of the concerned Registrars of Assurances for and on behalf of Firm;

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NOW KNOW YE ALL THESE PRESENTS SHALL WITNESS THAT, WE, **JE AND VEE INFRASTRUCTURE** does hereby nominate, constitute and appoint Mr. Niraj Singh and Mr. Vinod Mishra Executives of the Firm, having their Office at Office at A-203, WESTERN EDGE – 2, Western Express Highway, Borivali – East, Mumbai – 400 066, (hereinafter referred to as **'the said Attorneys'**) their signatures appears hereunder as token of the acceptance of powers, to do and perform the following acts, deeds, matters and things, Jointly and

severally in the name of and on behalf of the Firm, relating to registration of the Documents that is to say:-

1. To appear before the office of the concerned Registrars of Assurances, to represent the Firm, to lodge for registration the Documents executed by the Firm and To admit the signature of the Directors/Officials of the Firm on the Documents that may be executed for and on behalf of the Firm in respect of the said property and register the same;

2. To receive back from the concerned registering officials such of those documents a, duly registered together with Index II and certified copies thereof.

3. To pay for and incur all such charges and expenses as may be required for registering or otherwise of all or any of the documents during the course or registration and subsequently;

4. To perform and admit all acts, deeds, matters, documents and things relating for registration of the Documents and for that purpose effectually do all acts and deeds with intents and purposes as the Firm would do in person;

5. And the Firm hereby agree and undertake to ratify and confirm all and whatsoever said Attorneys shall do or purport to do by virtue of these presents.

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THE SCEHDULE HEREIN ABOVE REFERRED TO

ALL THAT the sale component of Re-development Project at Dindoshi " **DINDOSHI SHRI SATYAM** " Chawl No. 93/97 on Survey No.25 corresponding to CTS No.109 (part) & CTS No.111 (part), of Dindoshi, Registration Sub- District of Bandra, Mumbai Suburban District, Taluka - Borivali admeasuring about 1496.74 Sq. Mtrs.

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SIGNED, SEALED AND DELIVERED By the within named Firm **JE AND VEE INFRASTRUCTURE** through the hands of its Partner Mr. Vinay Singh pursuant to the Resolution/ Authority letter passed by the Firm

Firmon 15.01.2020 who have signed and executed these Presents in token thereof in presence of

For **JE AND VEE INFRASTRUCTURE**

MR.VINAY SINGH

(Partner)

For **JE AND VEE INFRASTRUCTURE**

MR.DIPESH SINGH

(Partner)

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-16 MUMBAI

We Accept,

Mr. Niraj Singh

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Mr.Vinod Mishra

THE SEAL OF THE SUB-REGISTRAR BORIVALI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

Witness :-

1. Ranjeet Rane

2. Sudeep Mahadik

2. Devendra Dar.

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19-02-2021
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4
दस्त क्रमांक : 945/2020
नोंदणी :
Regn:63m

