CHALLAN
MTR Form Number-6

GRN MH013213669202526E	BARCODE	Date 10/12/2025-17:32:36	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	MBI-10_JT SUB REGISTRAR MUMBAI 10	Full Name	NEELAM APARTMENT CHSL
Location	MUMBAI		
Year	2025-2026 One Time	Flat/Block No.	Neelam Apartments, Mount Mary Road,
Account Head Details	Amount In Rs.	Premises/Building	
0030063301 Amount of Tax	30000.00	Road/Street	Bandra West
		Area/Locality	Mumbai
		Town/City/District	
		PIN	4 0 0 0 5 0
		Remarks (If Any)	
		SecondPartyName=M/S Neelam Enterprises~	
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only

DEFACED ₹30000.00 DEFACED

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332025121018006	2964303996
Cheque/DD No.		Bank Date	RBI Date	10/12/2025-17:34:28	11/12/2025
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 11/12/2025	

Department ID : Mobile No. : 9833398622

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

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

Signature Not Verified
Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES, MUMBAI 1
Date: 2025.12.12 18:11:01 IST
Reason: GRAS Secure Document
Location: India

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI-10

22036 9/100

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-378-22034	0007515034202526	11/12/2025-11:44:50	IGR188	30000.00
			Total Defacement Amount		30,000.00

Print Date 12-12-2025 06:11:00

Document Handling Charges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN :	1225104417039	**Payment Date :**	10/12/2025

Received from **DHC**, Mobile number **8779849230**, an amount of Rs.**2800/-**, towards Document Handling Charges for the **iSarita 1.9** on Document No. **MBI10-22034-2025** dated **11/12/2025** in the Joint District Registrar office **Mumbai 2** of the District **Mumbai Suburban**.

DEFACED
₹ 2800
DEFACED

Payment Details

Bank Name :	SBIN	**Receipt Date :**	10/12/2025
Bank CIN :	10029762025121016418	**REF No. :**	7144389667815
Deface No :	1225104417039D	**Deface Date. :**	11/12/2025

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

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-10 * MUMBAI *

22038 2/00

CHALLAN
MTR Form Number-6

GRN	MH013213669202526E	**BARCODE**		**Date** 10/12/2025-17:32:36	**Form ID**

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Registration Fee Ordinary Collections IGR	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	MBI-10_JT SUB REGISTRAR MUMBAI 10	**Full Name**	NEELAM APARTMENT CHSL
Location	MUMBAI		
Year	2025-2026 One Time	**Flat/Block No.**	Neelam Apartments, Mount Mary Road,
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030063301 Amount of Tax	30000.00	**Road/Street**	Bandra West
		Area/Locality	Mumbai
		Town/City/District	
		PIN	4 0 0 0 5 0
		Remarks (If Any)	
		SecondPartyName=M/S Neelam Enterprises~	
		Amount In Words	Thirty Thousand Rupees Only
Total	30,000.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332025121018006	2964303996
Cheque/DD No.		Bank Date	RBI Date	10/12/2025-17:34:28	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. : 9833398622

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

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

THE JOINT SUB-REGISTRAR, MUMBAI-10 * MUMBAI * THE SEAL

SEAL OF THE NEELAM APARTMENT CO-OP. HSG. SOC. LTD. Regd. No. B.O.M./W.H.W./H.S.G./T.C./2075/86-87. Bandra.

For Neelam Apartments Co-Op. Hsg. Soc. Ltd.

Chairman Secretary Treasurer

मुद्रांक = १०
पुस्तक क्र. १/22036 3/00
२०२५

Print Date 10-12-2025 05:34:39

Document Handling Charges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN :	1225104417039	**Payment Date :**	10/12/2025

Received from **DHC**, Mobile number **8779849230**, an amount of Rs.**2800/-**, towards Document Handling Charges for the **iSarita 1.9** in the Joint District Registrar office **Mumbai 2** of the District **Mumbai Suburban**.

Payment Details

Bank Name :	SBIN	**Receipt Date :**	10/12/2025
Bank CIN :	10029762025121016418	**REF No. :**	7144389667815

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

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-10 * MUMBAI *

सह दुय्यम निबंधक, मुंबई - १० यांची मोहर

सदर्ई - १०

पुस्तक क्र. १ / २०३० / ४ / ७०

२०२५

District Deputy Registrar, Co-operative Societies, Mumbai City (3)
Office of the Competent Authority
under section 5A of the Maharashtra Ownership Flats Act, 1963,

Mhada Building, Ground Floor, Room No. 69, Bandra East, Mumbai-400051.

No.DDR-3/Mum./deed/Neelam Apartment CHSL/3822/2025 Date:30/10/2025

To,
The Sub –Registrar /Appropriate Registration Officer
Appointed Under Registration Act, 1908
Andheri Taluka, Mumbai

Subject: - Registration of Deed of Unilateral Conveyance as Deemed Conveyance of Neelam Apartment Co-op. Housing Society Ltd., at Mount Mery Road, Bandra (W), Mumbai- 400 050

Reference:- This office order No. DDR-3/Mum./D.C./Neelam Apartment CHSL /3175/2024 Dated 15/10/2024

In exercise of the powers conferred on me under section 5A of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, I, **Anand Katke,** District Deputy Registrar, Co-operative Societies, Mumbai City (3), Competent Authority under section 5A of the Maharashtra Ownership Flats Act, 1963 was pleased to pass necessary certificate in favour **Neelam Apartment Co-op. Housing Society Ltd., at Mount Mery Road, Bandra (W), Mumbai- 400 050** certifying that it is a fit case for enforcing unilateral execution of conveyance deed conveying the right, title and interest of **Opponent Nos. 1 to 5 in respect of total land admeasuring 1566.1 sq.mtrs.from land bearing Non Agricultural Survey No.188 comprising corresponding C.T.S. No.810, 811 and 812 of Village Bandra B-Ward, Taluka Andheri** in the Mumbai Suburban District within the Registration District and Sub- District of Mumbai City and Mumbai Suburban alongwith the building situated thereon known as **"Neelam Apartment Co-op. Housing Society Ltd.",** the said plot of land after verifying the documents, giving sufficient opportunities to the opponents as demanded under law of natural justice and after hearing the parties as required under the Act and the Rules and have it registered with you as required under Registration Act, 1908.

I am therefore, forwarding you herewith the Original Conveyance Deed duly signed by me and on behalf of the Promoter/Land Owner/Opponents as Vendor/Confirming Party in the above case for registration. In this condition I have to further state that by section 88 of Registration Act, 1908 it is provided that the Government officers and certain pubic functionaries need not appear in person or

THE SEAL OF THE JOINT SUB REGISTRAR, MUMBAI-10 MUMBAI

मजुरी - १०
पुस्तक क्र. १ / ८८०४ / ५ / ८०
२०२५

in any proceedings connected with registration of instruments executed by them in their official capacity and that in such cases reference may be made to the office for information.

In view of the above provision, the competent authority being a Government Gazetted officer and the instrument is required to be registered in the official capacity is exempted from appearing before the officer of the Sub- Registrar of Assurances for admitting the execution. You are requested to get the Deed of Conveyance registered in accordance with the Registration Act.

(Anand Katke)
District Deputy Registrar,
Co-operative Societies, Mumbai City (3)
Competent Authority
u/s 5A of the MOFA, 1963

Enclosures-
1. Deemed conveyance order/ certificate dated 15/10/2024 issued by this office.
2. Original Conveyance Deed

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

मुंबई - १०
पुस्तक क्र. १ | २२०३७ | ६ | ७०
२०२५

Adjudication Application Form

Application Number: 312-0000082448

Case Number: Adj/IGR240/436/2025
Name of Applicant: NEELAM APARTMENT CHSL
Address: 2, NEELAM APARTMENT CHSL, Mount Mary Road,, Bandra West, Mumbai, 400050
Date: 2025-06-24
Email: neelamapartmentchsl@gmail.com
Mobile No.: 9820932265
To,

प.चे
दिनांक 24 JUN 2025
मुद्रांक जिल्हाधिकारी
अंधेरी यांचेकरिता

Collector of Stamps, Andheri

Subject: Adjudication under section 31 of the Maharashtra Stamp Act.

Respected Sir/ Madam,

I want to here your opinion about stamp aduty applicable to the document of which details have been mentioned as below

Adj/1100000/436/2025

DELIVERED 23 SEP 2025

General information

Article Type	**25- 25 (b) - Conveyance**	Document Title	**कन्व्हेन्स डीड**
Document Executed or Not	**No**	Date of Execution of The Document	**Not Available**

Party 1 Details

Individual Persons Details

Name	Date Of Birth	Age	Occupation	Identity Proof	Email	Mobile	Address	Detail Address
Mr. NEELAM APARTMENT CHSL	1966-06-02	59	CA	PAN : AEVPR0633K	neelamapartmentchsl@gmail.com	9820932265	2, NEELAM APARTMENT CHSL, Mount Mary Road,, Bandra West, Mumbai	, 400050

DELIVERED 23 SEP 2025

Property Details (Immovable)

Proparty Details

Property Type	Property Sub Type	Address	Cos Office	Property Area	Boundary Type	Unit	Area	Pot Kharaba	Detail Address	Pincode
Immovable	Apartment/Flat/Room	Maharastra, Mumbai Suburban, Andheri, बांद्रा - बी (अंधेरी)	Collector of Stamps, Andheri	URBAN	Municipal Corporation	Square Meter (sq m)	1566.1		NEELAM APARTMENT CHSL	400050

Attribute type	Attribute Number	Hissa No. 1	Hissa No. 2	Area
C.T.S. Number	810AND812AND812			1566.1

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-10 * MUMBAI *

मुंबई - १०
पुस्तक क्र. १ 22038 ७ 00
२०२५

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-10
MUMBAI

अवार्ड - १०

पुस्तक क्र. १	२०३४	८	७०

२०२५

सत्यमेव जयते
महाराष्ट्र शासन

मुद्रांक जिल्हाधिकारी, अंधेरी तालुका, यांचे कार्यालय

एम. एम. आर. डी. ए. इमारत, पहिला मजला, बांद्रा-कुर्ला संकुल, बांद्रा (पुर्व) मुंबई- 400 051

जा.क्र.अभि/ अंतिम आदेश 4488 /2025 दिनांक 11 SEP 2025

{महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 अन्वये अंतिम आदेश}

संदर्भ – 1) या कार्यालयाचे अंतरिम आदेश क्र. 3804 दि.21/07/2025

2) पक्षकाराचे विनंती पत्र दि.21/08/2025

प्रस्तुत अभिनिर्णय प्रकरण क्रमाक ADJ/1100900/436/2025 अन्वये NEELAM APARTMENT CHS LTD., यांनी अनिष्पादित असलेला अभिहस्तांतरणाचा संलेख अभिनिर्णयाकरिता दि. 24/06/2025 रोजी या कार्यालयात सादर केलेला आहे.

त्या अनुषंगाने या कार्यालयाने कार्यालयाच्या नस्तीत उपलब्ध कागदपत्राच्या आधारे मुल्यांकन करून जा.क्र. 3804/25 दि.21/07/2025. रोजी रू. 205000/- इतके मुद्रांक शुल्क व रू. 506720/- इतक्या दंडाची आकारणी करून अर्जदार सोसायटीस अंतरिम आदेश देण्यात आले होते. त्यानुसार अर्जदार सोसायटी यांनी सदनिका क्रमांक.601(IMP/328/2025), 602 (IMP/329/2025) ने नवीन पुरावे / यथोचित मुद्रांकीत दस्त याकार्यालयात दि.21/08/2025 रोजीचे पत्रान्वये सादर केले आहे. तरी सदर प्रकरणात नवे पुरावे विचारात घेऊन प्रस्तुत प्रकरणी फेरमुल्यांकन पुढील प्रमाणे करण्यात येत आहे.

Date of Execution	Un-executed
Nature of Document	CONVEYANCE DEED (DEEMED / UNILATERAL)
The Land Owner / Promoter/s	Shri Rajendra Veer, District Deputy Registrar Co-op Soc., Mumbai City-3 (K.B.CHOKSI AND 3 OTHERS)
Builder / Developers	M/s. Neelam Enterprises
Purchaser Society	NEELAM APARTMENT CHS LTD
Details of Property	Land adm. 1566.1 sq mt along with structure known as NEELAM APARTMENT CHS LTD., MOUNT MARRY ROAD, BANDRA (W), MUMBAI – 50 CTS no. 810, 811 and 812 village – Bandra B, Taluka Andheri consists of 36 Flat Gr+13 upper floor
Area of Plot	1566.10 sq.mtrs

मुंबई - १०
पुस्तक क्र. १ / 2038 / ९/७०
२०२५

विद्यमान सभासदांच्या यादीनूसार सदर संस्थेमध्ये 36 सभासद आहेत त्यानुसार सभासदांच्या सदनिका खरेदीच्या दस्ताची तपासणी केली असता 36 सभासदांच्या दस्तावर निष्पादनाच्या वेळचे योग्य मुद्रांक शुल्क अदा केल्याचे दिसून येते. 36 सभासदांच्या नोंदणीकृत दस्तावर उक्त अधिनियमातील कलम 4 नुसार, तसेच शासन निर्णय क्र. सगृयो/2017/प्रक्र.-192/14स दि.22/06/18 मधील 2(ड)1(ii) नुसार प्रती संरचना रु. 500 प्रमाणे एकुण 36 संरचनांसाठी रु.18000/- इतके मुद्रांक शुल्क आकरण्यात येत आहे.

