

512/5942

पावती

Original/Duplicate

Tuesday, April 16, 2024

नोंदणी क्र. :39म

10:48 AM

Regn.:39M

पावती क्र.: 6179 दिनांक: 16/04/2024

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: बदर16-5942-2024

दस्तऐवजाचा प्रकार : प्रतिज्ञापत्र

सादर करणाऱ्याचे नाव: भारत रियल्टी वेन्चर्स प्रा ली (पूर्वीचे नाव भारत इन्फ्रास्ट्रक्चर अँड इंजिनियरिंग प्रा ली) तर्फे संचालक धवल बारोट तर्फे मुखत्यार सागर पाटील

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 2100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:07 AM ह्या वेळेस मिळेल.

सह. दु. नि. का. अंधेरी-5

सह. मुख्य निबंधक, अंधेरी क्र.-५

मुंबई उपनगर जिल्हा.

बाजार मुल्य: रु.1/-

मोबदला रु.0.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424164102521 दिनांक: 16/04/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000686719202425E दिनांक: 16/04/2024

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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





CHALLAN
MTR Form Number-6

C-399



GRN	MH000686719202425E	BARCODE			Date	16/04/2024-10:28:54	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BDR16_JT SUB REGISTRAR ANDHERI 5			PAN No.(If Applicable)	AABCB3630P			
Location	MUMBAI			Full Name	MS BHARAT REALTY VENTURE PVT LTD			
Year	2024-2025 One Time			Flat/Block No.	PLOT NO 50 CTS NO 489			
Account Head Details		Amount In Rs.		Premises/Building	OF VILLAGE VILE PARLE WEST			
0030045501	Stamp Duty	500.00		Road/Street				
0030063301	Registration Fee	1000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4	0	0	0
				Remarks (If Any)				
				SecondPartyName=MHADA~				
				Amount In	One Thousand Five Hundred Rupees Only			
Total			1,500.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332024041611802	2864353972	
Cheque/DD No.				Bank Date	RBI Date	16/04/2024-10:30:58	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.
सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

सदर - १६
7208542423
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CHALLAN
MTR Form Number-6



C-401

GRN	MH000686719202425E	BARCODE			Date	16/04/2024-10:28:54	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BDR16__JT SUB REGISTRAR ANDHERI 5			PAN No.(If Applicable)	AABCB3630P			
Location	MUMBAI			Full Name	MS BHARAT REALTY VENTURE PVT LTD			
Year	2024-2025 One Time			Flat/Block No.	PLOT NO 50 CTS NO 489			
Account Head Details		Amount In Rs.		Premises/Building	OF VILLAGE VILE PARLE WEST			
0030045501	Stamp Duty	500.00		Road/Street				
0030063301	Registration Fee	1000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 4 9			
				Remarks (If Any)	SecondPartyName=MHADA~			
				Amount In	One Thousand Five Hundred Rupees Only			
Total				Words				
				Amount In	1,500.00			
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK				Bank CIN	Ref. No.	69103332024041611802	2864353972	
Cheque-DD Details				Bank Date	RBI Date	16/04/2024-10:30:58	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. :	7208542428			
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.								
सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.								
Challan Defaced Details				<div style="border: 2px solid purple; padding: 5px; text-align: center;"> <p>सदर - १६</p> <p>५१२ २ ५५</p> <p>२०२४</p> </div>				
Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount			
1	(iS)-512-5942	0000383834202425	16/04/2024-10:48:17	IGR553	500.00			
2	(iS)-512-5942	0000383834202425	16/04/2024-10:48:17	IGR553	1000.00			
Total Defacement Amount					1,500.00			



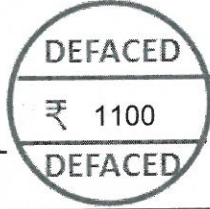


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0424164102521	Receipt Date	16/04/2024
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Received from DHC, Mobile number 7208542423, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered on Document No. 5942 dated 16/04/2024 at the Sub Registrar office Joint S.R. Andheri 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	16/04/2024
Bank CIN	10004152024041602318	REF No.	447390957939
Deface No	0424164102521D	Deface Date	16/04/2024

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

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Register Undertaking



To
The Resident Executive Engineer,
Mumbai Housing and Area Development Board,
 3rd Floor, GrihaNirman Bhavan,
 Kala Nagar, Bandra (East),
Mumbai - 400051.

Sub: Request for grant of your "Consent for Occupancy Certificate" in the name of "M/s. Bharat Realty Venture Pvt. Ltd. (Formerly known as Bharat Infrastructure and Engineering Private Limited) (CA to owner M/s. Atlanta Construction Co. Pvt. Ltd. & Others)", for Proposed development of Plot No. 50, CTS No. 484, Survey No. 287 of Village Vile Parle (W), JVPD Scheme, Vile Parle (W), Mumbai - 400 049.

Ref:

- 1) Circular No. 1820/SR-27/CR-80/20/UD-13 dated 14.01.2021.
- 2) MHADA Offer letter no. CO/MB/REE/NOC/F-1197/1292/2021 dated 18.06.2021.
- 3) MHADA NOC vide letter no. CO/MB/REE/NOC/F-1197/2185/2021 dated 13.09.2021.

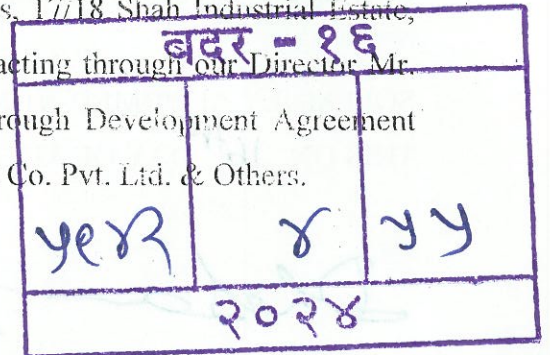
We M/s. Bharat Realty Venture Pvt. Ltd. (Formerly known as Bharat Infrastructure and Engineering Private Limited) (CA to owner M/s. Atlanta Construction Co. Pvt. Ltd. & Others) having registered address at 502, Supreme Chambers, 17/18 Shah Industrial Estate, Off Veera Desai Road Andheri (West), Mumbai - 400 053 acting through our Director Mr. Dhavai Barot, Developer of the above referred property through Development Agreement dated 10th July, 2023 executed with M/s. Atlanta Construction Co. Pvt. Ltd. & Others.

We do hereby undertake as under:

1. We have availed the benefit of reduction in FSI Premium for Area admeasuring 545.43 sq. mt. as per Govt. of Maharashtra's notification dated 14th January, 2021 and we have not sold the flat nos. 101, 201, 301, 401, 701 & 901 comprising of total admeasuring area of 578.78 Sq. mt. till the date. As soon as we sell these flats we shall pay the appropriate Stamp Duty for area admeasuring of 578.78 Sq. mt. The details are as mentioned below for your reference;

Existing FSI Statement (Residential) (A):

Sr. No.	Flat Nos.	BUA (Area in Sq. m)	Proposed carpet area with fungible area (Area in Sq. m)
1.	501	96.46	106.86
2.	601	96.46	106.86
3.	801	96.47	106.86
Total		289.39	320.58





List of Unsold Flats (Residential) (B):

Sr. No.	Flat Nos.	BUA (Area in Sq. m)	Proposed carpet area with fungible area (Area in Sq. m)
1.	101	96.46	106.86
2.	201	96.46	106.86
3.	301	96.46	106.86
4.	401	96.46	106.86
5.	701	96.47	106.86
6.	901	96.47	106.86
Total		578.78	641.16

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Summary (Residential Flats) (Sold+ Unsold) (Area in sq.m):-

Sr. No.	Sold Flats (A)		Unsold Flats (B)		Total BUA (A+B)
	Nos. of Flats	BUA	Nos. of Flats	BUA	
1.	3	289.39	6	578.78	868.17

Total BUA for Residential (Sold + Unsold flats)= 868.17 Sq. m.

2. We hereby indemnify and undertake that as and when the flats will get sold out, we will pay the stamp duty for the same.

This indemnity bond is binding on us and our successors in title or any person/persons deriving title through or under us at any time in future.

SOLEMNLY AFFIRMED AT MUMBAI,

THIS ON 16th DAY OF APRIL 2024

Dhaval A. Barot



Mr. Dhaval A. Barot

M/s. Bharat Realty Venture Pvt. Ltd. (Formerly known as Bharat Infrastructure and Engineering Private Limited)

(CA to owner M/s. Atlanta Construction Co. Pvt. Ltd. & Others)

Witness:

1) *[Signature]*

2) *[Signature]*



Maharashtra Regional Planning and Town Planning Act, 1966.

Instructions under Section 154 regarding concession in surcharge levied on additional carpet area index as per prevailing Development Control Promotion Rules

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Government of Maharashtra
Ministry of Urban Development,
Mumbai 400 032.

Govt. Resolution No. TPS-1820 / Ano.27 / Pr.No.80 / 20 / Nov-13,

Date: 14/01/2021

Preface: - State Government, Danger of Kovid-19 virus infection and World Health Organization The state government is taking various measures for economic reforms in the wake of the global epidemic, the announced lockouts in the state from time to time and the radical slowdown in global economic and industrial progress due to all these factors. As part of this, efforts are underway at the government level to revive the real estate sector. In this regard, it is necessary to encourage the construction sector to revive. In this connection, the Deepak Parekh Committee has made some recommendations. The premium levied while approving the Additional Carpet Area Index is levied by the Planning Authority on the percentage fixed by the Government. In such a premium, there is a certain share between the government and the planning authority. The premium to be levied in the regional planning area is the percentage fixed by the government at the branch offices of the concerned town planning department. Charged by the Collector. The premium for the additional carpet area index is to be levied as per the percentage fixed by the government at the respective market rate of the respective year in the annual market price scale. Therefore, the government is of the view that the surcharge for such additional carpet area index should be waived as per the recommendation of the Parekh Committee and the matter should be implemented immediately. Also, as per the provisions of the prevailing Development Control and Promotion Regulations, premiums are levied for other matters by the Planning Authority as well as other authorities in addition to the Additional Carpet Area Index. According to this, the government has decided to inform all the planning authorities as well as other authorities about the decision to be taken at the level of planning authorities / other authorities to give 50% (fifty percent) rebate in the premium charged.

Reasons In this regard, under Section 154 of the Maharashtra Regional Planning and Town Planning Act, 1966, instructions are being issued to all Planning



Authorities / All Branch Offices of Town Planning Department / All Collectors / Other Authorities as under:

"Instructions".

1. As per the prevailing Development Control and Promotion Regulations, 50% (fifty per cent) rebate should be given in case of surcharge on additional carpet area index / fungible carpet area index in the planning authority area as well as in the regional planning area. While implementing accordingly, the following action should be taken (A, B and C).
2. As per the provisions of the prevailing Development Control and Promotion Regulations, in addition to the additional carpet area index, 50% (fifty per cent) rebate will be levied on the surcharge levied by the planning authorities as well as other authorities for other matters (e.g. The decision should be taken by the planning authority / other authorities. The following (a, b and c) action should be taken while implementing it.

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A) The following projects / project parts will be eligible for this scheme.

(i) Ongoing projects and new projects: 50% (fifty per cent) rebate will be payable on such projects directly till 31/12/2021.

(ii) This concession is applicable only for all premiums to be levied as per Development Control and Promotion Regulations and will not be applicable for Development Charges or other administrative matters.