गावाचे नाव : दिंडोशी

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	182007000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	180531000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: जमिन व बांधकाम :- सर्व्हे नं. 25,सी टी एस नं. 109(पार्ट)आणि 111(पार्ट),व्हिलेज दिंडोशी,तालुका बोरीवली,जमिनीचे क्षेत्रफळ 1496.74 चौ. मी.,दिंडोशी श्री सत्यम को ऑप ही सो लि,दिंडोशी,मालाड पूर्व,मुंबई 400097. सदर दस्त अभिनिर्णित केला असून दस्तावर भरलेले मुद्रांक शुल्क रु. 91,00,350/-,अभिनिर्णय क्र. एडीजे/1100902/1485/2019 व इतर वर्णन दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 109(part) &111(part) ;))
(5) क्षेत्रफळ	1496.74 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिंडोशी श्री सत्यम को ऑप ही सो लि चे चेअरमन सुरेश [illegible] वय:-66 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि, ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AADA[illegible] 2): नाव:-दिंडोशी श्री सत्यम को ऑप ही सो लि चे सेक्रेटरी माधवी [illegible] निगुडकर वय:-62 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि, ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AADAD3627L 3): नाव:-दिंडोशी श्री सत्यम को ऑप ही सो लि चे ट्रेझरर चंद्रकांत जी परब वय:-67 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो.लि, ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AADAD3627L 4): नाव:-वैजनाथ तलवार वय:-80 पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/701, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AAAPT4645E 5): नाव:-तानाजी आर जाधव वय:-47 पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/702, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-BGRPJ4407N 6): नाव:-दत्ताराम बी साळवी वय:-65 पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/703, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ABSPS4175K 7): नाव:-गीतांजली जी वरक वय:-66 पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/704, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AOLPV2243M 8): नाव:-छोटेलाल जी [illegible] वय:-68 पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/707, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AJYPS[illegible] 9): नाव:-[illegible] वय:-57 पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/708, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AB[illegible] 10): नाव:-[illegible] वय:-57 पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/709, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-[illegible] 11): नाव:-[illegible] वय:-[illegible] पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/710, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AILPR4132R 12): नाव:-शशिकांत डी पटेल वय:-68 पत्ता:-प्लॉट नं: टेनेमेंट नं. 93/711, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AGBPP9102F 13): नाव:-चंद्रकांत एल गुरव वय:-65 पत्ता:-प्लॉट नं: टेनेमेंट नं. 94/714, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-BCIPG1107G 14): नाव:-माधवी एस निगुडकर वय:-62 पत्ता:-प्लॉट नं: टेनेमेंट नं. 94/718, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AIWPN3045N 15): नाव:-नागजीभाई जी धंधुकिया वय:-68 पत्ता:-प्लॉट नं: टेनेमेंट नं. 95/719, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-CDPPD7432M

THE JOINT SUB-REGISTRAR MUMBAI
दुय्यम निबंधक, मुंबई
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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16
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MUMBAI

THE SEAL OF THE SUB-REGISTRAR, BORIVALI No. 1
मुंबई उपनगर जिल्हा, (पश्चिम)
MUMBAI SUBURBAN (WEST) (BANDRA)

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मजई - १६		
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२०२५		

	श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-BTVPP4969E 17): नाव:-विनायक जी वाडेकर वय:-39 पत्ता:-प्लॉट नं: टेनेमेंट नं. 95/721, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AAWPW4240L 18): नाव:-सुरेश एन साठे वय:-66 पत्ता:-प्लॉट नं: टेनेमेंट नं. 95/722, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AGPPS9063G 19): नाव:-धनंजय डी शिर्के वय:-60 पत्ता:-प्लॉट नं: टेनेमेंट नं. 95/723, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-APAPS8757H 20): नाव:-सुरेश एस सुर्वे वय:-67 पत्ता:-प्लॉट नं: टेनेमेंट नं. 95/724, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AAYPS6165N 21): नाव:-चंद्रकांत जी परब वय:-67 पत्ता:-प्लॉट नं: टेनेमेंट नं. 96/726, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AFYPP6358M 22): नाव:-जयवंत जी राणे वय:-65 पत्ता:-प्लॉट नं: टेनेमेंट नं. 96/727, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ACCPR7675L 23): नाव:-सत्यवान टी डैने वय:-36 पत्ता:-प्लॉट नं: टेनेमेंट नं. 96/728, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AHAPD3546R 24): नाव:-भावना एस परुळेकर वय:-81 पत्ता:-प्लॉट नं: टेनेमेंट नं. 96/729, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-BHUPP2646F 25): नाव:-परशुराम एन सुर्वे वय:-74 पत्ता:-प्लॉट नं: टेनेमेंट नं. 97/73[illegible] माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AGVPS6395P 26): नाव:-दामजीभाई बी वाजा वय:-66 पत्ता:-प्लॉट नं: टेनेमेंट नं. 97/732, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-BIQPV7648G 27): नाव:-सुशीलाबेन पी जाडव वय:-53 पत्ता:-प्लॉट नं: टेनेमेंट नं. [illegible], माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ALTPJ6944J 28): नाव:-मंगल एम दाभोळकर वय:-61 पत्ता:-प्लॉट नं: टेनेमेंट नं. [illegible], माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ATMPD0515A 29): नाव:-पुंडलिक ओ ठाकरे वय:-66 पत्ता:-प्लॉट नं: टेनेमेंट नं. 97/735, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-ACIPB2941D 30): नाव:-राजा पी कांबळे वय:-72 पत्ता:-प्लॉट नं: टेनेमेंट नं. 97/736, माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-CIBPK1130J 31): नाव:-विजया वाय जाधव वय:-58 पत्ता:-प्लॉट नं: टेनेमेंट नं. [illegible], माळा नं: -, इमारतीचे नाव: दिंडोशी श्री सत्यम को ऑप ही सो लि , ब्लॉक नं: दिंडोशी नगर , रोड नं: मालाड पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AUAPJ3126E
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे/- जे अँड बी इन्फ्रास्ट्रक्चर चे भागीदार विनय जी सिंग वय:-39; पत्ता:-प्लॉट नं: ए/203 , माळा नं: -, इमारतीचे नाव: वेस्टर्न एज 2 , ब्लॉक नं: मेट्रो मॉल च्या मागे, वेस्टर्न एक्सप्रेस हायवे , रोड नं: बोरीवली पूर्व, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AAKFJ4645E
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/01/2020
(10)दस्त नोंदणी केल्याचा दिनांक	21/01/2020
(11)अनुक्रमांक,खंड व पृष्ठ	945/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	9100350
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण अभिर्निणीत दस्त कारणाचा तपशील ADJ/1100902/1485/2019
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