बाजार मुल्य	अनुच्छेद	मुद्रांक शुल्क
36 (Reg. Agreement)	कलम 4	रु.18000/-
Deed of Conveyance Balance FSI MV- 1022000/-	अनुच्छेद 25 (b)	रु.61320/-
एकुण		रु. 79320/-

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहिती व प्रकरणामध्ये सादर केलेल्या कागदपत्राच्या आधारे निमस्वाक्षरीकार खालीलप्रमाणे अंतिम आदेश देत आहे.

अंतिम आदेश

1. अभिनिर्णयाकरीता सादर केलेल्या संलेखास मुंबई मुद्रांक अधिनियम 1958 च्या अनुच्छेद 25(b), कलम 4 नुसार मु. शु. रु.79320/- देय आहे.

2. सदरील मुद्राक शुल्क आपणास मान्य असल्यास मुद्रांक शुल्क रू. 79320/- चा भरणा [लेखाशिर्ष (Head) 0030050801] खाली 30 दिवसांचा आत GRAS या प्रणालीद्वारे https://gras.mahakosh.gov.in या वेबसाईटवरुन ऑन-लाईन करावा. सदर रक्कम ऑन-लाईन भरल्यानंतर संबंधित पक्षकाराने चलनाची प्रत या कार्यालयात सादर करावी.

(सुदाम परदेशी)
मुद्रांक जिल्हाधिकारी अंधेरी

प्रती,
NEELAM APARTMENT CHS LTD

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 10 * MUMBAI *

COLLECTOR OF ANDHERI

मुंबई - १०
मुद्रांक क्र. १ | २२०३४ | ३० | ५०
२०२५

CHALLAN
MTR Form Number-6

GRN MH008202600202526E	**BARCODE**	**Date** 08/09/2025-13:20:31	**Form ID**

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatn SoS		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name CSA_COLLECTOR OF STAMPS ANDHERI		**Full Name**	NEELAM APARTMENT CHSL
Location MUMBAI			
Year 2025-2026 One Time		**Flat/Block No. Premises/Building**	Mount Mary Road
Account Head Details	**Amount In Rs.**		
0030050801 Amount of Tax	79320.00	**Road/Street**	Bandra West,
		Area/Locality Town/City/District	Mumbai
		PIN	4 0 0 0 5 0
		Remarks (If Any)	ADJ/1100900/436/2025
Total	79,320.00	**Amount In Words**	Seventy Nine Thousand Three Hundred Twenty Rupees Only

Payment Details IDBI BANK		**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332025090813064	2949957584
Cheque/DD No.		Bank Date	RBI Date	08/09/2025-13:21:46	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		102 , 09/09/2025	

Department ID : Mobile No. : 9833010508

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

THE JOINT SUB-REGISTRAR, MUMBAI-10 * MUMBAI *

मुंबई - १०
पुस्तक क्र. १ / 22038 / 99 / 00

DEFACED ₹79320.00 DEFACED

Deface By me
(Mansi M Chande)
Clerk

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0004765461202526	09/09/2025-17:16:15	IGR240	79320.00
			Total Defacement Amount		**79,320.00**

Print Date 09-09-2025 05:16:19

THE JOINT SUB-REGISTRAR, MUMBAI - 10
MUMBAI

मुंबई - १०

पुस्तक क्र. १	22037	92	60

२०२५

COLLECTOR

Office of the Collector of Stamp, Andheri

Certificate Under Sec.32 of Maharashtra Stamp Act. 1958
cos.andheri@igrmaharashtra.gov.in

Received Adjudication Fee RS. **1000/-** vide e-Challan GRN No. **MH004267759202526E** Dated **24-06-2025.**

Collector of Stamps
Andheri

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

मुद्रांक जिल्हाधिकारी
Andheri

Case No. **Adj/IGR240/436/2025**

Certificate Number: **CER-AND-ADJ-IGR240-436-2025**

Received from **NEELAM APARTMENT CHS LTD** Residing at **2 NEELAM APARTMENT CHSL Mount Mary Road, Bandra West, Mumbai 400050**. Stamp duty of **Rs. 79320/- (Rs. Seventy Nine Thousand Three Hundred and Twenty only)**. Vide e-Challan GRN No **MH008202600202526E** Dated :- **08-9-2025** The defacement number is **0004765461202526**.

Certified Under Section 32 of the Maharashtra Stamp Act, that the full duty of **Rs. 79320/- (Rs. Seventy Nine Thousand Three Hundred and Twenty only) with which this instrument is chargeable under Article 25- 25 (b) - Conveyance of Schedule I of the said Act, has been paid.**

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

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 10 सह दुय्यम निबंधक, मुंबई - १० यांची मुद्रा MUMBAI

मुंबई - १०		
पुस्तक क्र. १	22037	93 / 00
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Place: Andheri
Date: 11/09/2025

Collector of Stamps
Andheri

THE JOINT SUB-REGISTRAR, MUMBAI - 10

MUMBAI

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क्रमांक क. १ / २०३२ / ११ / ७०

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COLLECTOR AND

एकूण पृष्ठे १ ते 29 Area- 1566.10 Sq. mtrs. 2

975

Certificate u/s 32(1) (b) of the Maha Stamp Act.
Office of the
Collector of Stamps
Case No. Adj. 11009001436/2025
Dated 24/06/2025

Received from Shri. Neelam Apartment CHS Ltd.
residing at.....
Stamp Duty of Rs. 79,3201/-
Seventy nine Thousand Three Hundred Twenty only.
vide challan No. * dated. *
Certified under Section 32(1) (b) of the Maharashtra Stamp Act, that the full duty of Rs. 79,3201/- Seventy nine Thousand Three Hundred Twenty only. with this Instrument is chargeable has been paid vide article No. 25(b) clause-4 of schedule I.

This certificate is subject to the provisions of section 53-A of the Maharashtra Stamp Act.
Place Andheri
Date 11 SEP 2025
Collector of Stamp
Andheri

प्रमाणपत्र

सदर दस्तावेजात जोडलेल्या आदेशात नमूद केल्याप्रमाणे एकूण 36 सभासदांनी पूर्ण मुद्रांक शुल्क भरलेले असून त्याबाबत निर्णय क्र.सापुसे-२०१७/प्र.क्र.५१२/१४-ब, दि.२७/०६/२०१७ शासन पुरा क्र.(३) (i) (ii) नुसार त्यावर रु.180001/- इतके मुद्रांक शुल्क या दस्तावरे प्रदान करण्यात आलेले आहे. तसेच उर्वरीत सभासदांच्या दस्तावर कर्ज घेतलेले मुद्रांक शुल्क रु. - /- व दंड रु. - /- या दस्तावरे प्रदान करण्यात आलेले आहे

मुद्रांक जिल्हाधिकारी, अंधेरी

Deputy Registrar Co-operative Societies, Mumbai City (3) Competent Authority u/s 5A of the MOFA 1963

CONVEYANCE DEED
(DEEMED/ UNILATERAL)

THIS CONVEYANCE DEED (DEEMED/ UNILATERAL) is executed & granted at Mumbai on this 30th day of Oct. in the Christian year TWO THOUSAND TWENTY-FIVE

COLLECTOR OF STAMPS ANDHERI

By Shri. ~~**Rajendra Veer**~~ Anand Katke, Competent Authority, as per the powers conferred upon him U/s 5A of Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, management and transfer) Act 1963. On account of the defaulting predecessors/ Builder/ Developer in title as per revenue record/Agreement for sale, etc.:

1. K. B. Choksi
2. Dr. Burjor Eduljee Daruwalla
3. Nariman Eduljee Daruwalla
4. Kanti Builders Private Limited
   Through Mr. Kantilal Gowani

SUB-REGISTRAR, MUMBAI-10

मुंबई - १०
पुस्तक क्र. १ 22058 | 95 | 00
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For Neelam Apartments Co-Op. Hsg. Soc. Ltd.
Chairman Secretary Treasurer

SEAL OF THE NEELAM APARTMENT CO-OP. HSG. SOC. LTD. Regd. No. B.O.M./W.H.W./H.S.G./T.C./2075/86-87. Bandra.

Last known address at: land bearing C.T.S. No. 810,811 and 812 of Village: Bandra B-Ward, Taluka: Andheri, Mount Mary Road, Bandra (West), Mumbai– 400050 hereinafter referred to as "THE LAND OWNER/PROMOTER/S" (which expression shall unless the context or meaning be otherwise repugnant mean and include their legal heirs, legal representatives, executors, administrators, their successors and assignee) of the FIRST PART and,

5. **M/s. Neelam Enterprises**, A Registered Partnership Firm Through Mr. Champalal Vardhan Having Last Known address at: 303, Commerce House, 140 Nagindas Master Road, Fort, Mumbai 400023 hereinafter referred to as "THE BUILDER/ DEVELOPER/ PROMOTER/S" (which expression shall unless the context or meaning be otherwise repugnant mean and include their legal heirs, legal representatives, executors, administrators, their successors and assignee) of the SECOND PART;

AND

In favour of "**NEELAM APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD.**" a Co-operative housing society registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration no. BOM/WHW/HSG/(TC)/2075 of 1986-87 dated: 19/08/1986 and having its Registered Office address at Neelam Apartments, Mount Mary Road, Bandra West, Mumbai– 400050 hereinafter referred to as "THE PURCHASERS/THE SOCIETY" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its respective Members for the time being and from time to time their respective Office bearers and the Managing Committee for the time being and from time to time their Successors and Assignees) of the

For Neelam Apartments Co-Op. Hsg. Soc. Ltd.
Chairman Secretary Treasurer

THIRD PART;

WHEREAS: -

A. By a Deed of Settlement dated 19th September 1928, (**said Trust Deed**) executed by Kaishoshru Burjorji Choksi(therein and also hereinafter referred to as **"the said Settlor"**) and Dinabai Kaishoshru Burjorji Choksi (hereinafter referred to as **"Dinabai"**) and duly registered with the Office of Sub-Registrar at Bombay under Serial No.4813 of Book No.1 on 9th October,1928 the Settlor for the consideration therein granted for himself and his wife Dinabai Kaishoshru Burjorji all that piece or parcel of land bearing Agricultural Survey No. 7 and more particularly described firstly and secondly in the Schedule thereunder written;

B. By various Deed of Appointment of New Trustees made from time-to-time Dr. Burjor Eduljee Daruwalla and Nariman Eduljee Daruwalla (hereinafter collectively be referred to as "Trustees") were appointed as Trustees of the Trust under the said Trust Deed;

C. By a Writing dated 29th April, 1979 the Trustees agreed to sell to Kanti Builders Private Limited Entire Land viz., all that piece and parcel of land admeasuring 1566.1 sq.mtrs bearing Non Agricultural Survey No. 188 and bearing corresponding C.T.S. No. 810,811 and 812 of Village Bandra situate, lying and being at Mount Mary Road, Bandra Bombay.

D. Kanti Builders Private Limited nominated M/s. Neelam Enterprises i.e the Builder/ Developer/ Promoter/s herein as their nominee and the Trustees confirmed the same by a letter dated 31st October, 1980;

For Neelam Apartments Co-Op. Hsg. Soc. Ltd.

Chairman Secretary Treasurer

THE NEELAM APARTMENT CO-OP. HSG. SOCIETY LTD. Regd. No. B.O.M./W.H.S./(H.S.G.T.C./2015/) Bandra.

E. Subsequently, M/s. Neelam Enterprises paid entire sale price to the Trustees and accordingly came in possession of the land being all that piece and parcel of land admeasuring 1566.1 sq.mtrs bearing Non Agricultural Survey No. 188 and bearing corresponding C.T.S. No. 810,811 and 812 of Village Bandra B- ward, Taluka -Andheri situate, lying and being at Mount Mary Road, Bandra West, Mumbai – 400050 (hereinafter referred to as **"the said entire land")** as owners thereof;

F. Thus, the Builder/ Developer/Promoter became seized and possessed of or otherwise well and sufficiently entitled to the said Entire Land;

G. THE BUILDER/ DEVELOPER/ PROMOTER herein obtained the permission and sanction from the Municipal Corporation of Bombay for the construction of a building on the said Entire Land, consisting basement plus ground plus 13 Floors having total of 38 residential flats under Commencement Certificate CE/6758/BSII/AH dated 27/12/1982 and further amend approvals issued by the Municipal Corporation of Greater Mumbai.