B) EWS / LIG / MIG / HIG area houses / flats / commercial-industrial etc. Only developers who pay the stamp duty (ie reduce the stamp duty of the customer to zero) will get the benefit of the scheme and such developers will be required to make such public disclosure and action as follows.

I. For projects wishing to participate in the scheme, the concerned developer has to submit a guarantee to the Planning Authority that the customer will pay the full stamp duty.

II. The developer will have to submit a certificate to the planning authority that the entire cost of the stamps in such project has been borne by the developer.

III. The developer will have to publish a list of customers who have thus paid the full cost of the stamps on their website.

IV. List of projects which will participate in this scheme or the part of the project for which concession has been taken, Municipal Commissioner / Municipal Council or Nagar Panchayat For information through the Chief Officer / Collector / Planning Authority, the Stamp Registration Office has to be informed. It will also have to be published on the website of the concerned authority.



Copy:

1. Hon'ble Chief Minister's Principal Secretary, Mantralaya, Mumbai
2. Hon'ble Deputy Chief Minister's Secretary, Mantralaya, Mumbai.
3. Hon'ble Minister, Private Secretary to Urban Development, Ministry, Mumbai.
4. Hon'ble Minister of State, Private Secretary to Urban Development, Ministry, Mumbai.
5. Leader of Opposition, Legislative Council / Vidhan Sabha, Maharashtra Legislative Secretariat, Mumbai.
6. Hon'ble Deputy Speaker, Maharashtra Legislative Council, Maharashtra Legislative Secretariat, Mumbai.
7. Hon'ble Vice President, Maharashtra Legislative Assembly, Maharashtra Legislative Secretariat, Mumbai.
8. Principal Secretary (Navi-1), Urban Development Department, Mantralaya, Mumbai.
9. Director (Town Planning) and Joint Secretary, Urban Development Department, Mantralaya, Mumbai.

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v. ... waiting these concessions will have to continue the benefit of stamp duty concession till the sale of the benefited construction area.

(c) The Annual Statement of Rates (ASR) which will be taken as the basis for the new premium to be levied on new projects or new parts of the project which will be based on the Annual Statement of Rates (ASR)

i) applicable on 01/04/2020,

ii) The prevailing premium payment, whichever is higher, should be assessed on the basis of Annual Statement of Rates (ASR). For the effective implementation of this scheme, their assistance and guidance will be sought in coordination with Maharashtra as required. These instructions will be implemented immediately.

As per the order of the Governor of Maharashtra and by name, (N. R. Shende)

- Joint Secretary, Government of Maharashtra Per: **2020-28**
- | | |
|---|--|
| 1) Director, Town Planning, State of Maharashtra, Pune. | 2) All Divisional Joint Directors, Town Planning. |
| 3) All Divisional Commissioners. | 4) All Collectors. |
| 5) Commissioner, All Municipal Corporations, | 6) Metropolitan Commissioner, All Metropolitan Region Development Authorities. |
- 7) All special planning authorities.
8) Chief Executive Officer, Kolhapur Urban Area Development Authority, Kolhapur.
9) All Navnagar Development Authorities.
10) Assistant Director, Town Planning / Town Planner, Town Planning and Valuation Department, All Branch Offices.
11) Chief Executive Officer, All Zilla Parishads.
12) Under Secretary, Nav-1 / Nav-30, Room Officer, Nav-9 / Nav-12, Urban Development Department, Mantralaya, Mumbai.
13) Chief Officer (All Municipal Councils / Nagar Panchayats)
14) Room Officer (Nav-29), Urban Development Department, Mantralaya, Mumbai. 1 - The accompanying instructions should be published on the website of this department.
15) Room Officer, Department of Information and Technology, Ministry, Mumbai. 1 - The instructions should be published on the government's website.
16) Nivandanasthi, Karyasan (Nov-13).



मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



No.CO/MB/REE/NOC/F-1197
Date: 13 SEP 2021

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



Sub: N. O. C. for Proposed development of Plot No.50, at J.V.P.D., Andheri, CTS No.484, Survey No.287, JVPD Scheme, Vileparie (W), Mumbai-500049 under DCPR-2034.

Ref: 1. Maharashtra Govt. Notification dtd 14.01.2021 and Hon. VP's Circular dtd-25.02.2021
2. This Office Offer letter No. CO/MB/REE/NOC/F-1197/1192/2021, Dated - 18.06.2021
3. M/s. Atlanta Construction Co. Pvt. Ltd. & Others letter dated 13.07.2021

Sir,

The applicant has complied requisites for obtaining No Objection Certificate (NOC) for allotment of additional buildable area for development of their building under subject. There is no objection of this office to undertake construction as per the proposal of the said society under certain terms and conditions.

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

- The allotment is on sub-divided plot admeasuring 322.74 m² as per lease deed. Total permissible built up area is permitted up to **868.17 m²** (322.74 m² existing BUA+ 545.43 m² additional BUA) for Residential use.
- The applicant has paid the premium towards additional built up area of 545.43 m² for Residential use, hence Commencement certificate shall be issued for BUA **545.43 m²** for Residential use through this NOC.

The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt.04/06/2007, A. R. No. 6397 dated 5/05/2009, A. R. No. 6422 dated 07.08.2009 and A.R. no. 6749, Dt. 11/07/2017 and circular dated 16/06/2011 & 21/12/2011 & Govt. Resolution dated 14.01.2021 subject to following conditions.

- The work of development should be carried out as per plans submitted to this office along with detailed proposal, as per prior approval of EE,BP Cell, Greater Mumbai / MHADA.
- Necessary Approvals to the plans from EE,BP Cell, Greater Mumbai / MHADA should be obtained before starting of work.



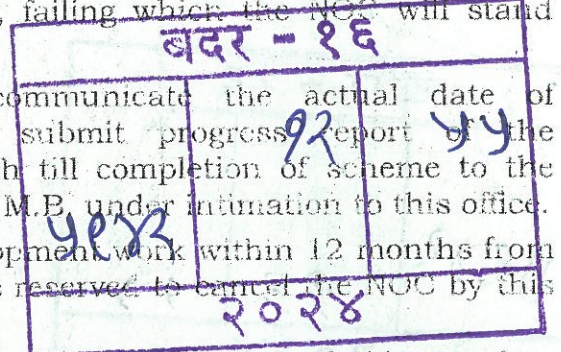
3. The work should be carried out under the supervision of the Registered Architect and Licensed Structural Engineer.
4. The work should be carried out entirely at applicant's own risk and cost and MHADA Board will not be responsible for any mishap or irregularity at any time.
5. The built up area permitted as per statement below.

Sr.No.	Built up Area	In m2
1)	As per EE/BD demarcation plan dt.30.03.2021 i. As per Lease deed 322.74m2	322.74m2
2)	Permissible FSI	3.00
3)	Permissible BUA (322.74 m ² x 3.00 FSI = 968.22 m2) (BUA dmanded by applicant= 868.17 m2) • BUA Offered through Offer letter dtd.18.06.2021	868.17
4)	Total built up area permitted for obtaining	868.17
<p>J.O.A./Commencement Certificate</p> <p>बंदर - १९</p> <p>१९९९</p> <p>२०२४</p> <p>i. 322.74 m² Existing Built up area ii. 545.43 m² Addl. BUA (for residential use) Total = (i+ii)= 322.74 + 545.43 = 868.17 m2</p> <p>Lessee shall have to pay the entire stamp duty of prospective buyers for the 545.43 m² for Residential use area for which 50 % reduction in premium is availed as per UDD's G.R. dtd. 14.01.2021 and same is allotted vide this NOC. EE/BD Cell/ MHADA is requested to obtain the proposed plans from Society /Developer / Architect to earmark above Additional BUA 545.43 m² for Residential use area while approving the plans. The details of the same shall be submitted to collector of stamps.</p>		

6. No additional F.S.I. should be utilized other than mentioned above and the minimum rehabilitation carpet area shall be as defined in DCPR-2034 clause no.2.1 Explanation-b.
7. The work should be carried out within the land underneath & appurtenant to Lessee/ society's building or plot leased by the Board / as per approved subdivision.
8. Responsibility of any damage or loss of adjoining properties if any will vest entirely with Lessee and M.H.& A. D. Board will not be responsible in any manner.
9. The user of this construction under this NOC should be restricted to **RESIDENTIAL** purpose only. Separate permission for other user will have to be obtained.
10. Barbed wire fencing/ chain link Compound wall along boundary line is permitted after getting demarcation fixed from the Executive Engineer, Bandra Division, Mumbai Board.



11. Lessee shall have to construct and maintain separate underground water tank, pump house and overhead water tank to meet requirement of the proposed and existing development and obtain separate water & water connection.
12. Lessee shall have to obtain approval for amended plans as and when amended else the NOC for Occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA will not be granted.
13. One set of plan along with letter should be forwarded to the office of Resident Executive Engineer / Mumbai Board as token of your approval.
14. The Chief Officer / Mumbai Board reserve the right to cancel NOC without giving any notice.
15. All the terms and conditions mentioned in Offer letter, will be applicable to the society.
16. The development proposal should be prepared adhering to the Development Plan reservation, Building regulations and any other rules applicable to building construction by the EE,BP Cell, Greater Mumbai / MHADA.
17. The plans of the proposed building shall be submitted to EE,BP Cell, Greater Mumbai / MHADA within six months from the date of issue of this NOC positively for its approval, failing which the NOC will stand cancelled.
18. The NOC holder will have to communicate the actual date of commencement of work and to submit progress report of the development scheme by every month till completion of scheme to the Executive Engineer / Bandra Divn. / M.E. under intimation to this office.
19. If NOC holder fails to start the development work within 12 months from the date of issue of NOC, the right is reserved to cancel the NOC by this office.
20. The construction of new building for the rehabilitation of old occupiers shall be completed within a period of 30 months from the date of issue of this NOC. In case NOC holder fails to do so, extension to the above time limit may be granted depending on the merits of the case and on payment of an extension fee as may be decided by the office from time to time.
21. The road widening that may be proposed in the revised layout will be binding on Lessee & Lessee should handover the affected area of road widening to the MCGM at their own cost.
22. All terms & conditions of lease deed and sale deed are binding on the society.
23. After issue of NOC, during course of demolition of old buildings & during course of development work if any mishap / collapse occur, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be taken to avoid mishap / collapse and the work of demolition & development shall be carried out under strict supervision of Architect and R.C.C. Consultant.





24. The proposal of issue of NOC for obtaining occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA to the newly constructed building will have to be submitted along-with the following documents / information.
- a) Copy of approved plan along-with copy of IOD & C.C. from EE,BP Cell, Greater Mumbai / MHADA. The name of the occupiers against concerned tenements proposed to be allotted in new building should be clearly shown in the plan along-with carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area and proposed allotted area.
- b) The concerned Architect & NOC Holder / Developer should give certificate that the newly constructed building is in accordance with the plans approved by EE,BP Cell, Greater Mumbai / MHADA & the tenements constructed for rehabilitation of the occupiers of building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.
- c) Photographs of the newly constructed building taken from various

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25.	If it is subsequently found that the documents / information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences / losses, if any thereof if arises in future.	93 44
26.	Necessary that pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. Consultant / Structural Engineer, registered with MCGM.	2024

25. If it is subsequently found that the documents / information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences / losses, if any thereof if arises in future.
26. Necessary that pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. Consultant / Structural Engineer, registered with MCGM.
27. By this letter you are requested not to issue Occupation Certificate unless consent letter duly signed by Chief Officer / Mumbai Board is obtained and submitted to your Department by the applicant.
28. After approval of layout with 3.00 FSI from Architect Layout Cell, Greater Mumbai / MHADA society will be entitled to additional Pro-rata share of FSI as per approved layout. Further society's allotted Pro-rata share as per this NOC will be adjusted against it's allotted pro-rata share as an when layout is approved by the Architect Layout Cell, Greater Mumbai / MHADA with 3.00 FSI.
29. Allotment of the layout pro-rata B.U.A. in this case will not create any imbalance of F.S.I. / B.U.A. in the layout though the same is not yet approved as per FSI 3.00 as per D.C.R. 33(5), DCPR 2034.