बरल - १
३२०४ | ११ | १०
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मबई - १६
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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-16
मुंबई - १६
MUMBAI

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1

बरल - १		
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२०२२		

मबई - १६		
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२०२५		

JE&VEE
Concept to Creation
INFRASTRUCTURE

Ref : JNV/2020/85

Date: 15.01.2020

To,
Mr. Vinay Kumar Gopal Singh
Unit 203, Western Edge II, B Wing, W/E.Highway
Bhd. Metro Cash And Carry Store,
Borivali (E) Mumbai Mumbai City Mh 400066.

Sub: Authorization Letter for Signing of Development Agreements & various documents on behalf of M/S. JE AND VEE Infrastructure For Dindoshi Shri Satyam Chawl No. 93 to 97, on Survey No. 25 corresponding to CTS No. 109(part) & CTS No. 111 (part) of Dindoshi.

Respected Sir,

I the undersigned Mr. Dipesh Sunderprasad Singh, Partner, hereby authorise Mr. Vinay Kumar Gopal Singh to act on behalf of the firm in all matters mentioned hereunder including Signing of Development Agreements:

1. To sign the Development Agreements, POA, Agreement for Sale and all other documents pertaining to with Dindoshi Shri Satyam;

2. To sign all the papers, documents, receipts, declarations, affidavits, forms, applications etc., and all other relevant papers in relation to the subject matter.

3. To sign & submit all papers, applications, plaints, petitions, vakalatnama, affidavits and any other documents as may be required to be filed in the Small Causes Courts or District Courts or High Courts or Supreme Court of India or before any other Government Authorities, Tribunals and / or Local Authorities in connection with any legal proceedings or matters, by or against the firm & to make communications and representations on behalf of the firm before the aforesaid authorities and when required and to do all such acts, deeds and things shall be required.

Yours truly,

FOR M/s. JE & VEE INFRASTRUCTRE

Dipesh Sunderprasad Singh
Partner

Vinay Kumar Gopal Singh
Partner

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - १० MUMBAI

THE SEAL OF THE SUB-REGISTRAR BURHANPUR DIST. (BANDRA)

मबई - १६
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२०२५

बरल - १
३२०४ | ९३ | २०
२०२२

Office address :

Tel.: E-mail Id: Website:

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16
MUMBAI

THE SEAL OF THE SUB-REGISTRAR, BORIVALI No. 1
MUMBAI SUBURBAN DIST. BANDRA

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मबई - १६		
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२०२५		

MTNL

महानगर टेलीफोन निगम लिमिटेड, मुंबई
MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI

टेलीफोन बिल सह कर चालान / Telephone Bill cum Tax Invoice

Name and address : Srno : 92710/130694 PSTN : 09
M/S JENVEE INFRASTRUCTURE PVT LTD
UNIT - 203
WESTERN EDGE - II
OFF W E HIGHWAY BORIVALI EAST
MUMBAI 400066