H. Accordingly, the said BUILDER/ DEVELOPER/ PROMOTER then constructed the building known as "NEELAM Apartments" comprising basement plus ground plus 13 upper Floors having total of 38 residential flats (hereinafter referred to as **"the said Building"**) on the said Entire Land and then sold to various purchasers and entered into an Agreement with the individual purchasers of the flats/units/shops as required by section 4 of the MOFA 1963;

I. The said Entire Land and the said Building unless referred separately shall hereinafter collectively be referred to as **"the said**

For Neelam Apartments Co-Op. Hsg. Soc. Ltd.
Chairman – Secretary Treasurer

Property" and more particularly described in the Schedule hereunder written;

J. The Purchasers of the Flats/Units/Shops then formed a Co-operative housing Society under the name and style of "NEELAM APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED" which was duly Registered with the Registrar of Co-operative Societies, bearing BOM/WHW/HSG/(TC)/2075 of 1986-87 dated 19/08/1986 having address at Mount Mary Road, Bandra West, Mumbai– 400050;

K. All the Flats/ Units /Shops owners were admitted as the members of the said Society and were issued shares of the said society. The details of the present members in respect of each flats/units/shops, the details of respective agreement, stamp duty paid, registration fees paid, area of the flat etc. are annexed hereto as Annexure "___";

L. Thus, the said LAND OWNERS / BUILDER/ DEVELOPER/ PROMOTER were required to convey the said Property in favour of the Society within Four months of registration of the Society as provided under section 11 of the Maharashtra Ownership Flats Act, 1963 read with Rule 9 of the Maharashtra Ownership Rules, 1964 under which the builder has constructed and sold the flats/units/shops to the respective purchasers. The said LAND OWNERS / BUILDER/ DEVELOPER/ PROMOTER grossly failed to comply with the statutory obligation of conveying the said Property in favour of THE SAID SOCIETY;

M. THE SOCIETY thereafter called upon THE LAND OWNERS/ BUILDER/ DEVELOPER/ PROMOTER to execute the Conveyance Deed conveying the said entire land of 1566.10 sq. mtrs in favor of the Society, which the LAND OWNERS/ BUILDER/ DEVELOPER/

For Neelam Apartment Co-op. Hsg. Soc. Ltd.

Chairman Secretary Treasurer

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PROMOTER were required to do so, by law. The said LAND OWNERS /BUILDE R/DEVELOPER/PROMOTER did not reply to such requests, nor took any steps to execute conveyance of entire land in favour of the society;

N. THE SOCIETY, therefore, made an application (Application No. 126 OF 2024) before the Competent Authority appointed under section 5A of the Maharashtra Ownership Flats Act 1963 viz. the District Deputy. Registrar of Co-operative Societies, Mumbai City -3, under the provisions of sub- section (3) of Section 11 of MOFA for issuing a Certificate of Entitlement to the said Society to have a Unilateral Deemed Conveyance executed in its favour and to have it registered, by exercising the powers granted under Maharashtra Ownership Flats Act, 1963 (hereinafter referred to as MOFA, 1963) to this effect;

O. The Competent Authority, scrutinized the application of THE SOCIETY made under section 11 of MOFA 1963 and issued notices to THE LAND OWNERS/BUILDER/ DEVELOPER/ PROMOTER and their legal heir/s at the last known addresses, and as a matter of abundant caution, issued Notices in the Marathi and English News Papers, inviting the objections/claims against the suit premises/said Property and to show cause why deemed conveyance order should not be issued in favour of THE SOCIETY for the said Property;

P. The Competent Authority being satisfied with the merits of the Submission of the Applicant Society issued an Order Cum Certificate bearing no. DDR-3/MUM/D.C/Neelam Apartment CHSL/3175/2024 dated: 15/10/2024 certifying that, the Society is entitled to a Unilateral Conveyance of the said Property and execute a Deed of Unilateral conveyance and have it Registered as provided under Registration Act, 1908 hereto annexed and marked

For Neelam Apartments Co-Op. Hsg. Soc. Ltd.

Chairman Secretary Treasurer

Exhibit No. ___cum certificate is the copy of said order;

Q. It is agreed that the stamp duty and Registration charges if any, payable on this instrument or with the SAID LAND OWNERS/BUILDER/ DEVELOPER/ PROMOTER shall be paid by THE SOCIETY and on any agreement for sale executed between the members, it shall be paid by the respective society members.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said several/respective Flats/Units/Shops agreements and in consideration of various amounts paid by the several Flats/Units/Shops holders of the building known as "NEELAM APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED" to THE BUILDER/DEVELOPER/ PROMOTER as aforesaid, as a statutory obligation of THE LAND OWNERS /BUILDER/ DEVELOPER / PROMOTER doth hereby grant transfer assure and convey forever unto the said SOCIETY/ PURCHASERS/ APPLICANT all that piece or parcel of the land admeasuring 1566.1 sq.mtrs bearing Non Agricultural Survey No 188 and bearing corresponding C.T.S. Nos. 810,811 and 812 of Village: Bandra B-Ward, Taluka: Andheri within the Registration District of Mumbai City and Sub-District of Mumbai Suburban together with **the said building** standing thereon known as "NEELAM APARTMENTS" of NEELAM APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED" the said Entire Land and the said Building unless referred separately shall hereinafter collectively be referred to as **"the said Property"** and more particularly described in the Schedule hereunder written Together With all and singular houses, outhouses, edifices, buildings, courtyards, areas, compounds, sewers, drains, ditches, fences, shrubs, ways, passages, wells, paths, trees, plants, lights, liberties, easements, profits, privileges, advantages, rights members and appurtenances whatsoever to THE said Property

For Neelam Apartments Co-Op. Hsg. Soc. Ltd.

Chairman Secretary Treasurer

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belonging or in any way appurtenant thereto or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof or be appurtenant thereto and all the estate right, title interest, use, inheritance property, possession, benefit, claim and demand whatsoever both at law an in equity of the Land owners/ Builder/Developer/Promoter into, out of or upon the said Property or any part thereof **TO HAVE AND TO HOLD** the said Property or any part thereof and all singular other premises hereby granted, released and assured or intended so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the Purchasers/The Society forever subject to the payment of all rents, taxes, assessments, rates and dues chargeable upon the same or which may hereafter become payable to the Government of Maharashtra or the Municipal Corporation of Greater Bombay or any other local or public body or authority in respect thereof and the Competent Authority on account of the "LANDOWNERS/BUILDER/DEVELOPER/PROMOTER" doth hereby covenant with the Society that notwithstanding any act, deed, matter or thing whatsoever by "LAND OWNERS/BUILDER/ DEVELOPER/ PROMOTER" or any person or persons Lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed or omitted or knowingly suffered to the contrary **THE COMPETENT AUTHORITY AS PER THE POWERS DELEGATED TO HIM UNDER SECTION 5A OF MOFA, 1963**, now has in HIMSELF good right, full power and absolute authority to convey, transfer, release and assure the said Property hereby granted, conveyed, transferred, or assured, or intended so to be unto and to the use of the Society in the manner aforesaid **AND** that the Society shall and will at all times hereafter peaceably and quietly enter upon, occupy and possess the said Property and every part thereof to and for their members own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the "LAND OWNERS/ BUILDER/ DEVELOPER/ PROMOTER" or his/their legal heirs or person or persons lawfully or

For Nakam Apartments Co-Op. Hsg. Soc. Ltd.

Chairman Secretary Treasurer

equitably claiming or to claim, by from under or in trust for them and that free and clear and freely, clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by THE LAND OWNERS/ BUILDER/ DEVELOPER/PROMOTER.

AND FURTHER that on the registration of this Deed of Unilateral Deemed Conveyance the right, title and interest of the said "LAND OWNER/BUILDERS/DEVELOPER/PROMOTER" through the legal heirs/Existing Partners in the said Property shall be conveyed and transferred from the said "LAND OWNERS / BUILDER/ DEVELOPER/PROMOTER" through legal heirs/Existing Partners to the said PURCHASERS/ SOCIETY/ APPLICANT as per the provisions of the Unilateral Deemed Conveyance contained in Section 11 the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

THE SCHEDULE ABOVE REFERRED TO

ALL that entire piece or parcel of land admeasuring 1566.1 sq.mtrs from land bearing Non Agricultural Survey No 188 comprising of corresponding C.T.S. No. 810,811 and 812 of Village: Bandra B-Ward, Taluka: Andheri within the Registration District of Mumbai City and Sub-District of Mumbai Suburban together with the building standing thereon known "Neelam Apartment Co- operative Housing Society Ltd" situate, lying and being at Mount Mary Road, Bandra West, Mumbai– 400050 .

For Neelam Apartments Co-Op. Hsg. Soc. Ltd.

Chairman Secretary Treasurer

THE NEELAM APARTMENT CO-OP. HSG. SOC. LTD.

THE JOINT SUB-REGISTRAR, MUMBAI-10

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मुद्रांक क्र. १ 22037 23/00

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

SIGNED SEALED AND DELIVERED BY THE Within named Shri. ~~Rajendra Veer~~ Anand Katke District Deputy Registrar Co-Operative societies, Mumbai City (3) & Competent Authority U/s 5A of Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer), Act 1963 on Account of Builder/ Owner as per Deemed Conveyance order dated 15/10/2024 on Account of Land Owners/Promoters & their legal heir if any namely

District Deputy Registrar
Co-operative Societies (3), Mumbai

1. K B Choksi
2. Dr. Burjor Eduljee Daruwalla
3. Nariman Eduljee Daruwalla
4. Kanti Builders Private Limited
   Through Mr. Kantilal Gowani

SIGNED SEALED AND DELIVERED BY THE Within named Shri. ~~Rajendra Veer~~ Anand Katke District Deputy Registrar Co-Operative societies, Mumbai City (3) & Competent Authority U/s 5A of Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer), Act 1963 on Account of Builder/ Owner as per Deemed Conveyance order dated 15/10/2024 on Account of Builder/Developer/Promoter/s and their legal heir if any namely

District Deputy Registrar
Co-operative Societies (3), Mumbai

M/s. Neelam Enterprises

A Registered Partnership Firm

Through Mr. Champalal Vardhan

For Neelam Apartments Co-Op. Hsg. Soc. Ltd.

Chairman Secretary Treasurer

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SIGNED SEALED AND DELIVERED BY
THE Within named Purchasers/Society
"NEELAM APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED"
through its office bearers by affixing
THE COMMON SEAL pursuant to the resolution
passed by the Managing Committee
on 16/9/2025 and executed by

SEAL OF THE NEELAM APARTMENT CO-OP. HSG. SOC. LTD. Regd. No. B.O.M./W.H.W./H.S.G./T.C./2075/86-87 Bandra.

1. MR. SUNIL G. VERLIANI

SECRETARY

Photograph

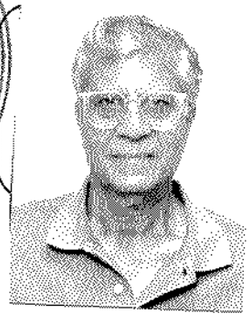
Left Hand Thumb Impression

(Signature)

2. MR. JATINDER T. NAGPAL

CHAIRMAN

Photograph



Left Hand Thumb Impression

(Signature)

3. MS. ZARINE PATEL

TREASURER

Photograph

Left Hand Thumb Impression

(Signature)

Who have signed for and on behalf of the society
IN THE PRESENCE OF
1. Bhawati

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COLLECTOR OF STAMPS ANDHERI

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-10 MUMBAI

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THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-10
MUMBAI

मजकूर = २०			
पुस्तक क्र. १	२२०३४	२६	८०
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District Deputy Registrar, Co-operative Societies, Mumbai City (3)

Competent Authority U/s 5A of the MOFA, 1963

Mhada Building, Ground Floor, Room No. 69, Bandra East, Mumbai-400051.

No.DDR-3/Mum/D.C./ Neelam Apartment CHSL / 3175 /2024 Date: - 15 / 10 / 2024

Order of Deemed Conveyance and Certificate U/s 11 of the MOFA, 1963

Application No. 126 of 2024.

Ref.:-

1. Section 3 and 11 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.
2. Rule 9, 11, 12 & 13 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules 1964.
3. The conferment of the powers under section 5A of the Maharashtra Ownership Flats Act, 1963 issued by Housing Department on 23rd June, 2008 and the same has been further amended on 25th February, 2011 and on 9th January 2013.
4. Application of Neelam Apartment Co-operative Housing Society Ltd., submitted to this office on dt. 01.07.2024.
5. Hearings held from time to time in the said matter.

Neelam Apartment Co-operative Housing Society Limited,
Mount Mary Road, Bandra (W), Mumbai- 400050 ...Applicants

Versus

1) K.B. Choksi
2) Dr. Burjor Eduljee Daruwalla
3) Nariman Eduljee Daruwalla
4) Kanti Builders Private Limited
Through Mr. Kantilal Gowani
Land bearing CTS no. 810, 811 and 812 of
Village : Bandra B- Ward, Taluka –Andheri,
Mount Mary Road, Bandra West,
Mumbai – 400050.
5) M/s. Neelam Enterprises
Through Mr. Champalal Vardhan
303, Commerce House,
140 Nagindas Master Road,
Fort, Mumbai – 400023.