30. All the dues should be cleared by Society before Certificate.
31. All the terms and conditions mentioned in the Law of Occupation processed to E.E./BP Cell / MHADA shall be applicable to the society.
32. The set of plans approved by E.E./BP Cell / MHADA duly certified by the Architect should be submitted to this office before commencement of work.
33. Lessee will have to submit stability of the existing structure / proposed work through Registered Licensed Structural Engineer to MCGM.
34. Lessee will have to obtain separate P. R. card as per the approved sub division / plot leased out by the board duly signed by S. L. R. before asking for Occupation Permission from E.E./BP Cell / MHADA.
35. Lessee will have to obtain approval for amended plans as and when Lessee amends the plans.
36. Lessee will have to hand over the set back area free of cost to MCGM & proof of the same will have to be submitted to this office. Lessee will have to inform about form encroachment to E.E./BP Cell / MHADA at their own cost and M.H.A.D. Board shall not be held responsible.
37. The pro-rata charges towards construction of D. P. as implemented by MCGM will be paid from the premium received from Lessee for the purchase of additional BUA for which receipts shall be submitted by Lessee from E.E./BP Cell / MHADA in favor of Chief Accounts Officer / MHAD Board.
38. Before issuing the NOC for Occupation Tanker Water or Extra Water charges payment clearance should be produced by the Society.
39. The development Proposal should be approved adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in Planning Authority, MHADA.
40. The charges as may be levied by MCGM/MHADA, from time to time (apart from FSI charges), for e.g. Pro-rata charges for Roads, shall be paid by Lessee to MCGM /MHADA directly, on demand from MCGM/MHADA.
41. Lessee shall indemnify MHADA against any legal action regarding payment of stamp duty for a) Transfer of built tenements to beneficiaries and b) Purchase of balance FSI /T. D. R. etc. as may be required under provisions of Stamp Duty Act.
42. 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.100/-)

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43. MCGM has incurred expenditure for on site infrastructure prior to modification in DCR 33 (5) and after modification in DCR 33 (5). The Pro-rata premium shall be payable by Lessee as and when competent authority communicates to you.
44. The Pro-rata premium for approval of revised layout under DCR 33 (5) with 3.0 FSI shall also be payable by society as and when communicated to you.
45. This NOC is issued based on the documents submitted by the society/applicant. If there is any forged documents submitted by the Society/Applicant then this office will not be held responsible for any consequences.
46. This NOC is issued for the purpose of IOA/CC and approval of plans for BUA of **868.17 m²** (322.74 m² Existing BUA + 545.43 m² Additional BUA) as shown in condition No. 5 of this letter. The Commencement Certificate shall be issued for BUA (Proportionate to the All Four installment paid by Lessee as per Offer letter under reference no. 2)
47. Lessee has to ensure that Contractors / Sub-Contractors appointed by lessee 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.
48. MHADA reserve 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.

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

(Draft approved by CC/MB)

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(Prakash Sanap)
Resident Executive Engineer,
Mumbai Board.



Copy to : M/s. Atlanta Construction Co. Pvt. Ltd. & Others, D. Road, Atlanta, V.M.Road, Vileparle (W), Mumbai 400 049

Copy to Architect : M/s Ruchika Consultants, Near Bldg. No.3, Ram Mandir Road, Kherwadi, Kher Nagar, Western Express Highway, Bandra (East), Mumbai-400 051 for information.

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

1. Executive Engineer, Housing Bandra Division.
 - i) He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
 - ii) He is directed to recover all the dues from Lesseeconcerned 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 Lessee& intimate the same to this office.
2. Copy to Architect / Layout cell / M.B.
3. Copy to Asst. clerk for MIS record.

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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



No.CC/MB/REE/NOC/F-1197/
Date: 18 JUN 2021

OFFER LETTER

To,
M/s. Atlanta Construction Co. Pvt. Ltd. & Others,
B-22A, Atlanta,
V.M.Road, Vileparle (W),
Mumbai 400 049



Sub: Proposed development of Plot No.50, at J.V.P.D., Andheri, CTS No.484, Survey No.287, JVPD Scheme, Vileparle (W), Mumbai-500049 under DCPR 2034.

Ref: 1. Your letter dt. 04.05.2021.
2. Hon. V.P./A's approval dtd.21.05.2021.

Sir,

With reference to above cited letter you have submitted a proposal for utilization of additional BUA under DCPR-2034, Clause 33(5) & your proposal is approved by Competent Authority for allotment of Additional BUA of 545.43 m² for Residential Use.

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The above allotment is based on plot as details mentioned below :-

Table no 1

Sr. No.	Particulars	Area in Sq.mtr.
1.	As per EE/BD demarcation plan dt.14.12.2020 As per Lease deed 322.74 m ²	322.74
2.	Permissible FSI	3.00
3.	Permissible BUA (322.74 m ² x 3.00 FSI = 968.22 m ²) (BUA required by applicant= 368.17 m ²)	368.17
4.	Existing BUA	322.74
5.	Additional BUA Offered through this letter Residential Use (Sr. No. 3-4)	545.43

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

Table no. 2

Sr. No	Particular	Amount in Rs.
1.	Scrutiny Fees (Residential Use Rs.6,000)	6,000.00
2.	Layout approval fees (Rs. 1,000/-)	1,000.00
3.	Debris Removal Rs. 6600/- Per Bldg.	6,600.00
4.	Deposit Amount for Water Charges as per CE-II / A's Circular dated 02.06.2009	1,00,000.00



5.	Survey No.287, JVPD Scheme, Vileparle (W), (Zone No. 190)		
i.	Ready Reckoner 2019-20 (Rate as on dt. 01/04/2020)	Rs.1,57,000.00	Rs.1,57,000.00
ii.	Ready Reckoner 2021-22 (Current rate)	Rs.1,51,420.00	
As per Govt. Order dtd. 14.01.2021 the highest R.R. rate of above (i) & (ii) is Rs.1,57,000/- is considered for calculation			
6.	Rate of Construction for 2019-20		27,500.00
7.	LR /RC Ratio (1,57,000.00 / 27,500.00)		5.70
8.	Category		HIG
9.	Premium towards additional buildable area for Residential use of 545.43 m ² sq.m. by charging Rs. 1,06,760/- @ 68% current Ready Reckoner Rate of 2019-20 (i.e.68% of Rs. 1,57,000/-) as per Table C-1. in Urban Development Department's Order No.TBP-4319 /189 / CR-123/2019 /UD-11, dated 20.08. 2019.		5,82,30,106.80
10.	Development Cess Nil as per Urban Development Department's Order No.TBP-4319/189/CR-123/2019 /UD-11, dated 20.08. 2019 up to Two years (i.e. 19.08.2021) <i>Society shall pay the Development Cess on balance additional BUA after dtd.20.08.2021.</i>		Nil (upto dtd.19.08.2021)
11.	Total Amount to be paid to MHADA. (Sr.No.1+2+3+4+8+9) In Words-Rs. Five Crore Eighty Three Lakh Fourty Three Thousand Seven Hundred Seven Only.		5,83,43,706.80 Say Amount 5,83,43,707.00

As per Authority Resolution No. 6749 dt. 11/07/2017 the payment of premium as mentioned in table no.2 above, in four instalments. And as per circular issued by Hon. VP/A vide No. VP & CEO/MHADA/ET-713/2020, dated 15.07.2020 for application of interest rate 8.5% is as under.

Table-3

Premium & Other Charges payable to MHADA.

Sr. No.	Installments	Minimum Amount of Installments	Time Limit from the issue of Offer Letter for payment of Installment	Penalty Interest in case delay in payment	Remarks
A	B	C	D	E	F
1)	First Installment	Rs.1,45,57,527/- (Total Premium Amount of Rs, 5,82,30,106.80 x 25 %) +	6 Months from the date of offer letter issued.	a) Simple Interest @ 8.50% or prime lending rate (PLR) as decide by SBI whichever is	If the premium amount as per 'b' is more from a & b calculated in column no. E then the new offer letter will be



		<p>Rs. 1,13,600/- (i.e. Scrutiny Fees Rs.6,000+ Debris Removal Rs. 6,600 + Layout Approval Fees Rs. 1,000 + Water Charges Rs.1,00,000/-)</p> <p>Total Rs. 1,45,71,127/-</p>		<p>higher to be calculated from the date of offer letter issued up to date of payment as the amercible interest.</p> <p>b) The Premium will be calculated as per prevailing R.R. rate at the time of actual payment to be made.</p>	<p>The application of interest rate 8.5% for deferment payment instalment facility is charged as per circular issued by Hon.VP/A vide No. VP & CEO/MHADA/ET-713/2020, dated 15.07.2020.</p>
2)	Second Installment	<p>Rs.1,45,57,527/- (Total Premium Amount of Rs, 5,82,30,106.80 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.</p>	<p>Within ONE year from the date of offer letter issued</p>	<p>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.</p>	<p>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.VP/A vide No. VP & CEO/MHADA/ET-713/2020, dated 15.07.2020.</p>
3)	Third Installment	<p>Rs.1,45,57,527/- (Total Premium Amount of Rs, 5,82,30,106.80 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.</p>	<p>Within TWO years from the date of offer letter issued. Subject to condition no 2 mentioned below.</p>	<p>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.</p>	<p>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.VP/A vide No. VP & CEO/MHADA/ET-713/2020, dated 15.07.2020.</p>

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<p>Fourth Instalment</p>	<p>1,46,37,527/-</p>	<p>Total Premium Amount of Rs. 5,82,30,106.80 x 25 %)</p> <p>+ The simple interest shall be charged @ 8.50% p.a. from the date of issue of Offer letter till the date of payment.</p>	<p>Within THREE years from the date of first offer letter issued.</p> <p>Subject to condition no.2 mentioned below.</p>	<p>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 (Calculated every three Months i.e. quarterly) as the amercible interest.</p>	<p>The amercible interest will be applicable on aggregate amount as per column No. C.</p> <p>The application of interest rate 8.5% for deferment payment / instalment facility is charged as per circular issued by Hon. VP/A vide No. VP & CEO/MHADA/ET-713/2020, dated 15.07.2020.</p>
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1) The premium calculated in Table no. 2 may be paid as per installment mentioned in 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 & Hon. VP/A circular vide No. VP & CEO/MHADA/ET-713/2020, dated 15.07.2020.