- Instln Address : UNIT - 203 WESTERN EDGE - II OFF W E HIGHWAY BORIVALI EAST MUMBAI 400066 MAHARASHTRA
- SUBSCRIBER'S GSTN/UIN :
- Original for Recipient
- Reverse Charge is not Applicable

Billing Competent Authority
Dy. Manager (TR)
Add: 4th Floor, Kandivali Telephone Exchange Bldg., S.V. Road, Kandivali (West), Mumbai - 400067
Tel: 28010000, 28010003
e-mail: dmtr.tr-b2@gmail.com

Appellate Authority
DGM (TR) Z-II
Add: 4th Floor, Kandivali Telephone Exchange Bldg., S.V. Road, Kandivali (West), Mumbai - 400067
Tel: 28028181, Fax: 28041441
e-mail: dgmtr.z2@gmail.com

GSTN No : 27AAACM0828R1Z3

बिल कालावधि Billing Period	01/01/2021 से / to 31/01/2021
अंतिम दिनांक Due Date	26/02/2021
देय राशि Amount Payable	674.00

टेलीफोन नं. Telephone No	ग्राहक खाता क्रमांक C.A. No.	बिल नं. Bill No	बिल दिनांक Bill Date	श्रेणी कोड Category Code	शुल्क योजना Tariff Plan	ग्रुप कोड Group Code	ब्रॉडबैंड शुल्क योजना Broadband Tariff Plan
28701414	2090498270	MLCB2091895115	05/02/2021	NON-OYT GENERAL	Plan 550 (MTNL Mbl U		

प्रारंभिक मीटर रीडिंग Opening Meter Reading	अंतिम मीटर रीडिंग Closing Meter Reading	मीटर कॉल Meter Calls	डेबिट कॉल Debit Calls	क्रेडिट कॉल Credit Calls	फ्री कॉल Free Calls	कॉल शुल्क Call Charges
71311	71311	0	0	0	0	0

Remarks :
Other Credit Details :

Charge_desc.	From_dt.	Amount
E-PAYMENT DISCOUNT-CR	30DAY 21/01/2021	5.00

Details of Payments received after last bill :

BillDate	BillAmt	DueDate	PaidDate	PaidAmt
05/01/2021	702.00	27/01/2021	21/01/2021	702.00

वर्तमान शुल्क (विवरण)
Current Charges Details

		राशि (रुपये) Amount (Rs.)
मासिक सेवा शुल्क	Monthly Subscription Charges	575.00
कॉल शुल्क	Call Charges	0.00
ब्रॉडबैंड मासिक सेवाशुल्क शुल्क	Broadband Monthly Service Charges	0.00
ब्रॉडबैंड सुविधा शुल्क	Broadband Usage Charges	0.00
मासिक सी पी ई सेवा शुल्क	Monthly CPE Service Charges	0.00
अन्य टैक्सेबल डेबिट	Other Taxable Debits	0.00
अन्य टैक्सेबल क्रेडिट	Other Taxable Credit	0.00
कुल कर योग्य मूल्य	Total Taxable Value	575.00
सी जी एस टी @ 9%	CGST @ 9%	51.75
एस जी एस टी @ 9%	SGST @ 9%	51.75
कुल राशि	Total Amount Payable	678.50
अन्य गैर टैक्सेबल डेबिट	Other Non Taxable Debits	0.00
अन्य गैर टैक्सेबल क्रेडिट	Other Non Taxable Credit	0.00
कुल देय पर्याप्त पैसा रकम	Total Amount Payable by Date on or before this bill	674.00

Surcharge of Rs. 20/- will be charged if the payment is made after due date.