... Opponents

JUDGEMENT:

1. The Applicants is a Co-Operative Housing Society viz. "Neelam Apartment Co-

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operative Housing Society Limited" bearing Reg. No. BOM/WHW/HSG/TC/2075/ 1986-87 Dated 19.08.1986 formed U/s.10 of the MOFA, 1963 and duly registered under the M.C.S. Act, 1960 having its address at Mount Mary Road, Bandra (W), Mumbai- 400050 have applied to this office on dt. 01.07.2024 vide its application No. 126 of 2024 in form No. VII as prescribed in the MOF Act.

2. The application is filed under section 11(3) and section 11(4) of the Maharashtra Ownership Flats Act, 1963 (hereinafter referred to as the " said Act") and under Rules 11, 12 and 13 of the Maharashtra Ownership Flats Rules, 1964 (hereinafter referred to as the "said Rules")

3. The application is in prescribed form no. VII alongwith following relevant documents:

a) The payment of fees of Rs. 2000/- (Online)

b) Copy of Resolution passed at Special General Meeting held on dt. 20.01.2024.

c) Copy of Society Registration Certificate dated 19.08.1986.

d) Copy of Agreement for Sale executed between M/s. Neelam Enterprises and one of the Flat/unit purchasers dated 18.12.1984.

e) Copies of Property Cards dated 10.05.2024.

f) Copy of Commencement Certificate dated.27.12.1982.

g) Copy of building plan dated 05.05.1983.

h) List of present members with their details in prescribed format.

i) Copy of the Legal Notice dated 07.05.2024 sent to the Opponents by the Applicant.

j) Copy of the Self Certificate regarding Occupation Certificate dated 01.07.2024

k) Affidavit/ Self Declaration dated 01.07.2024 thereby stating that the documents submitted are true and correct and this Applicant have not approached any Court in the matter of Deemed Conveyance and if the documents are not true and correct then they will be liable for punishment under IPC.

4. On receipt of the above documents, this office issued Notice in Form No. X vide letter no. DDR-3/Mum/deemed conveyance/Notice/2136/2024 dated 12.07.2024 and public notice dated 30.07.2024 in order to give sufficient opportunities to all the parties concerned as required under the Act and the principles of natural justice.

5. The hearing was conducted on various dates and after giving proper opportunities to all the parties concerned, the matter was closed for order on 22.08.2024.

a) On behalf of applicant society Adv. Nishi Rawal and Adv. Rajani Bhakuni were present.

b) Opponent were not present.

6. In the present application the applicant has prayed to get the certificate issued by this Competent Authority that the applicant is entitled to have unilateral deemed conveyance of entire piece and parcel of land admeasuring 1566.1 sq. meters from land bearing Non Agricultural Survey No.188 comprising corresponding CTS No.810, 811 and 812 of Village- Bandra B-Ward, Tal- Andheri, along with the building standing thereon in favour of applicant society.

7. It is observed that, the building of the applicant society is comprising of basement plus ground plus 13 floors as per the list submitted by the applicant, the applicant society is having 38 flats.

8. It is observed that, as per the latest Property card submitted by the applicant society the land bearing CTS No. 810 is admeasuring 367.10 sq. mtrs., CTS No. 811 is admeasuring 60.20 sq. mtrs., CTS No. 812 is admeasuring 1138.80 sq. mtrs., the name of Opponent No.01 i.e. K.B. Choksi appears as landowners.

9. As per the MOFA agreement submitted by applicant, Dr. Burjor Eduljee Daruwalla and Nariman Eduljee Daruwalla the trustees of the Deed of Settlement dated 19.09.1928were the owners of the land.

By an Agreement for Sale contained in the recording letter dated 29.04.1979 the said Dr. Burjor Eduljee Daruwalla and Nariman Eduljee Daruwalla agreed to sell to Kantilal Builders Pvt. Ltd. or to their nominee or nominees the said property. Kantilal Builders Pvt. Ltd. have nominated M/s. Neelam Enterprises as their nominee, and the said Burjor Eduljee Daruwalla and Nariman Eduljee Daruwalla by their letter dated 31.10.1980 have confirmed the same.

M/s. Neelam Enterprises have paid to Dr. Burjor Eduljee Daruwalla and Nariman Eduljee Daruwalla the entire sale price of the said property and are in possession of the said property as owners of the said property.

M/s. Neelam Enterprises have also procured an Irrevocable Power of Attorney from the said Dr. Burjor Eduljee Daruwalla and Nariman Eduljee Daruwalla pursuant to the said Agreement for Sale dated 29.04.1979 to do all acts, deeds so as to develop the said property. There is no any dispute regarding title of the land which is to be transferred in the name of society.

10. It is observed that, the Opponent no. 5 as a developer constructed and completed building after having all the permissions from the concerned authorities. After completion of the building, the builder has sold the flats / units to various purchasers

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and entered into agreement for sale of flats with the individual purchasers of flat / shops as required by Section 4 of MOFA, 1963.

11. It is observed that after the formation of society, promoter / landowners have failed to execute the conveyance in favour of the applicant which they are legally entitled to have as provided under the said Acts & Rules made thereunder.

12. It is observed that as per approved building plan / architect certificate/ property card/ agreement for sale submitted by applicant, the applicant society is entitled to get the unilateral conveyance of entire piece and parcel of land admeasuring 1566.1 sq. meters from land bearing Non Agricultural Survey No.188 comprising corresponding CTS No.810, 811 and 812 of Village- Bandra B-Ward, Tal- Andheri, in Mumbai Suburban District within the Registration District and Sub- District of Mumbai City and Mumbai Suburban alongwith the building situated thereon.

13. Therefore, with the above observations and after going through all the documents submitted by the applicant and after relying on all the documents and submissions made by them, I am of the opinion that the application filed by the "Neelam Apartment Co-operative Housing Society Ltd.," is fit to allow and grant the Unilateral Deemed Conveyance.

Hence, I pass the following ex-party order.

ORDER

In exercise of the powers conferred upon me U/s 5A of the Maharashtra Ownership Flats Act, 1963, I, **Rajendra Veer,** the Competent Authority & District Deputy Registrar, Co-operative Societies, Mumbai City (3), hereby allow the application No. 126 of 2024 and grant the Unilateral Deemed Conveyance in favour of the "Neelam Apartment Co-operative Housing Society Ltd.," situated at Mount Mary Road, Bandra (W), Mumbai- 400050. Accordingly, I am issuing certificate of entitlement of Unilateral Deemed Conveyance.

I also direct the applicant society, to register the Deemed Conveyance Deed as per Registration Act, 1908.

However, this order is issued on the basis of documents and information submitted by the Applicant and in the belief that the information/documents furnished by the Applicant are true and correct. And if the documents submitted by the applicant are not true and correct then the applicant will be responsible for the legal

consequences arising out of it.

This Order is passed under my seal and signature.

Place: Mumbai

Dated: 15/10/2024

District Deputy Registrar Co-operative Societies, Mumbai City (3) Competent Authority U/S 5A of the MOFA 1963

(**Rajendra Veer**)
District Deputy Registrar,
Co-operative Societies, Mumbai City (3)
Competent Authority
U/s 5A of the MOFA, 1963

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-10 MUMBAI

मुंबई - १०		
पुस्तक क्र. १	22037	39/00
२०२४		

Certificate of Deemed Conveyance under sec. 11 of the Maharashtra Ownership Flats Act. 1963.

Deemed Conveyance **Application No. 126 of 2024.**

CERTIFICATE

In exercise of the powers conferred on me U/s 5 (A) of the Maharashtra Ownership Flats Act, 1963, I, **Rajendra Veer**, Competent Authority & District Deputy Registrar, Co-operative Societies, Mumbai City (3), hereby certify that "Neelam Apartment Co-operative Housing Society Ltd.," is entitled to have Unilateral Deemed Conveyance of of entire piece and parcel of land admeasuring 1566.1 sq. meters from land bearing Non Agricultural Survey No.188 comprising corresponding CTS No.810, 811 and 812 of Village- Bandra B-Ward, Tal- Andheri, in Mumbai Suburban District within the Registration District and Sub- District of Mumbai City and Mumbai Suburban alongwith the building situated thereon.

Place : Mumbai

Dated : 15/10/2025

District Deputy Registrar Co-operative Societies, Mumbai City (3) Competent Authority U/s 5A of the MOFA 1963

(**Rajendra Veer**)
District Deputy Registrar,
Co-operative Societies, Mumbai City (3)
Competent Authority
U/s 5A of the MOFA, 1963

To,

1. Chairman /Secretary
Neelam Apartment Co-operative Housing Society Ltd.,
Mount Mary Road, Bandra (W), Mumbai- 400050.
2. The Sub Registrar office, Andheri Taluka.
3. Opponent No. 01 to 05.

District Deputy Registrar,
Co-operative Societies, Mumbai City (3)
Competent Authority
U/s 5A of the MOFA, 1963.

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

पुस्तक क्र. १	22038	32	00

19

(4)

-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : बी ओ एम (एल.डब्लू.एस.डब्ल्यू.)/सब/(डीडी) 2064 सन १९९६-९७

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे कीं,

नीलम अपार्टमेंट को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, मुंबई-४०००५७

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

उपरनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण रहिवासी

संस्थेचे उपवर्गीकरण गृहनिर्माण सहकारी संस्था

TRUE COPY

19/8/96

सही (डी.पी.बाविस्कर)

उपनिबंधक,
सहकारी संस्था (एच-पश्चिम-वार्ड)
मुंबई.

असिस्टंट रजिस्ट्रार, कोऑपरेटिव्ह सोसायटीज
हुदा

मुंबई
दिनांक १९ / ८ / १९९६

For Neelam Apartments Co-Op. Hsg. Soc. Ltd.

Chairman Secretary Treasurer

मुंबई - १०
पुस्तक क्र. १ / 2000 / 33 / 00
२०२५

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 10
सह दुय्यम निबंधक, मुंबई - १० यांचे मुद्रा
MUMBAI

मबई - १०

पुस्तक क्र. १	12037	38/00

२०२५

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

PU-ID: 50038814688

50038814688

गाव/पेठ : बी वॉर्ड			तालुका/न.भू.का. : नगर भूमापन अधिकारी,बांद्रा		जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
८१०			३६७.१०	सी	Assett included in B/८१२.

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९४८	K B Choksi
	by deed of २६-१०-२०
पट्टेदार :	
इतर भार :	-
इतर शेरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
10/05/1954	Transfer of release deed २९-७-५२ from Sorabji Ardeshir Dochir retiring Trustee			सही- 14/05/1954 CTSO
22/07/1958	N.A.Asstt entered as per collectors No.LND २३६८ dt.१६-७-५८.			सही- 25/07/1958 CTSO
13/10/1959	N.A.A. entered as per DOCs No.LND २३६८ dated ९-१०-५९			सही- 16/10/1959 CTSO
08/05/1969	भा.स.[illegible] व्या दजन मापाचे कायद्यालगत म.रा.स.च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या नोंदी संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही- 07/07/1969 वि. जि.नि.भू. अ.(द) कुलाबा
03/02/1971	उपविभागीय अधि.मुंबई उप. आदेश क्र. DLN/LND २३६८/२९-१२-७० न्यये बिनशेती आकार ३६६.० मुदत १-८-६७ ते ३१-७-७०.			सही- 03/02/1971 न. भू. अ. ३
12/07/1973	उपविभागीय अधि.मुंबई उप.आदेश क्र.DLN/LND.२३६८/२७-७-७२ न्यये बिन शेती आकार ७३२.० मुदत.१-८-७१ पासून आकारणेत आला आहे. (सि.स.नं.B८१० ते ८१२ सह)			सही- 17/08/1973 न.भू.अ.क्र.३
31/08/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.नू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/३/२०१५ व इकडील आदेश क्र.न.भू.बी वॉर्ड/ फे.क्र ४५५८ दिनांक ३१/०८/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी तीनशे सदुसष्ठ पूर्णांक एक दशांश चौ.मी दाखल केले.			फेरफार क्रं. ४५५८ प्रमाणे सही- 31/08/2015 न. भू. अ. बांद्रा

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 10 * MUMBAI *

मुंबई - १०

पुस्तक क्र. १ / 22038 | 35/00

२०३५

२१

हि मिळकत पत्रिका (दिनांक **10/08/2023 09:08:34 PM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **10/05/2024 04:05:06 PM**

वेधला पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **2205100002548000** हा क्रमांक वापरावा.