2) The premium calculated in above Table '2' is as per Govt. Urban Development Department's notification No.TBP-4319/189/CR-123/2019 /UD-11, dated 20.08.2019. The aforesaid reduced premium rates are valid and applicable for next two years from the date of this order (i.e. up to 19.08.2021). However as per Hon. VP/A circular no. E.T.714 dtd. 15.07.2020, if society pays the first installment of the premium prior to dtd.19.08.2021 then in a such case The applicant will be entitled for the premium as per the rate UDD's order dtd 20.08.2019 notification. This shall not be applicable for those societies who will not pay the premium installment as mentioned in the valid time limit of the offer letter. A notarized undertaking incorporating above shall be submitted to this office before asking NOC.

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

(ii) Society may avail the 50% reduction in above premium amount mentioned in table no.2 as per Govt. Resolution dated 14.01.2021 & as per Hon. VP/A circular no. E.T.424, dtd. 25.02.2021.

If Society / Developer choose the option (ii), then it shall be binding on Society / Developer to submit Registered undertaking mentioned in said notification as per Point no. 2 (B). As per Govt. Resolution dtd. 14.01.2021, the validity for 50% reduction in payment will be up to dtd. 31.12.2021. Otherwise society has to pay the full premium amount after dated 01.01.2022. Society shall pay the Development Cess on the additional / Balance BUA for the payment made to MHADA after dtd. 20.08.2021, a registered undertaking incorporating above shall be submitted to this office from developer appointed by Society before asking for NOC.



- 4) It is binding to The applicant to follow the terms and conditions of the Authority Resolution no. 67-9 dt. 11/07/2017 & H.P./Circular no. E.T.713 & 714 dtd. 15.07.2020.
- 5) The Society's Architect will have to verify the plot area & dimensions of the site report given by Executive Engineer/Housing Bandra & submit report about confirmation.
- 6) 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/-)
- 7) Planning Authority/MHADA 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.
- 8) The applicant will have to submit No dues certificate from concerned Estate Manager before asking for NOC.
- 9) The applicant will have to submit Property cards and CTS Plans as per approved sub-division Plot area before asking for Occupation Certificate.
- 10) All conditions in lease deed & sale deed are applicable to the society.
- 11) It should be sole responsibility of society to obtain the approval of plans / PSI 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.
- 12) The applicant will have to submit duly signed & registered development agreement before asking for NOC.
- 13) It is binding on society to pay any arrears if any for the earlier NOC issued more particularly on site and / or offsite infrastructure charges as and when communicated by Mumbai Board.
- 14) It should be sole responsibility of society to obtain the approval of plans from EE,BP Cell, Greater Mumbai / MHADA and this allotment is made subject to approval of EE,BP Cell, Greater Mumbai / MHADA.
- 15) It should be sole responsibility of society / society's architect to obtain the approval for the Alignment of the Road / R.L. and boundaries of reservation and their area are subject to the actual demarcation on site by EE E & C / A.E. (Survey).
- 16) The applicant 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.

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- 31) Society will hand over the Road Set Back area to MCGM at their own cost.
- 32) The applicant at its cost will undertake up-gradation of all existing infrastructure and also carry-out laying of new infrastructure services at its cost as suggested by EE,BP Cell, Greater Mumbai / MHADA or other concerned Authority.
- 33) All the terms and conditions of the layout approval of the Planning Authority, Greater MHADA will be binding on the society.
- 34) Society has to ensure that Contractors / Sub-Contractors appointed by The applicant or Developer of the Society, who are in charge of construction work; shall be registered with MBOCWW Board & are required to fulfill the obligations as contemplated in Building and other construction workers (Regulation of Employment and condition of service) Act,1996. And further these Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.
- 35) The applicant will have to submit an undertaking on stamp paper of Rs.250/- for agreeing all the terms and conditions mentioned as above, then only NOC will be issued to the subjective proposal.
- 36) MHADA reserves its right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.

An amount of of Rs. 5,83,43,707/- (In words - Rs. Five Crore Eighty Three Lakh Fourty Three Thousand Seven Hundred Seven Only) may be paid in instalments as per Table no.3. 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.

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

(Draft approved by CO/MB)


 (Prakash Sanap)
 Resident Executive Engineer (A.C.),
 Mumbai Board.



Copy to Executive Engineer, Building Permission Cell, Greater Mumbai, MHADA, Bandra (E), Mumbai 400 051 for information.

Copy to Architect : M/s Ruchika Consultants, Near Bldg. No.3, Ram Mandir Road, Kherwadi, Kher Nagar, Western Express Highway, Bandra (East), Mumbai-400 051 for information.

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

- 1) Dy. Chief Engineer (East) / Mumbai Board for information.
- 2) Architect, Layout Cell, Mumbai Board
- 3) Executive Engineer, Bandra 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 applicant 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 applicant & intimate the same to this office.

4) Chief Accounts Office / M.E.

He is directed to accept the amount mentioned as per above table -2 in time, else charge the interest as mentioned in Table no.3 & furnish certified copy of the same to this office. Also he is directed to check the interest calculations as per above table no.3. If any changes/discrepancies found in the said offer letter the same should be intimated to this office.

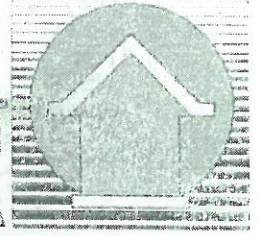
The amount mentioned in Table -2 is calculated as per UDD's order dated 20.08.2019. However as per condition no.3 mentioned in this Offer Letter if society opted for option (ii) for payment as per Govt. Resolution dated 14.01.2021 then 50 % amount of premium of additional BUA only as mentioned in Table No.2 may be accepted from applicant.

5) Shri. Jadhav / Assistant for MIS record.

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महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

महाडा
MHADA



Building Permission Cell, Greater Mumbai / MHADA

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

INTIMATION OF APPROVAL (IOA)



स्वातंत्र्याचा आप्त महोत्सव

To,

M/s. Bharat Infrastructure & Engineering Pvt. Ltd.

CA to owner M/s. Atlanta Construction Co. Pvt. Ltd. & Other

1, Bharat Corporate Avenue,

Near Versova Police Station, D.N. Nagar,

Andheri (West), Mumbai – 400053.

No.MH/EE/ (B.P.)/GM/MHADA-104/

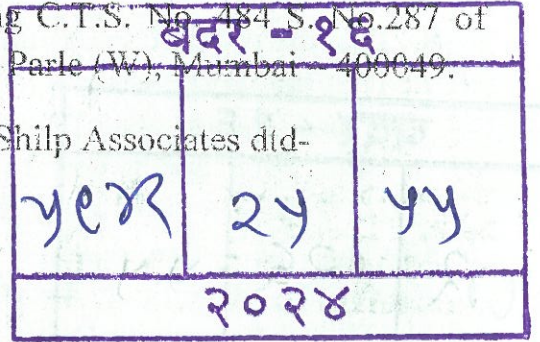
Date: 30 DEC 2021



Sub: Proposed development of plot no. 50 bearing C.T.S. No. 484 S. No.287 of village Vile – Parle (W), JVPD Scheme, Vile Parle (W), Mumbai – 400049.

Ref: 1. Application Letter for IOA from Arch. M/s Shilp Associates dtd- 03.12.2021.

Dear Applicant,



With reference to your Notice u/s 44/69 of MRTP Act submitted to this office vide letter dated-18/08/2021 and plans, Sections Specifications and Description and further particulars and details of your building Proposed development of plot no. 50 bearing C.T.S. No. 484 S. No.287 of village Vile – Parle (W), JVPD Scheme, Vile Parle (W), Mumbai – 400049. furnished to me under your letter, dated 03/12/2021, I have to inform you that I may approve the building work proposed to be erected or executed, and I therefore hereby formally intimate to you under section 346 of the Mumbai Municipal Corporation Act as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:

गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई ४०० ०५१
दुरध्वनी ६६४० ५०००
फॅक्स नं : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai 400051.
Phone : 66405000.
Fax No. 022-26592058 Website : www.mhada.maharashtra.gov.in



A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.

1. That the commencement certificate under section 44/69 (1) (a) of the M.R.T.P. Act shall be obtained before starting the proposed work.
2. That the Janata Insurance Policy shall be submitted.
3. That the requisitions of clause 49 of DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
4. That structural Engineer shall be appointed and supervision memo shall be Submitted by him.
5. That the structural Design and calculation for the proposed work accounting for system analysis as per relevant IS code along with plan shall be submitted before C.C.
6. That the site supervisor shall be appointed to supervise the quality of work onsite.
7. That the development charges as per M.R.T.P. (amendment) Act 1992 shall be paid.
8. That the requisite premium as intimated shall be paid before applying for C.C.
9. That the work shall be carried out between sunrise and sunset. And the provision notification issued by Ministry of Environment and Forest department dated 14.02.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
10. That the Board shall be displayed showing details of proposed work, name of Owner, Developer, Architect/L.S., R.C.C. Consultant etc.
11. That the requisite Bank guarantees as per policy circular approved by Hon'ble MIC U/NO-MGC/F/6550 dated: 11.06.2018 shall be submitted before C.C.
12. That the SWM NOC shall be submitted.
13. That the authorized Pvt. Pest Control Agency to give anti malaria treatment shall be appointed in consultation with P.C.O.[H/E]
14. That the N.O.C. from Collector – M.S.D. for excavation of land shall be submitted.
15. That the Work start notice shall be submitted.
16. That the Remarks of concerned authorities / empanelled consultants for the approved plan, if applicable shall be submitted for:
 - a) Water Works
 - b) Hydraulic Engineer
 - c) PCO
 - d) NOC from Electric Supply Company
 - e) A.A. & C K/W (Ward)
 - f) SWM
 - g) Comprehensive undertaking indemnity and affidavit
 - h) Janta insurance



i) S.G. NOC shall be submitted.

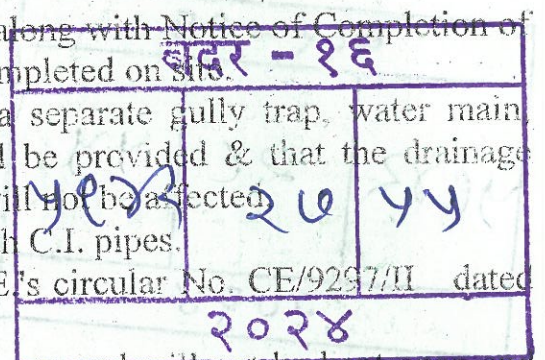
17. That the debris removal deposit shall be paid before further C.C.
18. That the name plate/board showing Plot No., Name of the Building shall be displayed at a prominent place.
19. Shore piling / Sheet piling to be done before starting the work.

B. BEFORE FURTHER C.C.:

1. That the plinth stability certificate from R.C.C. consultant shall be submitted.
2. That N.O.C. from Civil Aviation department shall be obtained for the proposed height of the building.
3. That the plinth/stilt height shall be got checked by this office staff.
4. All the payments as intimated by various departments of MCGM MHADA shall be paid.
5. That the Material testing report shall be submitted.
6. That the yearly progress report of the work will be submitted by the Architect.

C. GENERAL CONDITIONS BEFORE O.C.:

1. That canvas mounted plans shall be submitted along with Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.
2. That the separate vertical drains pipe, with a separate gully trap, water main, O.H. Tank etc. for nursing home user shall be provided & that the drainage system or the residential part of the building will not be affected.
3. That some of drains shall be laid internally with C.I. pipes.
4. That the dust bin shall be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
5. That the surrounding open spaces, parking spaces and will not be kept open and un built upon; and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C whichever is earlier.
6. That carriage entrance shall be provided.
7. That terraces, sanitary blocks, Nahani in kitchen will be made Water proof and same will be provided by method of pounding and all sanitary connections will be leak proof and smoke test will be done in presence of licensed plumber.
8. That the parking spaces shall be provided as per DPCR 2034.
9. That every part of the building constructed and more particularly overhead water tank shall be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
10. That the letter box of appropriate size shall be provided for all the tenements at the ground floor.