- E & O. E.
- Consol-dated stamp duty paid [illegible] Dt. 27/12/2019
- Cheque / DD Should be drawn in [illegible]
- Customers are requested to visit [illegible] details.
- Update your GST Regn.No.if any through http://[illegible].mtnl.net.in/mumbai/gstregn.aspx also E Bill Registration-update your mail_Id,Mobile No through http://selfcare.mtnl.net.in

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DGM (CBMS)

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Use MTNL Online for Self Services Recharge payment Complaints
VISIT www.mtnlmumbai.in

500 GB data @ 8 Mbps
Unlimited thereafter @ 1 Mbps
500 Free Calls
Broadband Plan Rs 1260
MTNL
Visit www.mtnlmumbai.in

बरल - १
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CUSTOMER COPY
Mahanagar Telephone Nigam Limited, Mumbai

C.A. No	Bill No.	Due date	Amount Payable
2090498270	MLCB2091895115	26/02/2021	674.00
Telephone No.	Bill Period		Bill Date
28701414	01/01/2021 To 31/01/2021		05/02/2021

HQ-09 पंजीकृत कार्यालय: 5 वी मंजिल, महानगर दूरसंचार सदन, 9, सीजीओ कॉम्प्लेक्स, लोधी रोड नई दिल्ली - 110003 सीआईएन: L32101DL1986GOI023501
Reg Office : 5th Floor, Mahanagar Doorsanchar Sadan, 9, CGO Complex, Lodhi Road, New Delhi - 110003, CIN: L32101DL1986GOI023501

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16
MUMBAI

THE SEAL OF THE SUB-REGISTRAR, BORIVALI
MUMBAI SUBURBAN DIST. (BANDRA)

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२०२२		

मबई - १६		
१२७७१	५८	७०
२०२५		

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
JE AND VEE INFRASTRUCTURE
01/06/2014
Permanent Account Number
AAKFJ4645E

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
VINAY KUMAR G SINGH
GOPAL NARAYAN
25/04/1980
BUBHS4911G

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
DIPESH SINGH
SURENDRAPRASAD JAYNATH SINGH
11/09/1985
CBEPS8651J

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
VINOD KUMAR MISHRA
RISHI NARAYAN MISHRA
21/12/1983
Permanent Account Number
BAWPM1992N
Signature

SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
GOPAL RANE

SEAL OF THE SUB-REGISTRAR, MUMBAI SUBURBAN DISTRICT

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
NIRAJ SINGH
GOPAL KALIKA SINGH
11/05/1985
Permanent Account Number
BQFPS4404Q
Signature

मुंबई - २६
क्रमांक १ | ५९ | ७०

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
SUDEEP DILIP MAHADIK
DILIP MAHADIK
BLNPM6122L

बरल - १
३२०४ | ५७ | २०
२०२२

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
VISHAL MUKESH AJUGIA
MUKESH HARILAL AJUGIA
17/01/1987
JAYTRA6642B

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
DEVENDRA BHARAT OZA
BHARAT CAUTHANKAR OZA
28/05/
AUTPO1111C

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-16
मुंबई - १६
MUMBAI

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
बोरीवली उपनगर जिल्हा (मुंबई)
MUMBAI SUBURBAN DIST. (BANDRA)

बरल - १		
३२०७	१८	२०
२०२२		

मबई - १६		
१४७४१	६०	७०
२०२५		

324/3204
मंगळवार,08 मार्च 2022 1:45 म.नं.

दस्त गोषवारा भाग-1

बरल-१
दस्त क्रमांक: 3204/2022

दस्त क्रमांक: बरल-१ /3204/2022

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

भरलेले मुद्रांक शुल्क: रु.500/-

दु.नि. सह. दु. नि. बरल-१ यांचे कार्यालयात
अ. क्र. 3204 वर दि.08-03-2022
रोजी 1:40 म.नं. वा. हजर केला.

पावती:3559 पावती दिनांक: 08/03/2022

मादरकरणाराचे नाव: मे जे अँड बी इन्फ्रास्ट्रक्चर चे भागीदार श्री विनय जी सिंग - -

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 400.00
पृष्ठांची संख्या: 20
एकूण: 500.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-ब) जेव्हा इलाखा लघुवाद न्यायालय अधिनियम@1882 याखालील कार्यांत किंवा कार्यवाहीत आवश्यक असेल तेव्हा

शिक्का क्र. 1 08 / 03 / 2022 01 : 40 : 17 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 08 / 03 / 2022 01 : 44 : 03 PM ची वेळ: (फी)

बरल - १
३२०४ | ९९ | २०
२०२२

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर सक्षमतेची दस्त निष्पादक व कबुलीजबाब देणारे यांची संपूर्णपणे जबाबदारी राहील.