THE OFFICE OF THE JOINT SUB-REGISTRAR, MUMBAI - 10 * MUMBAI *

मुंबई - १०

पुस्तक क्र. १ | २०३२ | ३६ | ७०

२०२५

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

PU-ID: 50039568597

50039568597

गाव/पेठ : बी वॉर्ड	तालुका/न.भू.का. : नगर भूमापन अधिकारी,बांद्रा	जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
८१५			६०.२०	सी	Assett included in B/८१२.

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९४८	K B Choksi By deed of २८-१०-२०.
पट्टेदार :	
इतर भार :	-
इतर शेरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
10/05/19[illegible]	Tra[illegible] release dead dt.२९-७-५२ See B/८१०.			सही- 14/05/1954 CTSO
22/07/1958	N.A.Asstt entered as per Collectors No.LND २३६८ dt.१६-७-५८.			सही- 25/07/1958 CTSO
13/10/1959	N.A.A. entered as per DDCs No.LND २३६८ dated ९-१०-५९.			सही- 16/10/1959 CTSO
08/05/1969	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स.च्या १९५८ अंमलबजावणी कायद्यानुसार व भा. स. च्या नाणे संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही- 07/07/1969 वि. जि.नि.भू. अ.(द.) कुलाबा
03/02/1971	उपविभागीय अधि.मुंबई उप. आदेश क्र. DLN/LND २३६८/२९-१२-७० न्वये बिनशेती आकार ३६६ ,०० मुदत १-८-६७ ते ३१-७-७०.			सही- 03/02/1971 न. भू. अ. ३
12/07/1973	उपविभागीय अधि.मुंबई उप.आदेश क्र.DLN/LND.२३६८/२७-७-७२ न्वये बिन शेती आकार.७३२.०.मुदत १-८-७१ पासून आकारणेत आला आहे. (सि.स.नं.B ८१० ते ८१२ सह)			सही- 17/08/1973 न.भू.अ.क्र.३
31/08/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.मा.भू.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.वी वॉर्ड/ फे.क्र ४५५८ दिनांक ३१/०८/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी साठ पूर्णांक दोन दशांश चौ.मी दाखल केले.			फेरफार क्र. ४५५८ प्रमाणे सही- 31/08/2015 न.भू. अ. बांद्रा

मुंबई - १०
पुस्तक क्र. १ / २००० / ३० / ७०
२०२५

23

हे अवजात एकक डिजिटली साईन केलेले आहे

हि मिळकत पत्रिका (दिनांक **10/08/2023 09:08:24 PM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **10/05/2024 04:05:32 PM**

पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **2205100002548001** हा क्रमांक वापरावा.

THE JOINT SUB-REGISTRAR, MUMBAI - 10
सह दुय्यम निबंधक, मुंबई - १०
MUMBAI

मुंबई - १०			
दस्त क्र. १	22037	35	00
२०२५			

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

PU-ID: 50039938766

50039938766

गाव/पेठ : बी वॉर्ड	तालुका/न.भू.का. : नगर भूमापन अधिकारी,बांद्रा	जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
८१२			[१४७३.२०] ११३८.८०	सी	७३२.० ता १-८-७१ पासून

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९४८	K B Choksi
	By deed of २८-१०-२०.
पट्टेदार :	
इतर भार :	
इतर शेरे :	

THE JOINT SUB-REGISTRAR, MUMBAI-10 संयुक्त निबंधक, मुंबई - १० MUMBAI

मुंबई - १०

पुस्तक क्र. १ / २२०३४ | ३१/१० | २०२५

२५

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा धार (इ)	साक्षांकन
10/05/1954	Transfer & release deed dt.२९-७-५२ See B/८१०.			सही- 14/05/1954 CTSO
22/07/1958	N.A.Asstt entered as per Collectors No.LND २३६८ dt.१६-७-५८.			सही- 25/07/1958 CTSO
13/10/1959	N.A.A. entered as per DDCs No.LND २३६८ dated ९-१०-५९.			सही- 16/10/1959 CTSO
08/05/1969	भा.स.च्या १९५६ च्या कलम मापाचे कायद्यालगत म.रा.स.च्या १९५८अंमलबजावणी कायद्यानुसार व भा स च्या नाणे संबंधी कायद्यानुसारक्षेत्र आकारापे रूपांतर केले.			सही- 07/07/1969 वि.जिनिभूअ. (व)कुलाबा
03/02/1971	उपविभागीय अधि.मुंबई उप. आदेश क्र. DLN/LND २३६८/२९-१२-७०अन्वये बिनशेती आकार ३६६ .०० मुदत १-८-६७ ते ३१-७-७०.			सही- 03/02/1971 न.भू.अ
12/07/1973	उपविभागीय अधि.मुंबई उप.आदेश क्र.DLN/LND.२३६८/२७-७-७२.न्वये बिन शेती आकार.७३२.०.मुदत १-८-७१ पासूनआकारणेत आला आहे .(सि.स.नं.B ८१० ते ८१२ सह)			सही- 17/07/1973 न.भू.अ.क्र
13/09/1979	आदेश क्र. CTS B ८१२ दि १३-९-७९ मोजणी प्रमाणे क्षेत्र दुरुस्त केले.			सही- 13/09/1979 न.भू.अ.क्र
24/03/2017	मा.प्रमाणित मा.मुख्य अधि.संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.सं.भू.१/मि.प./अधि.नं.२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.वांद्रा (प)/फे.क्र५१६८ दिनांक २४/०३/१७ अन्वये मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एक हजार पाऱ्यांशे ब्याहत्तर पूर्णांक दोन काटे चौ.मी नमूद केले.			फेरफार क्र. ५१६८ प्रमाणे 24/03/2017 न.भू.अ.वांद्रा
11/08/2023	आदेशाने नोंद - सिटी/अधीक्षक, भूमी अभिलेख, मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र. : न.भू.क्र.अ/न.भू.वांद्रे/ए.सी.बी.मि.प./पुनर्विलोकन/का.वि.५५२/एस.आर.६३७/२०२३ दि. : ०३/०७/२०२३ अन्वये त्यांचेकडील आदेश क्र.न.भू./ए.सी.बी.मि.प./पुनर्विलोकन/वांद्रे(प)बी वॉर्ड/न.भू.क्र.बी/८१२/२०२३, दि. ०९/०८/२०२३ अन्वये "नगर भूमापन- वांद्रे(प) बी वॉर्ड, तालुका- अंधेरी येथील न.भू.क्र. बी/८१२ या मिळकतीस १३/०९/१९७९ ची क्षेत्रदुरुस्तीबाबतची नोंद कमी करून वर्किंगी नोंदवहीप्रमाणे ११३८.८० चौ.मी. क्षेत्र मिळकत पत्रिकेवर दाखल करणेत यावे. व त्या अनुषंगाने फे.फा.क्र. ५१६८, दि. २४/०३/२०१७ ची अक्षरी नोंद कमी करून मिळकत पत्रिका अद्यावत करावी" त्याप्रमाणे वरील केलेल्या आदेशाची नोंद दाखल केली.			फेरफार क्र. [illegible] प्रमाणे सही- 11/08/2023 [illegible] वांद्रा

मुद्रांक क्र. १ 20037 30/00

हि मिळकत पत्रिका (दिनांक **11/08/2023 06:08:25 PM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **10/05/2024 04:05:51 PM**

पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **2205100002548129** हा क्रमांक वापरावा.

हे कागदपत्र एकक डिजिटली साईन केलेले आहे

26

(75)

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966.

No. CE/ 17 /BSII/A 11

07 DEC 1987 Valid up to 3-11-93

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXX VII of 1966) to:

Shri Ramlal Gupta

Applicant, to the development work of Residential

Form

at premises at Street No. C.T.S. No. 5/1 to 8/2 Survey No.

Hissa No.

Village

situated at Plant Mogra Rd T.P.S. No. Plot No.

on the following conditions Vide

This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) the Development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans. (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with, (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such an event shall be deemed to have carried out the development work in contravention of section 43 of 45 of the Maharashtra Regional and Town Planning Act, the Municipal Commissioner has appointed to Shri _____ Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

This Commencement Certificate is renewable every year [illegible] extended period shall in no case exceed three years, provide[illegible] that such lapse shall not bear any subsequent application [illegible] permission under section 44 of the Maharashtra Regional [illegible] Planning Act, 1966.

4. The conditions of this Certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators, the assignees and every person deriving title through or under him.

For and on behalf of the Local Authority
THE MUNICIPAL CORPORATION OF [illegible]

मजूर - १०
प्रमाण 22038 09/00
२०२५

EXECUTIVE ENGINEER, BUILDING PROPOSALS
(WESTERN SUBURBS) [illegible]

The Commencement certificate is for [illegible] only

Municipal Commissioner for Greater [illegible]

THE NEELAM APARTMENT CO-OP. HSG. SOCIETY LTD. Regd. No. B.O.M./W.H.W./ H.S.C./T.C./7015/

For Neelam Apartments Co-Op. Hsg. Soc. Ltd.

Chairman Secretary Treasurer

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-10
MUMBAI

मुंबई - १०

पुस्तक क्र. १ / 12038 / 2024

२०२४

NEELAM APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED

SR. NO	NAME OF THE FLAT PURCHASER	FLAT No.	DATE OF EXECU.	BUILT UP SQ. MTR	AGREEMENT VALUE	MARKET VALUE	STAMP DUTY PAID	ADJ / REG. NO
1	MR MYANK JATINDAR NAGPAL	101	29-03-2022	68.69	3,63,44,000	3,21,18,070	18,17,500	BDR/15/4371/2022
	MR.SHHAKTI B AGGARWAL		02-05-2016		GIFT DEED	2,83,73,000	500	BDR/1/4805/2016
	MR. BAJRANG PRASAD AGARWAL		28-12-2006		GIFT DEED	47,94,500	2,24,500	BDR/4/220/2007
2	MR. JATINDER T NAGPAL	102	20-09-2024	35.35	1,90,00,000	1,73,06,300	11,40,000	BDR/15/16634/2024
	MR.NISCHAY NARINDER NAGPAL		29-03-2022		1,87,03,000	1,65,28,953	9,35,500	BDR/15/4372/2022
	MR.SHAKTI B. AGARWAL		02-05-2016		GIFT DEED	1,46,01,000	500	BDR/1/4804/2016
	MR. BAJRANG PRASAD AGARWAL		28-12-2006		GIFT DEED	24,67,500	1,08,000	BDR/4/200/2007
3	MESSRS NAGPAL'S (BOMBAY)	103	19-06-1982	80.85	2,25,000	9,05,000	41,400	COB/A/AY/11377/2023
4	MRS.HEENA CHAND RANGWANI	201	07-04-2010	68.69	1,83,00,000	1,18,30,000	8,97,600	BDR/1/3791/2010
5	MR. CHAND BHAGWAN RANGWANI	202	07-04-2010	35.35	92,00,000	60,87,900	4,42,600	BDR/1/3792/2010
6	MS. DEVI SIRUMAL TULSIANI	203	14-03-2000		40,00,000		4,08,110	COA/AY/16433/2008
7	MRS. RIMA MUKESH TULSIANI	301	06-06-2001	68.69	42,00,000		2,94,750	COA/AY/16431/2008
8	MRS. RIMA MUKESH TULSIANI	302	06-06-2001	35.34	15,00,000		95,630	COA/AY/16432/2008
9	MR. ANWAR HUSSAIN & OTHERS	303	21-06-1982	80.85	2,81,250	8,54,500	38,440	COB/A/AY/11378/2023
10	MRS. ZAMINA S. PANJWANI & OTHERS	401	26-12-2002	68.69	44,00,000		3,10,750	Impd No. 2763/2002
11	MR. GULSHAN M PANJWANI & OTHERS	402	26-12-2002	35.35	22,00,000		1,34,750	Impd No. 2764/2002

For Neelam Apartments Co-Op. Hsg. Soc. Ltd.