11. That the Regulation No.45 and 46 of D.C. Reg. 1991 shall be complied with.
12. That the Drainage Completion Certificate shall be submitted.
13. That the Lift Inspector's completion certificate shall be submitted.
14. That the structural stability certificate shall be submitted.
15. That the Site Supervisor's completion certificate shall be submitted.
16. That the smoke test certificate shall be submitted.
17. That the water proofing certificate shall be submitted.
18. That the final N.O.C. from A.A. & C. [K/W Ward] shall be submitted.
19. That the Vermiculture bin shall be submitted.
20. That completion certificate from S.G/MCGM shall be submitted.

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


(Dinesh Mahajan)

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

बंदर - १६		
येर	२८	५५
२०२४		

गावाचे नाव: अंधेरी

दस्तऐवजाचा अनुक्रमांक: वदर1-8724-2022

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: भारत रियल्टी व्हेचर्स प्रा ली तर्फे संचालक अतुल अंबालाल वारोते

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 400.00

पृष्ठांची संख्या: 20

एकूण: ₹. 500.00

सह. मुख्य निबंधक, अंधेरी-1

सह. मुख्य निबंधक, अंधेरी कान्ठ

मुंबई उपनगर जिल्हा

बाजार मूल्य: ₹.0/-

मोबदला ₹.1/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹.140/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0206202201551 दिनांक: 02/06/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹.260/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0206202200271 दिनांक: 02/06/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002715121202223E दिनांक: 02/06/2022

बँकेचे नाव व पत्ता:



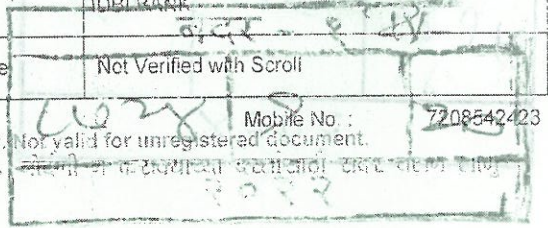
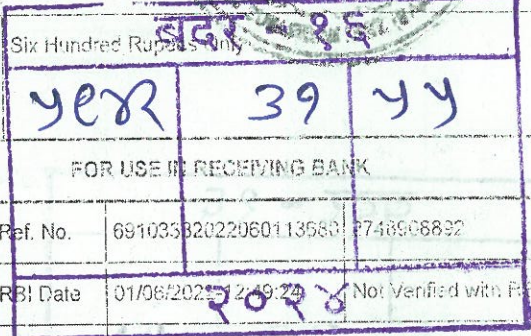
REGISTERED ORIGINAL DOCUMENT

DELIVERED ON 2 JUN 2022

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CHALLAN
MTR Form Number 6

GRN	MH002715121202223E	BARCODE	Date		01/06/2022-12:4
Department	Inspector General Of Registration		Prayer Details		
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)			
		PAN No.(If Applicable)			
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1	Full Name	MS BHARAT REALTY VENTURE PVT LTD		
Location	MUMBAI				
Year	2022-2023 One Time	Flat/Block No.			
Account Head Details	Amount in Rs.	Premises/Building			
0030045501 Stamp Duty	500.00	Road/Street	ANDHERI WEST		
0030063301 Registration Fee	100.00	Area/Locality	MUMBAI		
		Town/City/District			
		PIN	4	0	0 0 5 3
		Remarks (If Any)	SecondPartyName=SAGAR PATH		
Total	600.00	Amount in Words	Six Hundred Rupees Only बस २६		
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	69103332022060113580	7748906892	
Cheque/DD No.	Bank Date	RBI Date	01/06/2022 12:49:29	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.
 चारु चरण कोस दुरम विचक कारालयात नोंदणी करायच्या दस्तऐवजां लागू आहे. नोंदणी न करताच्या दस्तऐवजां चारु चरण कोस लागू नाही.



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0206202201551

Receipt Date 02/06/2022

Received from SAGAR PATIL, Mobile number 7208542423, an amount of Rs.140/-, towards Document Handling Charges for the Document to be registered on Document No. 8724 dated 02/06/2022 at the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 140

DEFACED

Payment Details

Bank Name SBIN

Payment Date 02/06/2022

Bank CIN 10004 52022060201475

REF No. 2153211624

Deface No 0206202201551D

Deface Date 02/06/2022

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



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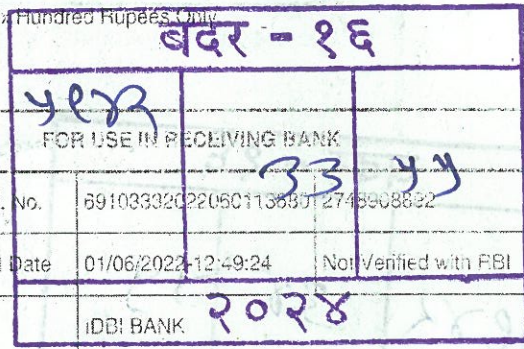
बदर - १८४		
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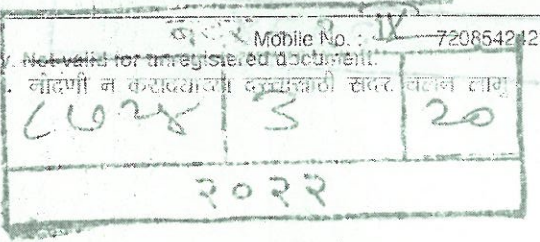
CHALLAN
MTC Form Number-6



GRN	MH002715121202223E	BARCODE	Date		01/06/2022-12:47:49
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)			
		PAN No.(If Applicable)			
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1		Full Name	MS SHARAT REALTY VENTURE PRIVATE LIMITED	
Location	MUMBAI		Flat/Block No.		
Year	2022-2023 One Time		Premises/Building		
Account Head Details		Amount in Rs.	Road/Street	ANDHERI WEST	
0030045501	Stamp Duty	500.00	Area/Locality	MUMBAI	
0030063301	Registration Fee	100.00	Town/City/District		
			PIIN	4 0 0 0 0 0 0 0 0 5 3	
			Remarks (If Any)	SecondPartyName=SAGAR PATIL	
			Amount in	Six Hundred Rupees Only	
			Words	बदर - १६	
Total		600.00		FOR USE IN RECEIVING BANK	
Payment Details		IDBI BANK	Bank CIN	Ref. No.	6910333202205011369012748908892
Cheque-DD Details			Bank Date	FBI Date	01/06/2022-12:49:24 Not Verified with FBI
Cheque/DD No.			Bank-Branch	IDBI BANK २०२४	
Name of Bank			Scroll No. , Date	Not Verified with Scroll	
Name of Branch					



Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चटान केवळ दुरुस्त निवडक कार्यालयात नोंदणी करावयाच्या दस्तऐवजी लागू आहे. बांधणी न करावयाच्या बांधकामाची सदर चटान लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-322-8724	0001429281202223	02/06/2022-10:36:55	IGR186	100.00
2	(IS)-322-8724	0001429281202223	02/06/2022-10:36:55	IGR186	500.00
Total Defacement Amount					600.00



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0206202200271	Receipt Date	02/06/2022
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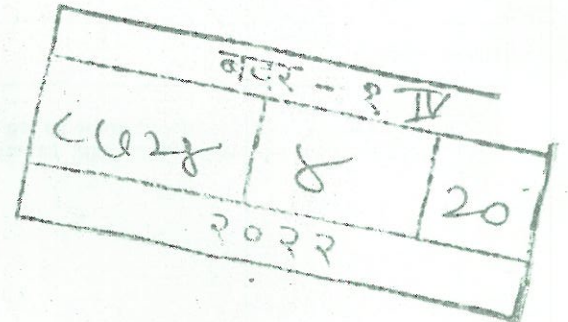
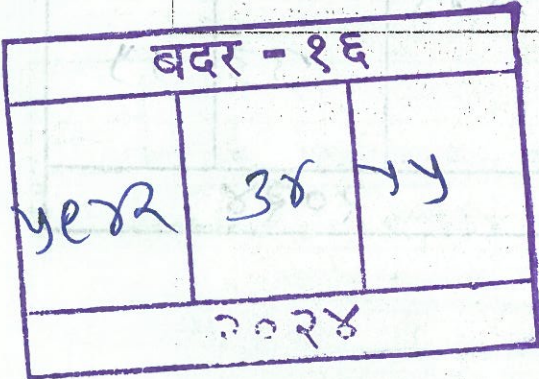
Received from SAGAR PATIL, Mobile number 7208542423, an amount of Rs.260/-, towards Document Handling Charges for the Document to be registered on Document No. 8724 dated 02/06/2022 at the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	02/06/2022
Bank CIN	10004152022060200257	REF No.	215321094208
Deface No	0206202200271D	Deface Date	02/06/2022

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



POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME, M/s. BHARAT REALTY VENTURES LTD. formerly known as BHARAT INFRASTRUCTURE & ENGINEERING PVT. LTD. having PAN NO. AABCB3630P, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 1, Bharat Corporate Avenue, Near Versova Police Station, D.N. Nagar, Andheri West, Mumbai 400053, ("THE SAID COMPANY" acting through its DIRECTOR MR. ATUL AMBALAL BAROT having PAN NO. AERP24190R AND DIRECTOR MR. DHAVAL ATUL BAROT having PAN NO. AFAPB3797E SEND GREETINGS.

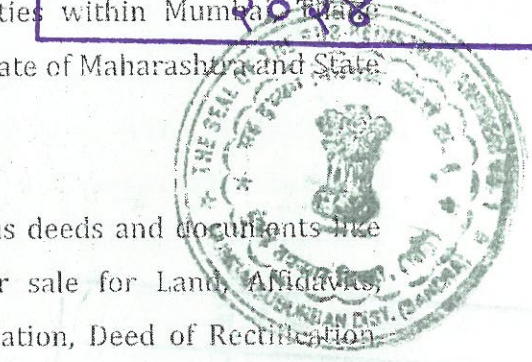


WHEREAS

1) The company is into a real estate business, and has to enter into various deeds, documents and Agreements required by Municipal Corporation of Greater Mumbai/MHADA/ Town Planning Authorities/SRA/Local Authorities and various other Authorities/individuals/ companies and entities within Mumbai and/at Pune and at various other places within the state of Maharashtra and State of Goa .

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2) The company is required to sign and execute various deeds and documents like Agreement for Sale of flats/shops, Agreement for sale for Land, Affidavits, Declarations, Deed of Confirmation, Deed of Cancelation, Deed of Rectification Indemnity Bond, Undertakings, Release Deed and other Deeds of Conveyance and Deed of Assignment, Mortgage Deed, Deed of Hypothecation, Lease Deed, Leave & License Agreement, Tenancy Agreement, Surrender of Tenancy Agreement, Surrender of Lease, Re-conveyance of Mortgage Property, Deed of Rectification etc with respect to various transactions concerning various properties of the company in the state of Maharashtra or state of Goa.