लिहून देणारे

लिहून घेणारे

मबई - १६
२०७१ | ६१ | ७०
२०२५

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16
सह दुय्यम निबंधक, मुंबई - १६ यांचे शिक्का
MUMBAI

मबई - १६		
७७७७	६२	७०
२०२५		

Pre-Registration summary(गोरेगाव पूर्व गोकुळधाम)

दस्त गोषवारा भाग-2

बरल-१
दस्त क्रमांक:3204/2022

08/03/2022 2 07:10 PM

दस्त क्रमांक :बरल-१ /3204/2022
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जे अँड वी इन्फ्रास्ट्रक्चर चे भागीदार श्री विनय जी सिंग - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ए / 203, 2 रा मजला, वेस्टर्न एज - 2, वेस्टर्न एक्सप्रेस हायवे, मेट्रो सॉल माॅल, बोरिवली पूर्व , रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAKFJ4645E	कुलमुखत्यार देणार वय :-41 स्वाक्षरी:-		
2	नाव:जे अँड वी इन्फ्रास्ट्रक्चर, चे भागीदार श्री दिनेश सिंग - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ए / 203, 2 रा मजला, वेस्टर्न एज - 2, वेस्टर्न एक्सप्रेस हायवे, मेट्रो सॉल माॅल, बोरिवली पूर्व , रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAKFJ4645E	कुलमुखत्यार देणार वय :-36 स्वाक्षरी:-		
3	नाव:श्री नीरज सिंग - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ए / 203, 2 रा मजला, वेस्टर्न एज - 2, वेस्टर्न एक्सप्रेस हायवे, मेट्रो सॉल माॅल, बोरिवली पूर्व , रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:BQFPS4404Q	पॉवर ऑफ अटॉर्नी होल्डर वय :-36 स्वाक्षरी:-		
4	नाव:श्री विनोद मिश्रा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: [illegible] रा मजला, वेस्टर्न एज - 2, वेस्टर्न एक्सप्रेस हायवे, मेट्रो सॉल माॅल, बोरिवली पूर्व , रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:BAWPM1902K	पॉवर ऑफ अटॉर्नी होल्डर वय :-[illegible] स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तसेच कुलमुखत्यारपत्र या दस्तऐवजाच्या [illegible] करिता सादर.
सिद्ध क्र.3 दि वेळ:08 / 03 / 2022 02 : 04 : 24 PM

THE SEAL OF THE JOINT SUB REGISTRAR, MUMBAI - 16 MUMBAI

बरल - १
3208 | 20 | 20
२०२२

ओळख:-
खालील इसम असे निवेदीत करतात की हे दस्तऐवज करून देणा-यास ओळखतात. व खाली ओळख पटवितात.

अनु क्र.	पक्षकाराचे नाव व पत्ता		
1	नाव:रंजित राणे वय:42 पत्ता:गोरेगाव पूर्व मुंबई पिन कोड:400064	स्वाक्षरी	
2	नाव:ओसा वेंकेट वय:28 पत्ता:बोरिवली पूर्व पिन कोड:400101	स्वाक्षरी	

प्रमाणित करणेत येते, की या दस्तामध्ये एकूण 20 पाने आहेत.

बरल-१/ 3208 /२०२२

सह. दुय्यम निबंधक, बोरीवली क्र.-१
मुंबई उपनगर जिल्हा.

बरल - १
3208 | 03 | दिनांक: 08/3/2022
२०२४

पृष्ठक क्रमांक १, क्रमांक.....घर

सह. दुय्यम निबंधक, बोरीवली क्र. १
मुंबई उपनगर जिल्हा.