Chairman Secretary Treasurer

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-10
संयुक्त दुय्यम निबंधक, मुंबई - १०
MUMBAI

मुंबई - १०

पुस्तक क्र. १	२०२२	११	५०

२०२५

12	MR SUDHIR RAMLAL ANAND	403	01-02-201[illegible]	80.85	11,70,676	2,75,76,000	13,79,000	BDR/4/917/2016
	M/S KLAS TAPE CO.		11-06-1992		9,60,000	16,09,500	1,09,950	COB/A/AY/11683/2023
13	MRS. NEETA NITIN MEHTA	501	27-07-2004	68.68	80,00,000	74,44,500	3,83,750	BDR/1/6418/2004
14	MRS. NEETA NITIN MEHTA	502	27-07-2004	35.34	40,00,000	36,94,000	1,83,750	BDR/1/6419/2004
15	MRS. ZARINE PATEL	503	08-09-2021	80.85	GIFT DEED	1,62,93,754	4,89,000	BDR/4/7981/2021
	MR. ZARINE PATEL & OTHERS		30-10-2006		1,50,00,000	8,75,591	7,32,600	BDR/1/8894/2006
16	MRS. RASHMI M. KHETWANI	601	10-04-1987	68.69	6,61,500	9,44,500	44,560	IMP/1100900/328/2025
17	MR. MANOHAR RAMCHAND KHETWANI	602	10-04-1987	35.35	3,10,500	7,61,000	29,880	IMP/1100900/329/2025
18	MR. SHHAKTI B AGGARWAL & OTHERS	603	10-08-2022	89.18	3,85,00,000	3,65,86,095	23,10,000	BDR/15/11140/2022
	MR.NIZAR ABDUL LALANI & OTHERS		19-02-2005		75,00,000	65,23,517	3,58,750	BDR/1/1522/2005
19	SHRI. NANDLAL I TALREJA & OTHERS	701 & 702	30-05-1995	86.71	1,07,00,000	1,07,00,000	10,17,500	BDR/4/8356/2008 COA/AY/4890/2008
20	MR. TAHIR ISANI	703	08-01-2007	89.21	15,00,000	38,11,000	1,79,350	BDR/9/219/2007
21	M/S KEVALYA SECURITIES PVT LTD	801 & 802	21-10-2010	160.59	4,76,25,000	1,78,56,279	23,81,250	BDR/4/11961/2010
22	MR. RAJENDRA S CHANDRACHUD & OTHERS	803	24-12-1994	84.75	98,00,000		9,27,500	COS/A/AY/11682/2023
23	MRS. NEETA NITIN MEHTA	901	03-04-1981	82.43	70,00,000	35,11,500	6,47,500	BDR/4/8358/2008 COA/AY/5650/2008
24	MRS. NEETA NITIN MEHTA	902	03-04-1995	35.35	35,00,000	18,07,000	2,97,500	BDR/4/8357/2008 COA/AY/5649/2008
25	MRS. NEETA NITIN MEHTA	903	31-10-1989	80.85	9,50,000		72,750	AS/13/41625/1995

For Neelam Apartments Co-Op. Hsg. Soc. Ltd.

Chairman Secretary Treasurer

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-10
सह दुय्यम निबंधक, मुंबई - १० यांचे शिक्का
MUMBAI

मुंबई - १०

मुद्रांक क्र. १	२२०३७	२६/१०	
२०२५			

26	MR. SUNIL GHANSHAMDAS VERLIANI	1001	01-04-2021	68.70	GIFT DEED	1,81,67,900	500	BDR/9/5715/2021
	MR. GHANSHAMDAS S VERLIANI & OTHERS		15-01-2016		4,63,00,000	2,95,29,500	23,15,000	BDR/1/561/2016
	MR. ANIZ A. KHERAJ		05-06-2008		GIFT DEED	41,67,970	83,000	BDR/4/4750/2008
27	MR. SUNIL GHANSHAMDAS VERLIANI	1002	01-04-2021	35.35	GIFT DEED	86,80,155	500	BDR/9/5719/2021
	MR.GHANSHAMDAS S VERLIANI & OTHERS		15-01-2016		2,37,00,000	1,44,60,978	11,85,000	BDR/1/562/2016
	MR. ANIZ A. KHERAJ		03-06-2008		GIFT DEED	20,32,536	43,310	BDR/4/4745/2008
28	MR. NASEEM AMIRALI SURANI & OTHERS	1003	04-07-1989		9,85,000		47,800	AMN/31477/F/1994
29	MR. AMIN SUNDERJI GILANI	1101	28-11-1991		9,55,000		49,550	AMN/10153/1995
30	MRS.NOORJEHAN AMIN GILANI	1102	28-11-1991		6,75,000		24,500	AS/23/5031/1994
31	MR. SAJID ALAUDIN KARMALI & OTHERS	1103	24-03-2014	80.85	RELEASE DEED	0	200	BDR/9/2286/2014
	MR.ALAUDIN R KARMALI & OTHERS		18-04-2000		45,00,000		3,35,310	COB/A/AY/3551/2023
32	MR.RAJESH KARAMCHANDI	1201	25-09-2020	52.97	RELEASE DEED	0	500	BDR/15/2275/2020
	SHRI NARI G KARAMCHANDANI		15-06-1981		3,03,800	5,93,000	19,580	COB/A/AY/11374/2023
33	MR.RAJESH NARI KARAMCHANDANI	1202	25-09-2020	56.09	RELEASE DEED	0	500	BDR/15/2277/2020
	SMT. SUNITA N KARAMCHANDANI		15-06-1981		2,77,000	7,06,000	24,860	COS/A/AY/11375/2023
34	M/S VIDHYA TRADING CO	1203	16-06-1982	100.92	4,18,000	9,99,500	48,960	PS/4978/1984 COB/A/AY/11684/2023
35	SHRI.RAJESH NARI KARAMCHANDANI	1301	17-02-2018	47.39	4,20,00,000	3,88,02,000	21,00,000	BDR/18/1643/2018
	MR. ANIL NARI KARAMCHANDANI		15-06-1982		4,48,200	8,30,000	35,400	COS/A/AY/11376/2023
36	M/S RAJENDRA TRADING CO	1302	16 June 1982	62.90	3,93,250	6,23,000	21,380	PS/4977/1984 COB/A/AY/11685/2023

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 10

For Nilgiri Apartments Co-Op. Hsg. Soc. Ltd.

Secretary Treasurer

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-10
संयुक्त निबंधक, मुंबई - १० यांचे मुद्रा
MUMBAI

मुंबई - १०		
पुस्तक क्र. १	२२०३	८८/७०
२०२५		

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

PU-ID: 50038814688

50038814688

गाव/पेठ : बी वॉर्ड	तालुका/न.भू.का. : नगर भूमापन अधिकारी,बांद्रा	जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
८१०			३६७.१०	सी	Assett included in B/८१२.

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९४८	K B Choksi
	by deed of २६-१०-२०
पट्टेदार :	
इतर भार :	-
इतर शेरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
10/05/1954	Transfer of release deed २९-७-५२ from Sorabji Ardeshir Dochi retiring Trustee			सही- 14/05/1954 CTSO
22/07/1958	N.A.Assit entered as per collectors No.LND २३६८ dt.१६-७-५८.			सही- 25/07/1958 CTSO
13/10/1959	N.A.A. entered as per DDCs No.LND २३६८ dated १-१०-५९			सही- 16/10/1959 CTSO
08/05/1969	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स.च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या नाणे संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही- 07/07/1969 वि. जि.नि.भू. अ.(द) कुलाबा
03/02/1971	उपविभागीय अधि.मुंबई उप. आदेश क्र.DLN/LND २३६८/२९-१२-७० न्वये बिनशेती आकार २६६.० मुदत १-८-६७ ते ३१-७-७०.			सही- 03/02/1971 न. भू. अ. ३
12/07/1973	उपविभागीय अधि.मुंबई उप.आदेश क्र.DLN/LND.२३६८/२७-७-७२ न्वये बिन शेती आकार ७३२.० मुदत.१-८-७१ पासून आकारणेत आला आहे. (सि.स.नं.B८१० ते ८१२ सह)			सही- 17/08/1973 न.भू.अ.क्र.३
31/08/2015	मा.जनाधंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/नि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/३/२०१५ व इकडील आदेश क्र.न.भू.बी वॉर्ड/ फे.क्र ४५५८ दिनांक ३१/०८/२०१५ अन्वये केवळ चौकशी नोंदवहीतील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळत असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी तीनशे सदुसष्ठ पूर्णांक एक दशांश चौ.मी दाखल केले.			फेरफार क्रं. ४५५८ प्रमाणे सही- 31/08/2015 न. भू. अ. बांद्रा

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-10 सह दुय्यम निबंधक, मुंबई - १० MUMBAI

मुंबई - १०
पुस्तक क्र. १ / २०३४ / ९९ / ७०
२०२५

हि मिळकत पत्रिका (दिनांक **10/08/2023 09:08:34 PM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **27/11/2025 10:11:36 AM**

वैधता पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **2205100002548000** हा क्रमांक वापरावा.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 10 * MUMBAI *
सह दुय्यम निबंधक, मुंबई - १० यांचे शिक्का

मुंबई - १०			
पुस्तक क्र. १	२०३७	७०	७०
२०२५			

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

PU-ID: 50039568597

50039568597

गाव/पेठ : बी वॉर्ड	तालुका/न.भू.का. : नगर भूमापन अधिकारी,बांद्रा	जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
८११			६०.२०	सी	Assett included in B/८१२.

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९४८	K B Choksi
	By deed of २८-१०-२०.
पट्टेदार :	
इतर भार :	-
इतर शेरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
10/05/1954	Transfer & release deed dt.२९-७-५२ See B/८१०.			सही- 14/05/1954 CTSO
22/07/1958	N.A.Asstt entered as per Collectors No.LND २३६८ dt.१६-७-५८.			सही- 25/07/1958 CTSO
13/10/1959	N.A.A. entered as per DOCs No.LND २३६८ dated ९-१०-५९.			सही- 16/10/1959 CTSO
06/05/1969	मा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स.च्या १९५८ अंमलबजावणी कायद्यानुसार व मा. स. च्या नाणे संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही- 07/07/1969 वि. जि.नि.भू.अ.(द) कुलाबा
03/02/1971	उपविभागीय अधि.मुंबई उप.आदेश क्र.DLN/LND २३६८/२९-१२-७० न्वये बिनशेती आकार ३६६ .००.मुदत १-८-६७ ते ३१-७-७०.			सही- 03/02/1971 न. भू. अ. ३
12/07/1973	उपविभागीय अधि.मुंबई उप.आदेश क्र.DLN/LND.२३६८/२७-७-७२ न्वये बिन शेती आकार ७३२.०.मुदत १-८-७१ पासून आकारणेत आला आहे. (सि.स.नं.B ८१० ते ८१२ सह)			सही- 17/08/1973 न.भू.अ.क्र.३
31/08/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.मा.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बी वॉर्ड/ फे.क्र ४५५८ दिनांक ३१/०८/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळत असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी साठ पूर्णांक दोन दशांश चौ.मी दाखल केले.			फेराफार क्र. ४५५८ प्रमाणे सही- 31/08/2015 न. भू. अ. बांद्रा

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-10 MUMBAI

मुंबई - १०
मुद्रांक क्र. १ | ५१/७०
२०२५

हि मिळकत पत्रिका (दिनांक **10/08/2023 09:08:24 PM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्कयाची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **27/11/2025 10:11:02 AM**

वैधता पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **220510000254800 1** हा क्रमांक वापरावा.

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-10
सह दुय्यम निबंधक, मुंबई - १० यांचे शिक्का
MUMBAI

पावती = १०			
पुस्तक क्र. १	२२०३४	५२	७०
२०२५			

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नमुना "ड"]

PUID: 50039938766

50039938766

गाव/पेठ : बी वॉर्ड			तालुका/न.भू.का. : नगर भूमापन अधिकारी,बांद्रा		जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माळ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
८१२			[१४७३.२०] ११३८.८०	सी	७३२.० ला १-८-७१ पासून

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९४८	K B Chokai
	By deed of २८-१०-२०.
पट्टेदार :	
इतर भार :	
इतर शेरे :	

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - १० संयुक्त निबंधक, मुंबई - १० MUMBAI