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3) This company is therefore desirous of appointing a fit and proper person to represent the said Company before the Registrar and/or Sub-Registrar of Assurances throughout the State of Maharashtra including Bandra, Mumbai (Old Custom House), Thane, Andheri, Goregaon, Kandivali, Borivali, Lonavla, Mulshi, Pune, and state of Goa to lodge the above said documents admit execution and registration of the documents for and on behalf of the said Company.

4) The said Company does hereby constitute, nominate and appoint MR. SAGAR DNYANADEV PATIL (PAN NO. AZSPP1316P and AADHAR NO: 6099 3205 6113), S/o. Dnyanadev Yashwant Patil residing at B-104, 1st Floor, Golden Space

[Handwritten mark]

[Handwritten signature]

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Apartment-1, Vidyavikasani High School Road, Fatherwadi, Vasai East, Palghar-401 208. (hereinafter called as "THE SAID ATTORNEY") as it's Attorney in the said Company's name and for company's benefit to attend the office of the Sub-Registrar offices in the State of Maharashtra including Bandra, Mumbai (Old Custom House), Thane, Andheri, Goregaon, Kandivali, Borivali Lonavla, Mulshi and Pune and elsewhere in Maharashtra and state of Goa to admit execution of any deed and documents in respect of the said Property and which the said Attorney has agreed to do so.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS

That the said company hereby nominates, constitutes and appoints **MR. SAGAR DNYANADEV PATIL** (PAN NO. AZSPP1316P and AADHAR NO: 6099 3205 6113), S/o. Dnyanadev Yashwant Patil residing at B-104, 1st Floor, Golden Space Apartment-1, Vidyavikasani High School Road, Fatherwadi, Vasai East, Palghar-401 208. (hereinafter called as "THE SAID ATTORNEY") to be our true and lawful attorney for the purpose

expressed that is to say:

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 येर

(i) To present and lodge for registration, in the office of the Sub-Registrar of Assurances at Mumbai, Mumbai Suburban, Thane, Vasai, Lonavla, Mulshi, Pune and/or at any other appropriate place in Maharashtra and State of Goa the said deeds and documents like Agreement for sale of Flats/Shops, Agreement for sale for land, Affidavits, Declarations, Deed of Confirmation, Deed of Rectification, Indemnity Bond, Undertakings, Release Deed and other Deeds of Conveyance and Deed of Assignment, Deed of Cancellation, Mortgage Deed, Deed of Hypothecation, Lease Deed, Leave & License Agreement, Tenancy Agreement, Surrender of Tenancy Agreement, Surrender of Lease, Reconveyance of Mortgage Property, Deed of Rectification etc with respect to various transactions concerning various properties of the said company in the state of Maharashtra signed and executed by the said Company and to do all acts, deeds and things necessary for registering the above mentioned documents.

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(ii) To appear before the Sub-Registrar of Assurances at Bandra and/or Mumbai and/or at any other relevant office of the Sub-Registrar offices throughout the State of Maharashtra including Bandra, Mumbai, Thane, Andheri, Goregaon, Kandivali, Borivali Lonavla and Mulshi, Pune, and State of Goa, the said Agreement for sale of Flats/Shops, Agreement for sale for land, Affidavits, Declarations, Deed of Confirmation, Deed of Rectification, Indemnity Bond, Undertakings, Release Deed and other Deeds of Conveyance and Deed of Assignment, Mortgage Deed, Deed of Cancellation, Deed of Hypothecation,

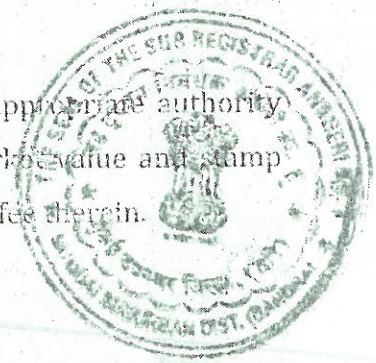
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Lease Deed, Leave & License Agreement, Tenancy Agreement, Surrender of Tenancy Agreement, Surrender of Lease, Re-conveyance of Mortgage Property, Deed of Rectification etc and to admit execution of the same by the said Company and to do all acts, deeds and things necessary for registering the same.



(iii) If so required to appear before the Superintendent of Stamps and Collector of the Stamps and make necessary correspondence in respect of valuation of various properties of the said company in the state of Maharashtra.

(iv) To submit the said documents to the Collector or the appropriate authority with the Bombay Stamp Act for adjudication of the market value and stamp duty payable thereon and pay the necessary adjudication fee therein.



(v) For any of the aforesaid purposes, to submit and follow up, all letters, correspondence, deed of confirmation, deed of rectification, writings, documents forms, proformas, undertakings, declarations, affidavits, indemnities or any other writing by whatever name called which shall be duly signed and executed by the Directors of the Company.

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२०२४		

(vi) The said Attorney shall do all acts, deeds, things and matters in the best interest of the Company.

(vii) **IN GENERAL** to do all other acts, deeds, matters and things connected with the lodging of the documents executed by the said company for the purpose of registering and for admitting execution thereof as provided therein above.

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(viii) The company doth hereby undertakes to ratify and confirm whatsoever the said attorney shall lawfully do or caused to be done for the said company by virtue of the power and authority hereby given and for the purpose mentioned herein before and the same shall be binding on the said company.

DS
[Signature]



IN WITNESS WHEREOF we have hereunto put our hands and seal at Mumbai, aforesaid
June, 2022.

SIGNED, SEALED AND DELIVERED)

By the withinnamed "EXECUTANT")

BHARAT REALTY VENTURE PVT.LTD.)

Formerly know as . BHARAT)

INFRASTRUCTURE & ENGINEERING)

PRIVATE LIMITED)

Through our Director)

MR. ATUL AMBALAL BAROT)

AND)

MR. DHAVAL ATUL BAROT)

In the presence of)

2) Mansoor Shaikhkhani)

2) Vikram S. Yashwanth)

SPECIMEN SIGNATURE OF DULY)

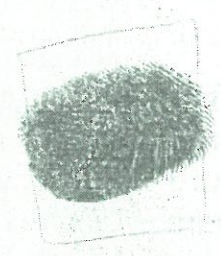
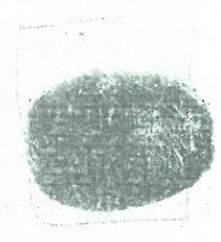
CONSTITUTED ATTORNEY i.e.)

MR. SAGAR DNYANADEV PATIL)

In the presence of)

1) Mansoor Shaikhkhani)

2) Vikram S. Yashwanth)



(Signature)



बदर
MR. ATUL AMBALAL BAROT
AND
30 44
MR. DHAVAL ATUL BAROT
In the presence of
2022

जय - २
2022

Bharat

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF BHARAT REALTY VENTURE PRIVATE LIMITED (FORMERLY BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED) ON WEDNESDAY, 1st JUNE, 2022. THE MEETING COMMENCED AT 12.00 P.M. AND CONCLUDED AT 01.00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 1, BHARAT CORPORATE AVENUE NEAR VERSOVA POLICE STATION, D.N. NAGAR, ANDHERI (W), MUMBAI- 400053, MAHARASHTRA, INDIA.



The Chairman informed the Board that the Company has to enter into various deeds, documents and Agreements required by Municipal Corporation of Greater Mumbai/MHADA/ Town Planning Authorities/SRA/Local Authorities and various other Authorities/individuals/ companies and entities within Mumbai, Thane and/or Pune and at various other places within the state of Maharashtra and State of Goa.

The Company is therefore desirous of appointing fit and proper person/s to represent the said Company before the Registrar and/or Sub-Registrar of Assurances throughout the State of Maharashtra including Bandra, Mumbai (Old Custom House), Thane, Andheri, Goregaon, Kandivali, Borivali, Lonavla, Mulshi, district of Pune, and state of Goa to lodge the above said documents admit execution and registration of the documents for and on behalf of the said Company.

So it is imperative on the part of the Company to pass necessary resolution in this regard to nominate, constitute and appoint person/s to be true and lawful attorney for the aforesaid purpose. Thus after discussion, the following Resolution was passed:

"RESOLVED THAT Board of Directors of the Company do hereby accord power and authority to **MR. MORESHWAR RAMDAS DARMODE (PAN NO. AEPD6714G and AADHAR NO: 628261660051) and MR. SAGAR DNYANADEV PATIL (PAN NO. AZSPP1316P and AADHAR NO: 6099 3205 6113)** to act for and on behalf of the Company and in the name of the Company that is to say:

- (i) To present and lodge for registration, in the office of the Sub-Registrar of Assurances at Mumbai, Mumbai Suburban, Thane, Vasai, Lonavla, Mulshi, Pune and/or at any other appropriate place in Maharashtra and State of Goa the said deeds and documents like Agreement for sale of Flats/Shops, Agreement for sale for land, Affidavits, Declarations, Deed of Confirmation, Deed of Rectification, Indemnity Bond, Undertakings, Release Deed and other Deeds of Conveyance and Deed of Assignment, Deed of Cancellation, Mortgage Deed, Deed of Hypothecation, Lease Deed, Leave & License Agreement, Tenancy Agreement, Surrender of Tenancy Agreement, Surrender of Lease, Re-conveyance of

Bharat Realty Venture Private Limited

Formerly known as
(Bharat Infrastructure & Engineering Pvt. Ltd.)

1, Bharat Corporate Avenue, Near Versova Police Station, D.N. Nagar, Andheri West, Mumbai - 400 053.

+91 22 2637 8000 info@bharatinfra.com www.bharatinfra.com

CIN: U45200MH1998PTC116452





Bharat

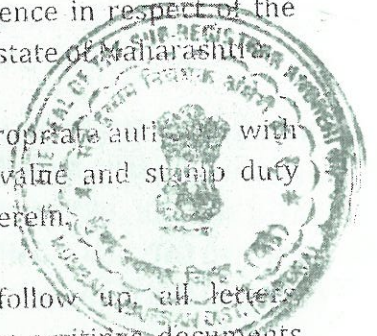
Mortgage Property, Deed of Rectification etc with respect to various transactions concerning various properties of the said company in the state of Maharashtra and executed by the said Company and to do all acts, deeds and things necessary for registering the above mentioned documents.

- (ii) To appear before the Sub-Registrar of Assurances at Bandra and/or Mumbai and/or at any other relevant office of the Sub-Registrar offices throughout the State of Maharashtra including Bandra, Mumbai, Thane, Andheri, Goregaon, Kandivali, Borivali Lonavla and Mulshi, Pune, and State of Goa, the said Agreement for sale of Flats/Shops, Agreement for sale for land, Affidavits, Declarations, Deed of Confirmation, Deed of Rectification, Indemnity Bond, Undertakings, Release Deed and other Deeds of Conveyance and Deed of Assignment, Mortgage Deed, Deed of Cancellation, Deed of Hypothecation, Lease Deed, Leave & License Agreement, Tenancy Agreement, Surrender of Tenancy Agreement, Surrender of Lease, Re-conveyance of Mortgage Property, Deed of Rectification etc and to admit execution of the same by the said Company and to do all acts, deeds and things necessary for effectively registering the same.

बंदर - १६		
५९२	४०	५५
२०२४		

- (iii) if so required to appear before the Superintendent of Stamps and/or the Collector of the Stamps and make necessary correspondence in respect of the valuation of various properties of the said company in the state of Maharashtra

- (iv) To submit the said documents to the Collector or the appropriate authority with the Bombay Stamp Act for adjudication of the market value and stamp duty payable thereon and pay the necessary adjudication fee therein.