सिद्ध क्र.4 दि वेळ:08 / 03 / 2022 02 : 06 : 35 PM

सह. दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

Payment Details

क्र.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Receipt number	Deface Date
1	JE AND VEE INFRASTRUCTURE	[illegible]	[illegible]1314858	MH004937110202122E	500.00	SD	00068869402021 22	08/03/2022
2	JE AND VEE INFRASTRUCTURE	[illegible]	[illegible]	MH004937110202122E	100	RF	00068869402021 22	08/03/2022
3		[illegible]DHC		2202202105322	400	RF	2202202105322D	08/03/2022

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

THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 1 MUMBAI SUBURBAN DIST. (BORIVALI)

3204 /2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness (text, [illegible] pages on a side) printed after scanning.

iSarita v1.5.0

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16
सह दुय्यम निबंधक, मुंबई - १६ यांचे मुद्रा
MUMBAI

मुंबई - १६		
१२०७१	६४	७०
२०२५		

घोषणापत्र

मी **श्री. विनोद मिश्रा** याव्दारे घोषित करतो की, दुय्यम निबंधक **मुंबई २१** यांचे कार्यालयात प्रतिज्ञापत्र या शीर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. जे अँड वी. इन्फ्रास्ट्रक्चर व इतर यांनी दि. **08/03/2022** रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : 14/09/2025

कुलमुखत्यारपत्रधारकाचे नावे

व सही

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-16 * MUMBAI *
मुंबई - १६

मबई - १६		
१४०११	६५	७०
२०२५		

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16
सह दुय्यम निबंधक, मुंबई - १६
MUMBAI

मबई - १६		
१४०४१	६६	७०
२०२५		

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

JE AND VEE INFRASTRUCTURE

01/08/2014

Permanent Account Number

AAKFJ4645E

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

VINAY KUMAR G SINGH

GOPAL NARAYAN KALIKA SINGH

25/04/1980

BUBPS3511C

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

VINOD KUMAR MISHRA

RISHI NARAYAN MISHRA

21/12/1983

Permanent Account Number

BAWPM1902N

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card

BWDPC5251M

GAURAV CHILAP

PRAKASH YASHVANT CHILAP

22/09/1993

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

RANE RANJEET

DATTATRAY GOPAL RANE

08/01/1979

Permanent Account Number

AHOPR6974P

THE JOINT SUB-REGISTRAR
MUMBAI

मुंबई - १६
२०२४

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

Permanent Account Number Card

EYKPD3838M

RAKESH RAMESH DESAI

RAMESH ANANTRAO DESAI

14/06/1997

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

DEVENDRA BHARAT OZA

BHARAT GAURISHANKAR OZA

26/06/1992

Permanent Account Number

AAZPO3451C

Signature

आयकर विभाग
INCOMETAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

VISHAL MUKESH AJUGIA

MUKESH RATILAL AJUGIA

12/11/1992

Permanent Account Number

AYTPA5842R

Signature

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 16
सह दुय्यम निबंधक, मुंबई - १६
MUMBAI

मबई - १६		
११७७१	६८	७०
२०२५		

324/14741
रविवार,14 सप्टेंबर 2025 3:11 म.नं.

दस्त गोषवारा भाग-1

मबई16
दस्त क्रमांक: 14741/2025

दस्त क्रमांक: मबई16 /14741/2025

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

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास तपशिल :-

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

दु. नि. सह. दु. नि. मबई16 यांचे कार्यालयात
अ. क्र. 14741 वर दि.14-09-2025
रोजी 3:09 म.नं. वा. हजर केला.

पावती:12239 पावती दिनांक: 14/09/2025

सादरकरणाराचे नाव: मे. जे अँड बी इन्फ्रास्ट्रक्चर. चे भागीदार श्री विनय जी सिंह यांच्या तर्फे मुखत्यार श्री. विनोद मिश्रा

नोंदणी फी	रु. 1000.00
दस्त हाताळणी फी	रु. 2800.00
पृष्टांची संख्या: 70	
एकुण:	3800.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक
सह दु.नि.मुंबई 16
मुंबई - १६

सह दुय्यम निबंधक
सह दु.नि.मुंबई 16
मुंबई - १६

दस्ताचा प्रकार: प्रतिज्ञापत्र

मुद्रांक शुल्क: प्रतिज्ञालेख

शिक्का क्र. 1 14 / 09 / 2025 03 : 09 : 41 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 14 / 09 / 2025 03 : 10 : 49 PM ची वेळ: (फी)

मुंबई - १६
९४७७९ ६६ ७०
२०२५

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-16
सह दुय्यम निबंधक, मुंबई - १६
MUMBAI