मुंबई - १०			
पुस्तक क्र. १	५२०३४	५३	००
२०२५			

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
10/05/1954	Transfer & release deed dt.२९-५-५२ See B/८१०.			सही- 14/05/1954 CTSO
22/07/1958	N.A.Asstt entered as per Collectors No.LND २३६८ dt.१६-७-५८.			सही- 25/07/1958 CTSO
13/10/1959	N.A.A. entered as per DDOs No.LND २३६८ dated १-१०-५९.			सही- 16/10/1959 CTSO
08/05/1969	भा.स.च्या १९५६ च्या कलम मापाचे कायद्यालगत म.रा.स.च्या ५१५८अंमलबजावणी कायद्यानुसार व भा स च्या नाणे संबंधी कायद्यानुसारक्षेत्र आकाराचे रुपांतर केले.			सही- 07/07/1969 वि.जिनिभूअ. (व)कुलाबा
03/02/1971	उपविभागीय अधि.मुंबई उप. आदेश क्र.DLN/LND २३६८/२९-१२-७०अन्वये बिनशेती आकार ३६६ .००.मुदत १-८-६७ ते ३१-७-७०.			सही- 03/02/1971 न.भू.अ
12/07/1973	उपविभागीय अधि.मुंबई उप.आदेश क्र.DLN/LND.२३६८//२७-७-७२.न्वये बिन शेती आकार.७३२.०.मुक्त १-८-७१ पासूनआकारणेत आला आहे .(सि.स.नं.B ८१० ते ८१२ सह)			सही- 17/07/1973 न.भू.अ.क्र
13/09/1979	आदेश क्र. CTS B ८१२ दि १३-९-७९ मोजणी प्रमाणे क्षेत्र दुरुस्त केले.			सही- 13/09/1979 न.भू.अ.क्र
24/03/2017	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.सा.भू.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.बांद्रा (प)/फे.क्र५१६८ दिनांक २४/०३/१७ अन्वये मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एक हजार सातशे त्र्याहत्तर पूर्णांक दोन दशांश चौ.मी नमूद केले.			फेरफार क्रं. ५१६८ प्रमाणे सही- 24/03/2017 न.भू.अ.बांद्रा
11/08/2023	आदेशाने नोंद - जिल्हा अधीक्षक भूमी अभिलेख, मुंबई उपनगर जिल्हा यांचे कडील आदेश क्रं. : न.भू.सं.३अ/न.भू.बांद्रे/ए.सी.बी.मि.प./पुनर्विलोकन/का.वि.५५२/एस.आर.६३७/२०२३ दि. : ०३/०७/२०२३ अन्वये व इकडील आदेश क्र.न.भू./ए.सी.बी.मि.प./पुनर्विलोकन/बांद्रे(प)बी वॉर्ड/न.भू.क्र.बी/८१२/२०२३, दि. ०९/०८/२०२३ अन्वये "नगर भूमापन- बांद्रे(प) बी वॉर्ड, तालुका- अंधेरी येथील न.भू.क्र. बी/८१२ या मिळकतीस १३/०९/१९७९ ची क्षेत्रदुरुस्तीबाबतची नोंद कमी करून खालीलप्रमाणे नोंदवावी.भिन्नभू.१५६६.८० चौ.मी. क्षेत्र मिळकत पत्रिकेवर दाखल करणेत यावे. व त्या अनुषंगाने फे.फा.क्र.५१६८, दि.२४/०३/२०१७ ची अक्षरी नोंद कमी करून मिळकत पत्रिका अद्यावत करावी", याप्रमाणे अंमलात केलेल्या आदेशाची नोंद दाखल केली.			फेरफार क्रं. ५४ प्रमाणे सही- 11/08/2023 न.भू.अ. बांद्रा

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI

हि मिळकत पत्रिका (दिनांक **11/08/2023 06:08:25 PM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे स्थावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **27/11/2025 10:11:23 AM**

पडताळा पहाताकरीता **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **2205100002548129** हा क्रमांक वापरावा.

मुंबई - १०

पुस्तक क्र. १ / २२०३४ / ५४/७०

२०१६

NEELAM APARTMENTS CO-OP. HOUSING SOCIETY LTD.

[REG.NO.BOM/WHW/HSG/TC/2075 OF 1986-87]
MOUNT MARY ROAD, BANDRA [WEST], MUMBAI -400050.

Minutes of the Managing Committee Meeting held on Tuesday, 16th September, 2025 at 10.00 am in the society premises.

The following members were present for the meeting: -

Sr. No.	Name of The Member
	Mr. Jatinder Nagpal
2.	Mr. Sunil Verliani
3.	Mrs. Neeta Mehta
4.	Mr. Rajendra Chandrachud
5.	Mr. Manohar Khetwani
6.	Ms. Zarine Patel

Item No.1 : To authorized office bearers for the Deemed Conveyance Deed Registration.

"RESOLVED" that 1) MR. JATINDER NAGPAL – Chairman, 2) MR. SUNIL VERLIANI – Secretary and 3) MS. ZARINE PATEL - Treasurer are authorized to execute the Unilateral Deemed Conveyance Deed and present the same for registration, before the Sub-Registrar or Registrar having authority for and to have them registered according to law and to all acts, deeds and things necessary for effecting and completing the registration of the said Conveyance deed as fully and effectually in all respects and further to apply for the Name transfer on the Property card.

Proposed By : Mr. Manohar Khetwani

Seconded By : Mr. Rajendra Chandrachud

Signed By:

FOR NEELAM APARTMENT CO-OPERATIVE HOUSING SOCIETY LTD.

मुंबई - १०		
पुस्तक क्र. १ / 22037	44 / 00	
	०२५	

(Chairman) (Secretary) (Treasurer)

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

Inward No: HW/GB/2025-26/0401915

मत्ता क्रमांक	मालमत्ता कराचे : देयक कालावधी	देयक क्रमांक	देयक दिनांक
HW0403150070000	2025-2026 01/04/2025 ते 31/03/2026	202510BIL24793110 202520BIL24793111	15/05/2025

मालकाचे नाव व पत्ता: THE SECY NEELAM APPT CO OP

HSG SOCIETY LTD,MOUNT MARY RD,BANDRA (W) MUMBAI 400050

पत्ता :

Asstt. Assessor & Collector, H West Ward, Municipal Office Building,
Second Hasnabad lane, Khar (West), Mumbai - 400 052.

ईमेल पत्ता-aachw.ac@mcgm.gov.in दूरध्वनी क्र.02226440120 Ext.425

मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, सर्वेक्षण नाव, भाग क्रमांक, मालाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, कन्टाळ्याची नावे .

HW -1084 8 MT MARY RD HOUSE K B CHOKSEY

प्रथम करनिर्धारण दिनांक: 31/03/1961	अकरणाची क्रमांक :	User Category* :- RnR
एकूण भांडवली मूल्य: ₹ 8631965/-	एकूण भांडवली मूल्य (अक्षरी) ₹ Eighty Six Lakh Thirty One Thousand Nine Hundred Sixty Five Only	

कराचे नाव	01/04/2025 ते 30/09/2025 (202510) Bill Amount (₹)	01/10/2025 ते 31/03/2026 (202520) Bill Amount (₹)
सर्वसाधारण कर (General Tax)	4352	4352
जल कर (Water Tax)	0	0
जल लाभ कर (Water Benefit Tax)	2731	2731
मलनि:सारण कर (Sewerage Tax)	0	0
मलनि:सारण लाभ कर (Sewerage Benefit Tax)	1701	1701
म.न.पा. शिक्षण उपकर (Mun.Edu.Cess)	1583	1583
राज्य शिक्षण उपकर (State Edu.Cess)	1385	1385
रोजगार हमी उपकर (EGC)	0	0
वृक्ष उपकर (Tree Cess)	80	80
पथ कर (Street Tax)	1978	1978
एकूण देयक रक्कम (Total Amount)	13810	13810
अनधिकृत बांधकामासाठीचे कलम152 अ नुसार देयकाची रक्कम (Penalty u/s 152A on unauthorized construction)	0	0
आगाऊ भरणाचे समायोजन (Adv.Adj.Amt)	13810	13810
देयकाची निव्वळ रक्कम (Total Amt.)	(A)	0
अखेरची शिल्लक (Bill Amount)	₹ Nil	
परतावाची निव्वळ रक्कम (Refund Amt.)	0	0
अंतिम देय दिनांक (Due Date)	13/08/2025	31/12/2025
To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first) IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTHW0403150070000 , Name-BMC Property Tax.	(C) दि. 15/05/2025 या तारखेपर्यंतची थकबाकी	97281
	(D) दि. 15/05/2025 या तारखेपर्यंतची आगाऊ जमेची रक्कम	0
To make payment through Cheque/DD/PO: instrument should be drawn in favour of BMC / बृहन्मुंबई महानगरपालिका	(E) दि. 15/05/2025 या तारखेपर्यंतची अखेरची एकूण रक्कम (A+B+C+D)	97281

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 10 * MUMBAI *

मुंबई - १०
पुस्तक क्र. ३ / २२०३ | ५९ / ००
२०२५

22620

* मात्र, न्यायालयीन निर्णयानुसार थकबाकी मूल्य निश्चिती विषय [illegible] नवीन नियम क्र. [illegible] [illegible] आणि [illegible] मुंबई महानगरपालिका अधिनियम १९८८ [illegible]

Scan to open BMC Website :

डॉ. गजानन विनायक बेलाळे
करनिर्धारक व संकलक

For Neelam Apartments Co-Op. Hsg. Soc. Ltd.

Chairman Secretary Treasurer

Neelam Apartments Co-Op. Hsg. Soc. Ltd. Mumbai

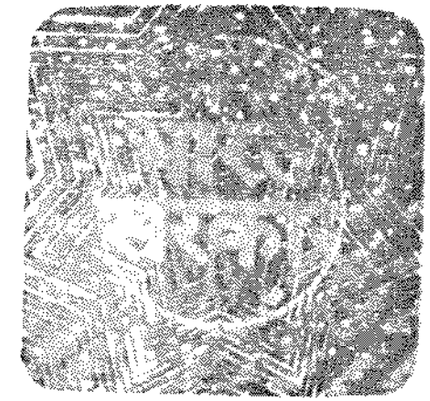
आयकर विभाग

INCOME TAX DEPARTMENT

सत्यमेव जयते

भारत सरकार

GOVT. OF INDIA



NEELAM APARTMENTS CO OPERATIVE HOUSING SOCIETY LIMITED

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 10

19/08/1986

Permanent Account Number

AAAAN2941A

For Neelam Apartments Co-Op. Hsg. Soc. Ltd.

Chairman Secretary Treasurer

Neelam Apartments Co-op. Hsg. Soc. Ltd. Mumbai

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदणीचा क्रमांक : Enrolment No: 1193 80280 33122

To

Suite Gaurangi [illegible]

Sup Chandrakanta Mehta

Sup Chandrakanta Mehta

Flat No. [illegible] Anand Building

Perry Road [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

SF208730156FT

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 10 * MUMBAI *

सह दुय्यम निबंधक, मुंबई - १० यांचे पुस्तक

आपला आधार क्रमांक / Your Aadhaar No. :

5072 6828 0985

आधार - सामान्य माणसाचा अधिकार

मबई - १०

पुस्तक क्र. १ / २०३४ / ५८ / ७०

२०२५

भारत सरकार

Government of India

[illegible]

[illegible]

[illegible]

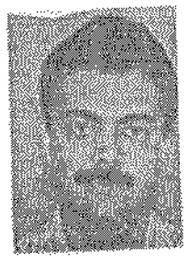
पुरुष / Male

5072 6828 0985

आधार - सामान्य माणसाचा अधिकार

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABPV3351J



नाम NAME

SUNIL GHANSHYAMDAS VERLIANI

पिता का नाम FATHER'S NAME

GHANSHYAMDAS SAKHAVATRAI VERLIANI

जन्म तिथि DATE OF BIRTH

20-06-1962

FATHER SIGNATURE

आयकर निदेशक (सिस्टम)

DIRECTOR OF INCOME TAX (SYSTEMS)

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 10

संयुक्त दुय्यम निबंधक, मुंबई - १० शिक्का

MUMBAI

मुंबई - १०			
पुस्तक क्र. १	22037	42	00
२०२४			

भारत सरकार
GOVERNMENT OF INDIA

जतिनदर तरलोक नागपाल
Jatinder Tarlok Nagpal
DOB: 05-02-1957
Gender:Male

8526 8596 6878

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O: तरलोक नागपाल , 103 , नीलम अपार्टमेंट्स, माउंट मेरी रोड, माउंट मेरी चर्च के पास मुंबई, बांद्रा वेस्ट, मुंबई, मुंबई, महाराष्ट्र, 400050

Address:
S/o: Tarlok Nagpal, 103, Neelam Apartments, Mount Mary R... Near Mount Mary Church, Mumbai Bandra West, Mumbai, Mumbai Maharashtra, 400050

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947 Bengaluru-560 001

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Scanned by CamScanner

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 10
मुंबई - १०
MUMBAI

मुंबई - १०		
पुस्तक क्र. १	६२०३४	६० / ७०
२०२५		

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAAPN3003C

नाम /NAME

JATINDER TARLOK NAGPAL

पिता का नाम /FATHER'S NAME

TARLOK NAGPAL

जन्म तिथि /DATE OF BIRTH

05-02-1957

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

Scanned by CamScanner

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 10

MUMBAI

मुंबई - १०

दुय्यम क्र. १ | २२०३४ | ६५ | ००

२०२५

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AHOPP2907J

नाम /NAME

ZARINE H PATEL

पिता का नाम /FATHER'S NAME

ARDESHIR B VAKIL

जन्म तिथि /DATE OF BIRTH

31-08-1944

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax(Computer Operations)

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 10

मुख्य निबंधक, मुंबई - १० यांचा शिक्का

MUMBAI

मुंबई - १०

पुस्तक क्र. १ / ९२०३४ / ९२ / ००

२०२५

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 10
संयुक्त दुय्यम निबंधक, मुंबई - १० शिक्का
MUMBAI

मुंबई - १०			
पुस्तक क्र. १	२२०३४	६३	८०
२०२५			

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 1492/41615/25716

To,
झरीन पटेल
Zarine Patel
D/O Ardeshir Byramji Vakil
Flat No 503 Neelam Apartments CHS
Mount Mary Road
Bandra West
Mumbai
Bandra West Mumbai Mumbai
Maharashtra 400050
9833170560

07/01/2012

Ref: 35 / 12V / 20402 / 20563 / P

SB459055835FH

आपका आधार क्रमांक / Your Aadhaar No. :