- (v) For any of the aforesaid purposes, to submit and follow up, all letters, correspondence, deed of confirmation, deed of rectification, writings, documents forms, proforma, undertakings, declarations, affidavits, indemnities or any other writing by whatever name called which shall be duly signed and executed by the Directors of the Company.

- (vi) The said Attorney shall do all acts, deeds, things and matters in the best interest of the Company.

बंदर - २ IV		
६०२४	३०	२०
२०२४		

- (vii) **IN GENERAL** to do all other acts, deeds, matters and things connected with the lodging of the documents executed by the said company for the purpose of registering and for admitting execution thereof as provided therein above.

Bharat Realty Venture Private Limited

Formerly known as
(Bharat Infrastructure & Engineering Pvt. Ltd.)

1, Bharat Corporate Avenue, Near Versova Police Station, D.N. Nagar, Andheri West, Mumbai - 400 053.

+91 22 2637 8000 | info@bharatinfra.com | www.bharatinfra.com

CIN: U45200MH1998PTC113452





(viii) The company doth hereby undertakes to ratify and confirm whatsoever the said attorney shall lawfully do or caused to be done for the said company by virtue of the power and authority hereby given and for the purpose mentioned herein before and the same shall be binding on the said company.

MR. ATUL AMBALAL BAROT
DIRECTOR

FOR BHARAT REALTY VENTURE PRIVATE LIMITED (FORMERLY BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED)

Dhaaval

MR. DHAVAL ATUL BAROT
DIRECTOR

FOR BHARAT REALTY VENTURE PRIVATE LIMITED (FORMERLY BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED)



वदर - १६		
५१४	४९	५५
२०२४		



५१४ - १५		
६०२४	९९	२०
२०२२		

Bharat Realty Venture Private Limited
Formerly known as
(Bharat Infrastructure & Engineering Pvt. Ltd.)
1, Bharat Corporate Avenue, Near Versova Police Station, D.N. Nagar, Andheri West, Mumbai - 400 053.
+91 22 2637 8000 info@bharatinfra.com www.bharatinfra.com
CIN: U45200MH1998PTC116452



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies
Everest, 150 Marine Drive, Mumbai, Maharashtra, India, 400002

Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U45200MH1998PTC116452

I hereby certify that the name of the company has been changed from BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED to BHARAT REALTY VENTURE PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name BHARAT INFRASTRUCTURE AND ENGINEERING PRIVATE LIMITED.

Given under my hand at Mumbai this Nineteenth day of April two thousand twenty-two.

बदर - १६		
५२४	४२	५५
२०२४		



ANIL YADAV

Registrar of Companies
RoC - Mumbai



Mailing Address: as per record available in Registrar of Companies office.

BHARAT REALTY VENTURE PRIVATE LIMITED

1, Bharat Corporate Avenue,, Near Versova Police Station,D.N. Nagar,, Andheri West, Mumbai City,
Maharashtra, India, 400053

LS A Bg

बदर - ३५		
६०२४	९२	२०
२०२२		



भारतीय विज्ञान संकाय अधिनियम

भारत सरकार

Unique Identification Authority of India
Government of India



नोंदविण्याचा क्रमांक / Enrollment No 1081/63147/02177

To,
अतुल अंबालाल बारोट
Atul Ambalal Barot
ASHIRWAD, B / 22
V. M. ROAD
NEXT TO STANDARD CHARTERED BANK VFD
SCHEME
Juhu
Juhu Mumbai
Maharashtra 400049
9820055293

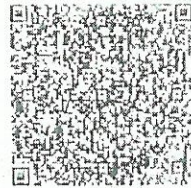
24/04/2012

बंदर - १६		
५१४२	४३	५५
		२०२४

Ref: 487 / 03F / 307502 / 307675 / P



UE543490146IN



आपला आधार क्रमांक / Your Aadhaar No. :

2097 4512 1783

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



अतुल अंबालाल बारोट
Atul Ambalal Barot
जन्म वर्ष / Year of Birth : 1952
पुरुष / Male

बंदर - १४		
०२४	१३	२०
		२०२२



2097 4512 1783

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट आंकड़ प्रमाणिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

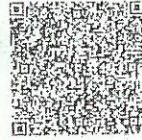
नोंदविण्याचा क्रमांक / Enrollment No 1081/63147/02259

To,
 धवल अतल बारोट
 Dhaval Atul Barot
 B / 22, ASHIRWAD, KAPOLE SOC
 V. M. ROAD
 Vile Pans West
 Juhu Mumbai
 Maharashtra 400049
 9820061052

Ref: 124 / 199 / 212994 / 213055 / P



UE069546759IN



आपला आधार क्रमांक / Your Aadhaar No. :

8263 0190 0613

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



धवल अतल बारोट
 Dhaval Atul Barot
 जन्म वर्ष / Year of Birth : 1979
 पुरुष / Male



8263 0190 0613

आधार — सामान्य माणसाचा अधिकार

बदर - १६
 ५९४ ४४ ५५
 २०२४

५९४ ४४ २०
 २०२२

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

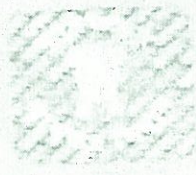
DHAVAL ATUL BAROT
ATUL AMBALAL BAROT

19/04/1979

Permanent Account Number

AFAPB3797E

Dhaval
Signature



Dhaval

आयकर विभाग
INCOME TAX DEPARTMENT

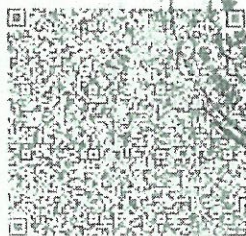
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AABCB3630P

संगठन/नाम
BHARAT REALTY VENTURE PRIVATE LIMITED

नियमन / गठन की तारीख
Date of Incorporation / Formation
04/09/1998



बंदर - १६		
५१४	४५	५५
२०२४		

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AERP B2439R



नाम / NAME
ATUL AMBALAL BAROT

पिता का नाम / FATHER'S NAME
AMBALAL BAROT

पानन तिथि / DATE OF BIRTH
06-10-1952

बंदर - १७		
६२४	४५	२०
२०२२		

हस्ताक्षर / SIGNATURE



आयकर आयुक्त (कंप्यूटर सेक्टर)
Commissioner of Income-tax (Computer Operations)

LS A Bg



विभाग
DEPARTMENT

भारत सरकार
GOVT. OF INDIA



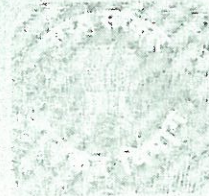
SAGAR D PATIL

DNYANDEV YASHWANT PATIL

14/05/1983

Permanent Account Number

AZSPP1316P



08012009

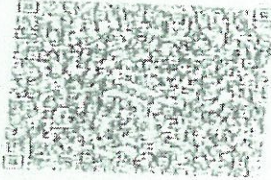
Sagar D Patil
Signature

Sagar D Patil

बदर - २६		
५९२	४६	५५
२०२४		

भारत सरकार
GOVERNMENT OF INDIA

नाम: सगर देव पाटील
Sagar Dnyanadev Patil
जन्म तारीख / DOB: 14/05/1983
SEX / MALE



6099 3205 6113

भारतीय विशिष्ट पहचान प्राधिकरण



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O Dnyanadev Patil, B-104,
1st Floor, Golden Space
Apartment-1, Vidya Vikasani
High School Road, Bhoir Bear
Shop, Fatherwadi Vasai East,
Vasai, Vasai East le, Palghar
Maharashtra, 401208

Address:
S/O Dnyanadev Patil, B-104,
1st Floor, Golden Space
Apartment-1, Vidya Vikasani
High School Road, Bhoir Bear
Shop, Fatherwadi Vasai East,
Vasai, Vasai East le, Palghar
Maharashtra, 401208



UIDAI Form No. 1947
Revised June 2014

बदर - १३		
८०५	९६	२०
२०२२		

MAHARASHTRA THE UNION OF INDIA MOTOR DRIVING LICENCE
 DL No. MH62 200801 2008 DOB 29-08-2008
 Valid Till 28-08-2028 (PVT) ASED 16-10-2010
 AUTHORISED TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOI 09-10-2010
 LMV 29-08-2008
 NCWG

DOB 03-10-1985 AG

Name: MISHAL CHAVAN
 S/D/W of: ASHOR CHAVAN
 Add: 8/1004, GOVT. COLONY,
 BANDRA (E),
 MUMBAI
 PIN: 400051
 Signature & ID of Issuing Authority: MH62 2010311

Signature/Thumb Impression of Holder



भारत सरकार
 GOVERNMENT OF INDIA

विक्रम शालीवान यादव
 Vikram Shalivan Yadav
 जन्म वर्ष / Year of Birth: 1966
 पुरुष / Male

4454 2085 5391

आयता - सामान्य माणसाचा अधिकार

बदर - १६

५१४२	४७	५५
२०२४		



बदर - १५

८७२४	९७	२०
२०२२		

322/8724

शुक्रवार, 02 जून 2022 10:37 म.पू.

दस्त गोपवारा भाग-1

बदर 1

दस्त क्रमांक: 8724/2022



8724/2022

मोवदला: रु. 01/-

भरतीस मसुदाक शुल्क रु. 10/-

नि. मद्र. र. नि. वेळीस कायानियात

अ. क्र. 8724, वर दि. 02-06-2022

नेजी 10:31 म.पू. वा. हजर केला.

पावती: 9712

पावती दिनांक: 02/06/2022

मादरकरणाचा नाव: भारत रियल्टी व्हेचर्स प्रा ली तर्फे संचालक अतुल अंबालाल बारोट

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकूण: 500.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक, अंधेरी क्र. १

सह. दुय्यम निबंधक, अंधेरी क्र. १

दस्ताचा प्रकार: कुलमुख्यालय

मुद्रांक शुल्क: (48-अ) तेव्हा एकाच मंत्र्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला शरोल तेव्हा

शिफ्टा क्र. 1 02 / 06 / 2022 10 : 31 : 56 AM ची वेळ: (सादरीकरण)

शिफ्टा क्र. 2 02 / 06 / 2022 10 : 33 : 11 AM ची वेळ: (फी)

बदर - १६		
येर	४८	५५
२०२४		



बदर - १४		
६०२४	९८	२०
२०२२		



02/06/2022 10 43:46 AM

दस्त गोपवारा भाग-२

बदर १
दस्त क्रमांक:8724/2022

दस्त क्रमांक :बदर1/8724/2022
दस्ताचा प्रकार :-कुलमुखत्यारपत्र



- | अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | वयाचित्र | अंगठ्याचा ठसा |
|----------|--|---|----------|---------------|
| 1 | नाव:मागर जानदेव पाटील
पत्ता:प्लॉट नं: वी -104, माळा नं: 1, इमारतीचे नाव: गॉल्डन स्पेस अपार्टमेंट 1, ब्लॉक नं: फादर वाडी वसई इस्ट पालघर, रोड नं: विद्याविक्रमनी हाय स्कूल रोड, महाराष्ट्र, ठाणे.
पॅन नंबर:AZSP1316P | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-36
स्वाक्षरी:-
<i>[Signature]</i> | | |
| 2 | नाव:भारत रियल्टी व्हेन्चर्स प्रा ली तर्फे संचालक अतुल अंवालाबा वागोट कुलमुखत्यार देणार
पत्ता:प्लॉट नं: ऑफिस नं 1, माळा नं: -, इमारतीचे नाव: भारत कॉर्पोरेट एव्हल्यू, ब्लॉक नं: वसोवा पोलीस स्टेशन जवळ अंधेरी पश्चिम मुंबई, रोड नं: डी एन नगर, महाराष्ट्र, मुंबई.
पॅन नंबर:AABCB3630P | वय :-71
स्वाक्षरी:-
<i>[Signature]</i> | | |
| 3 | नाव:भारत रियल्टी व्हेन्चर्स प्रा ली तर्फे संचालक धवल अतुल वारोट कुलमुखत्यार देणार
पत्ता:प्लॉट नं: ऑफिस नं 1, माळा नं: -, इमारतीचे नाव: भारत कॉर्पोरेट एव्हल्यू, ब्लॉक नं: वसोवा पोलीस स्टेशन जवळ अंधेरी पश्चिम मुंबई, रोड नं: डी एन नगर, महाराष्ट्र, मुंबई.
पॅन नंबर:AABCB3630P | वय :-46
स्वाक्षरी:-
<i>[Signature]</i> | | |

वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल कराते.
शिक्रा क्र.3 ची वेळ:02 / 06 / 2022 10 : 39 : 20 AM

बदर - १

८७२४	३६	२०
२०२२		

ओळख:-

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

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | स्वाक्षरी | वयाचित्र | अंगठ्याचा ठसा |
|----------|---|---------------------------------|----------|---------------|
| 1 | नाव:विशाल चव्हाण
वय:36
पत्ता:मीरा रोड पूर्व ठाणे
पिन कोड:401107 | <i>[Signature]</i>
स्वाक्षरी | | |
| 2 | नाव:विक्रम यादव -
वय:41
पत्ता:मीरा रोड पूर्व ठाणे
पिन कोड:401107 | <i>[Signature]</i>
स्वाक्षरी | | |

शिक्रा क्र.4 ची वेळ:02 / 06 / 2022 10 : 40 : 03 AM

दुय्यम निबंधक, अंधेरी
सह. दुय्यम निबंधक, अंधेरी क्र. १



बदर - १६

५६४२	४६	५५
२०२४		

Payment Details.

sr.	Purchaser	Type	Verification no Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS BHARAT REALTY	Challan	69103332022060113680	MH002715121202223E	500.00	SD	0001429281202223	02/06/2022
		DHC		0206202201551	140	RF	0206202201551D	02/06/2022
		DHC		0206202200271	260	RF	0206202200271D	02/06/2022
4	MS BUREAN VENTURE PVT LTD			MH002715121202223E	100	RF	0001429281202223	02/06/2022

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

8724 /2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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



बदर - १६		
५१४	५०	५५
२०२४		

पुस्तक क्र. १६४५/२०२२
 दिनांक २ JUN 2022

सह. मुख्य अधिकारी, अंधेरी क. ५,
 मुंबई उपनगर जिल्हा.

बदर - १५		
६०२४	२०	२०
२०२२		



घोषणा पत्र

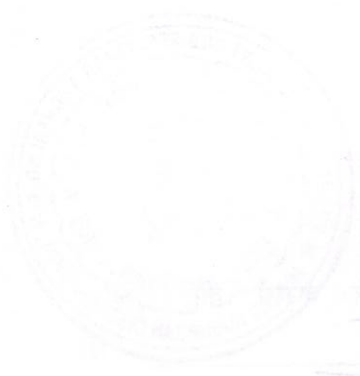
मी सागर पाटील याद्वारे घोषित करतो की, दुय्यम
 निबंधक बांधपत्र यांचे कार्यालयात धक्का वारंदा या
 शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. धक्का वारंदा व
 इतर यांनी दि. _____ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर
 केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द
 केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही
 कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती
 करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२
 अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक :

(Signature)

कुलमुखत्यारपत्र धारकाचे नावे
 व सही

बदर - १६		
५१४३	५१	५५
२०२४		



महाराष्ट्र
राज्य
सर्वेक्षण विभाग



Joint Sub-Registrar
Andheri No. 5
Bandra Suburban Dist.

बदर - १६		
५१४	५२	५५
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखन संख्या कार्ड
Permanent Account Number Card

AABCB3630P

QR Code

04052022

नाम / Name
BHARAT REALTY VENTURE PRIVATE LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
04/09/1998



बदर - १६		
येर	५३	५५
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DHAVAL ATUL BAROT
ATUL AMBALAL BAROT

19/04/1979
Permanent Account Number
AFAP83797E

Signature: *Dhaval*

19/11/2013

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAGAR D PATIL
DNYANDEV YASHWANT PATIL

14/05/1983
Permanent Account Number
AZSPP1316P

Signature: *Sagar D Patil*

08/01/2009

(Handwritten signature)

512/5942

मंगळवार, 16 एप्रिल 2024 10:48 म.पू.

दस्त गोषवारा भाग-1

बदर16

दस्त क्रमांक: 5942/2024

दस्त क्रमांक: बदर16 /5942/2024

बाजार मूल्य: 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. बदर16 यांचे कार्यालयात

पावती:6179

पावती दिनांक: 16/04/2024

अ. क्रं. 5942 वर दि.16-04-2024

सादरकरणाचे नाव: भारत रियल्टी वेन्चर्स प्रा ली (पूर्वीचे नाव भारत इन्फ्रास्ट्रक्चर अँड इंजिनिअरिंग प्रा ली) तर्फे संचालक धवल बारोट तर्फे मुखत्यार सागर पाटील

रोजी 10:47 म.पू. वा. हजर केला.

नोंदणी फी रु. 1000.00

दस्त हाताळणी फी रु. 1100.00

पृष्ठांची संख्या: 55

दस्त हजर करणाऱ्याची सही:

एकुण: 2100.00

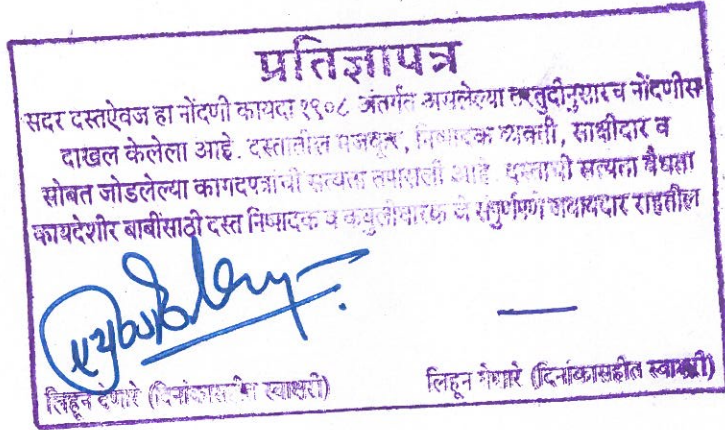
सह. मुख्यम निबंधक, अंधेरी क्र.-५
सह. दु. नि. का. अंधेरी-५
मुंबई उपनगर जिल्हा.सह. दु. नि. का. अंधेरी-५
सह. मुख्यम निबंधक, अंधेरी क्र.-५
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: प्रतिज्ञापत्र

मुद्रांक शुल्क: प्रतिजालेख

शिक्षा क्रं. 1 16 / 04 / 2024 10 : 47 : 02 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 16 / 04 / 2024 10 : 47 : 40 AM ची वेळ: (फी)





दस्त गोषवारा भाग-2

बदर 16

16/04/2024 10 51:13 AM

दस्त क्रमांक:5942/2024

दस्त क्रमांक :बदर16/5942/2024

दस्ताचा प्रकार :-प्रतिज्ञापत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:भारत रियल्टी वेन्चर्स प्रा ली (पूर्वीचे नाव भारत इन्फ्रास्ट्रक्चर अँड इंजिनियरिंग प्रा ली) तर्फे संचालक धवल बारोट तर्फे मुखत्यार सागर पाटील पत्ता:प्लॉट नं: 502, माळा नं: 5, इमारतीचे नाव: सुप्रीम चेंबर्स, ब्लॉक नं: 17/18 शाह इंडस्ट्रीयल इस्टेट अंधेरी पश्चिम मुंबई, रोड नं: वीर देसाई रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AACB3630P	लिहून देणार वय :-38 स्वाक्षरी:-		

(Signature)

वरील दस्तऐवज करून देणार तथाकथित प्रतिज्ञापत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:16 / 04 / 2024 10 : 48 : 57 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:शेहबाज एस शेख वय:30 पत्ता:भायंदर पश्चिम ठाणे पिन कोड:401101	<i>(Signature)</i>		
2	नाव:मन्सूर एस शेख वय:42 पत्ता:203 डायमंड प्रिन्स सिटी मीरा रोड पूर्व ठाणे पिन कोड:401107	<i>(Signature)</i>		

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण.....३५..... पाने आहेत

शिक्का क्र.4 ची वेळ:16 / 04 / 2024 10 : 50 : 39 AM

सह. दुय्यम निबंधक, अंधेरी क्र.-५
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, अंधेरी क्र.-५
मुंबई उपनगर जिल्हा

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS BHARAT REALTY VENTURE PVT LTD	eChallan	69103332024041611802	MH000686719202425E	500.00	SD	0000383834202425	16/04/2024
2		DHC		0424164102521	1100	RF	0424164102521D	16/04/2024
3	MS BHARAT REALTY VENTURE PVT LTD	eChallan		MH000686719202425E	1000	RF	0000383834202425	16/04/2024

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

बदर - १६		
५९४२	५५	५५
२०२४		



बदर-१६/५९४२/२०२४
पुस्तक क्रमांक २, क्रमांक ५९४२/२०२४
नोंदला.
दिनांक: १६/४/२०२४

सह. दुय्यम निबंधक, अंधेरी क्र.-५,
मुंबई उपनगर जिल्हा.



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 5

दस्त क्रमांक : 5942/2024

नोंदणी :

Regn:63m

16/04/2024

गावाचे नाव : विलेपार्ले

(1)विलेखाचा प्रकार	प्रतिज्ञापत्र
(2)मोबदला	0.0
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: दस्ताऐवज मध्ये नमूद केल्याप्रमाणे((C.T.S. Number : 484 ;))
(5) क्षेत्रफळ	1) 0 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:-भारत रियल्टी वेन्चर्स प्रा ली (पूर्वीचे नाव भारत इन्फ्रास्ट्रक्चर अँड इंजिनिअरिंग प्रा ली) तर्फे संचालक धवल बारोट तर्फे मुखत्यार सागर पाटील वय:-38; पत्ता:-प्लॉट नं: 502, माळा नं: 5, इमारतीचे नाव: सुप्रीम चॅम्बर्स , ब्लॉक नं: 17/18 शाहू इंडस्ट्रीयल इस्टेट अंधेरी पश्चिम मुंबई , रोड नं: वीर देसाई रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AABCB3630P
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	16/04/2024
(11)अनुक्रमांक,खंड व पृष्ठ	5942/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : Affidavit

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 16/04/2024) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS BHARAT REALTY VENTURE PVT LTD	eChallan	69103332024041611802	MH000686719202425E	500.00	SD	0000383834202425	16/04/2024
2		DHC		0424164102521	1100	RF	0424164102521D	16/04/2024
3	MS BHARAT REALTY VENTURE PVT LTD	eChallan		MH000686719202425E	1000	RF	0000383834202425	16/04/2024

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