14/09/2025 3 26:13 PM

दस्त गोषवारा भाग-2

मबई16
दस्त क्रमांक:14741/2025

दस्त क्रमांक :मबई16/14741/2025
दस्ताचा प्रकार :-प्रतिज्ञापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. जे अँड वी इन्फ्रास्ट्रक्चर, चे भागीदार श्री विनय जी सिंह यांच्या तर्फे मुखत्यार श्री. विनोद मिश्रा पत्ता:प्लॉट नं: ए / 203, माळा नं: 2 रा मजला, इमारतीचे नाव: वेस्टर्न एज - 2, ब्लॉक नं: बोरिवली पूर्व , रोड नं: वेस्टर्न एक्सप्रेस हायवे, मेट्रो मॉल मागे, महाराष्ट्र, मुम्बई. पॅन नंबर:AAKFJ4645E	लिहून देणार वय :- स्वाक्षरी:-		

मबई - १६
१४/०९ | ००
२०२५

वरील दस्तऐवज करुन देणार तथाकथीत प्रतिज्ञापत्र या दस्त ऐवज करुन दिल्याचे कबुल करतात.
सिद्धा क.3 ची वेळ:14 / 09 / 2025 03 : 25 : 00 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	ठसा प्रमाणित
1	नाव:गौरव चिलप वय:25 पत्ता:मालाड पूर्व पिन कोड:400097	स्वाक्षरी		
2	नाव:राकेश देसाई वय:28 पत्ता:मालाड पूर्व पिन कोड:400097	स्वाक्षरी		

प्रमाणित करण्यात येते की या दस्तामध्ये एकूण ..00.... पाने आहेत.

मबई-१६/१४/०९/२०२५
पुस्तक क्रमांक १, क्रमांक.....वर नोंदला. १४/०९/२०२५
दिनांक:

(श्रीम. एल. व्ही. पडवळ)
सह दुय्यम निबंधक मुंबई - १६
मुंबई

शिक्का क्र.4 ची वेळ:14 / 09 / 2025 03 : 25 : 38 PM

सह दुय्यम निबंधक
मुंबई - १६

सह दुय्यम निबंधक मुंबई - १६
मुंबई

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	At	Deface Number	Deface Date
1	JE AND VEE INFRASTRUCTURE	eChallan	69103332025091312362	MH008525483202526E	500.00	SD	0004909126202526	14/09/2025
2		DHC		0925142002069	2800	RF	0925142002069D	14/09/2025
3	JE AND VEE INFRASTRUCTURE	eChallan		MH008525483202526E	1000	RF	0004909126202526	14/09/2025

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

14741 /2025

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2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

THE JOINT SUB REGISTRAR, MUMBAI - 16 MUMBAI

14/09/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई 16
दस्त क्रमांक : 14741/2025
नोंदणी :
Regn:63m

गाव: दिंडोशी तालुका: बोरीवली जिल्हा: मुंबई उपनगर जिल्हा

(1)दिलेल्याचा प्रकार	प्रतिज्ञापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: दस्तात नमूदकेल्या प्रमाणे...((C.T.S. Number : 109 (Part) 111 (Part) ;))
(5) क्षेत्रफळ	1) 0 NA
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. जे अँड थी इन्फ्रास्ट्रक्चर. चे भागीदार श्री विनय जी सिंह वांच्या तर्फे मुखत्यार श्री. विनोद मिश्रा वय:-; पत्ता:-प्लॉट नं: ए / 203, माळा नं: 2 रा मजला, इमारतीचे नाव: वेस्टर्न एज - 2, ब्लॉक नं: बोरिवली पूर्व , रोड नं: वेस्टर्न एक्सप्रेस हायवे, मेट्रो मॉल माने, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-AAKFJ4645E
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/09/2025
(10)दस्त नोंदणी केल्याचा दिनांक	14/09/2025
(11)अनुक्रमांक,खंड व पृष्ठ	14741/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI
TWENTY RUPEES
MUMBAI

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Affidavit

सह दुय्यम निबंधक
मुंबई - १६

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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2		DHC		0925142002069	2800	RF	0925142002069D	14/09/2025
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[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]