9461 2579 0153

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

झरीन पटेल
Zarine Patel
जन्म तिथि / DOB : 31/08/1944
महिला / Female

9461 2579 0153

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें ।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: D/O Ardeshir Byramji Vakil, Flat No 503 Neelam Apartments CHS, Mount Mary Road, Bandra West, Mumbai Bandra West, Maharashtra, 400050

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI-10

9461 2579 0153

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CQFPK6260H

नाम / Name
PEARL MYANK NAGPAL

पिता का नाम / Father's Name
AMIRALI PYARALI KESHWANI

जन्म की तारीख / Date of Birth
06/01/1991

हस्ताक्षर / Signature

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रमांक / Enrollment No. : 0635/10543/81510

To
Pearl Myank Nagpal
पर्ल मयंक नागपाल
C/O: Myank Nagpal,
103, Neelam Apartment,,
Mount Mary Road,,
Bandra West,,
VTC: Bandra, PO: Bandra West,
Sub District: Andheri, District: Mumbai Suburban,
State: Maharashtra, PIN Code: 400050,
Mobile: 9819077033

30/10/2015

20462138

KF204621385FI

आपका आधार क्रमांक / Your Aadhaar No. :

4834 8021 9901

मेरा आधार, मेरी पहचान

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 10
सह दुय्यम निबंधक, मुंबई - १० यांचा शिक्का
MUMBAI

भारत सरकार
Government of India

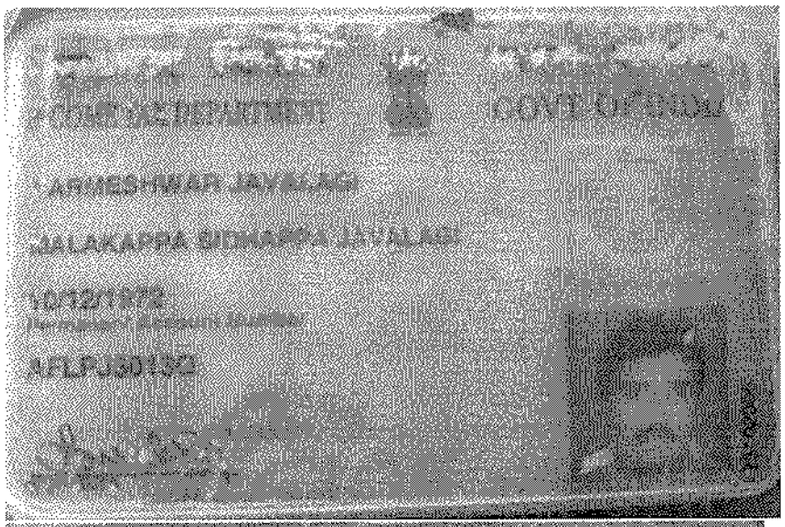
आधार

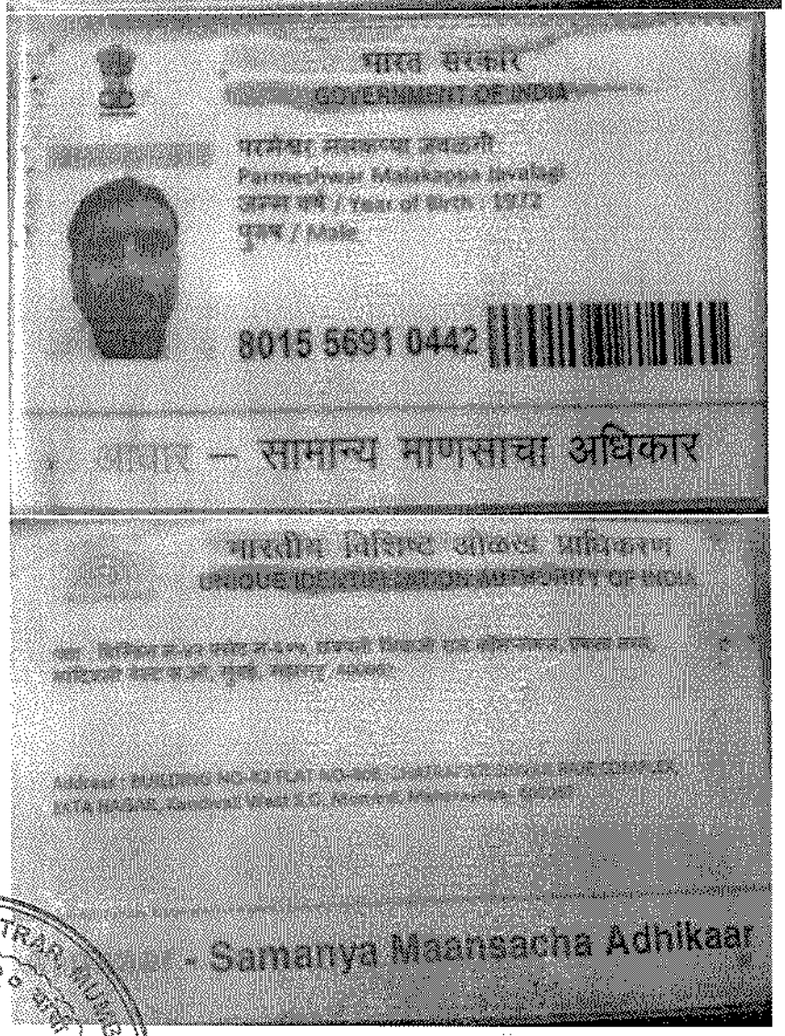
पर्ल मयंक नागपाल
Pearl Myank Nagpal
जन्म तिथि / DOB: 06/01/1991
महिला / Female

4834 8021 9901

मेरा आधार, मेरी पहचान

मुंबई - १०
पुस्तक क्र. १/ २०३८ / ३५/ १०
30/10/2015
२०२५





THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI - 10
सह दुय्यम निबंधक, मुंबई - १० शिक्का
MUMBAI

मुंबई - १०	
पुस्तक क्र. १ / २०३४	६६ / ७०
२०२५	

378/22034
गुरुवार,11 डिसेंबर 2025 11:45 म.पू.

दस्त गोषवारा भाग-1

मबई10
दस्त क्रमांक: 22034/2025

दस्त क्रमांक: मबई10 /22034/2025

बाजार मुल्य: रु. 10,22,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.79,320/-

नोंद्णी फी माफी असल्यास तपशिल :-

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

दु. नि. सह. दु. नि. मबई10 यांचे कार्यालयात

अ. क्रं. 22034 बर दि.11-12-2025

रोजी 11:43 म.पू. वा. हजर केला.

पावती:17393 पावती दिनांक: 11/12/2025

सादरकरणाराचे नाव: **निलम अपार्टमेंट को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सचिव सुनील घनशामदास वरलीयानी**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2800.00
पृष्टांची संख्या: 70	
एकुण:	32800.00

दस्त हजर करणाऱ्याची सही:

मनिष नारायण गायकवाड
सह दु.नि.मुंबई 10

मनिष नारायण गायकवाड
सह दु.नि.मुंबई 10

दस्ताचा प्रकार: मानीव अभिहस्तांतरण

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

शिक्का क्रं. 1 11 / 12 / 2025 11 : 43 : 39 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 11 / 12 / 2025 11 : 44 : 31 AM ची वेळ: (फी)

प्रतिज्ञापत्र

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI - 10 * MUMBAI *
सह दुय्यम निबंधक, मुंबई - १०

मला इंग्रजीतुन ह्या नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस सादर केलेला आहे. *दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्ताची सत्यता, वैधता व वादशीर बाबीसाठी दस्त निष्पादक व कबुलीजबाबक हे संपूर्णपणे जबाबदार राहतील.

लिहन देणारे

लिहन घेणारे

मुंबई - १०
पुस्तक क्र. १ 22036 ८० ७०
२०२५

दस्त क्रमांक :मबई10/22034/2025
दस्ताचा प्रकार :-मानीव अभिहस्तांतरण

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:के.बी. चोक्सी लिहून देणार तर्फे श्री. आनंद कटके जिल्हा उपनिबंधक सहकारी संस्था आणि महाराष्ट्र ओनरशिप फ्लॅट अॅक्ट 1963 चे कलम 5 अ अन्वये सक्षम प्राधिकारी मुंबई सिटी 3 (नोंदणी कायदा 1908 चे कलम 88 खाली नोंदणीस हजर राहण्यास सुट) पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: सीटीएस नं. 810,811 आणि 812, व्हिलेज - बांद्रा बी-वॉर्ड, तालुका- अंधेरी,, रोड नं: माउंट मेरी रोड, बांद्रा (पश्चिम), मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:	लिहून देणार वय :-50 स्वाक्षरी:-	image.jpg	image.jpg
2	नाव:डॉ. बुर्जोर एडुलजी दारूवाला लिहून देणार तर्फे श्री. आनंद कटके जिल्हा उपनिबंधक सहकारी संस्था आणि महाराष्ट्र ओनरशिप फ्लॅट अॅक्ट 1963 चे कलम 5 अ अन्वये सक्षम प्राधिकारी मुंबई सिटी 3 (नोंदणी कायदा 1908 चे कलम 88 खाली नोंदणीस हजर राहण्यास सुट) पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: सीटीएस नं. 810,811 आणि 812, व्हिलेज - बांद्रा बी-वॉर्ड, तालुका- अंधेरी,, रोड नं: माउंट मेरी रोड, बांद्रा (पश्चिम), मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:	लिहून देणार वय :-50 स्वाक्षरी:-	image.jpg	image.jpg
3	नाव:नरिमन एडुलजी दारूवाला लिहून देणार तर्फे श्री. आनंद कटके जिल्हा उपनिबंधक सहकारी संस्था आणि महाराष्ट्र ओनरशिप फ्लॅट अॅक्ट 1963 चे कलम 5 अ अन्वये सक्षम प्राधिकारी मुंबई सिटी 3 (नोंदणी कायदा 1908 चे कलम 88 खाली नोंदणीस हजर राहण्यास सुट) पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: सीटीएस नं. 810,811 आणि 812, व्हिलेज - बांद्रा बी-वॉर्ड, तालुका- अंधेरी,, रोड नं: माउंट मेरी रोड, बांद्रा (पश्चिम), मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:	लिहून देणार वय :-50 स्वाक्षरी:-	image.jpg	image.jpg
4	नाव:कांती बिल्डर्स प्रायव्हेट लिमिटेड तर्फे श्री. कांतीलाल गोवाणी लिहून देणार तर्फे श्री. आनंद कटके जिल्हा उपनिबंधक सहकारी संस्था आणि महाराष्ट्र ओनरशिप फ्लॅट अॅक्ट 1963 चे कलम 5 अ अन्वये सक्षम प्राधिकारी मुंबई सिटी 3 (नोंदणी कायदा 1908 चे कलम 88 खाली नोंदणीस हजर राहण्यास सुट) पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: सीटीएस नं. 810,811 आणि 812, व्हिलेज - बांद्रा बी-वॉर्ड, तालुका- अंधेरी,, रोड नं: माउंट मेरी रोड, बांद्रा (पश्चिम), मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:	लिहून देणार वय :-50 स्वाक्षरी:-	image.jpg	image.jpg
5	नाव:मेसर्स नीलम एंटरप्रायझेस तर्फे श्री. चंपालाल वर्धन लिहून देणार तर्फे श्री. आनंद कटके जिल्हा उपनिबंधक सहकारी संस्था आणि महाराष्ट्र ओनरशिप फ्लॅट अॅक्ट 1963 चे कलम 5 अ अन्वये सक्षम प्राधिकारी मुंबई सिटी 3 (नोंदणी कायदा 1908 चे कलम 88 खाली नोंदणीस हजर राहण्यास सुट) पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 303, कॉमर्स हाऊस, , ब्लॉक नं: -, रोड नं: 140 नगिनदास मास्टर रोड, फोर्ट, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:	लिहून देणार वय :-50 स्वाक्षरी:-	image.jpg	image.jpg
6	नाव:निलम अपार्टमेंट को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे सचिव सुनील घनशामदास बरलीयानी पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: निलम अपार्टमेंट को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: माउंट मेरी रोड, बांद्रा पश्चिम, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AAAAN2941A	लिहून घेणार वय :-63 स्वाक्षरी:-		✓
7	नाव:निलम अपार्टमेंट को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडचे अध्यक्ष जतिनदर तरलोक नागपाल पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: निलम अपार्टमेंट को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: माउंट मेरी रोड, बांद्रा पश्चिम, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AAAAN2941A	लिहून घेणार वय :-68 स्वाक्षरी:-		✓

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MUMBAI

मुंबई - १०
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8	नाव:निलम अपार्टमेंट को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेडच्या खजिनदार झरीन पटेल पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: निलम अपार्टमेंट को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: -, रोड नं: माउंट मेरी रोड, वांद्रा पश्चिम, मुंबई , महाराष्ट्र, मुम्बई. पॅन नंबर:AAAAN2941A	लिहून घेणार वय :-81 स्वाक्षरी:-		

मुंबई - १०

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