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पावती

Original/Duplicate

Wednesday, May 22, 2019
8.11 PMनोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 5543 दिनांक: 22/05/2019

गावाचे नाव: पोयसर

दस्तऐवजाचा अनुक्रमांक: बरल-3-5053-2019

दस्तऐवजाचा प्रकार : पर्यायी जागेचा करार

सादर करणाऱ्याचे नाव: सतिष पांडुरंग हेगशेट्ये --

नोंदणी फी

रु. 30000.00

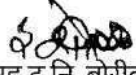
दस्त हाताळणी फी

रु. 1280.00

पृष्ठांची संख्या: 64

एकूण:

रु. 31280.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
8:37 PM ह्या वेळेस मिळेल.

सह दु.नि. बोरीवली३

बाजार मुल्य: रु.1814000/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 124540/-

सह दु.नि. बोरीवली क्र. ३,
मुंबई ज्यानगर जिल्हा

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001803489201920E दिनांक: 22/05/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1280/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2205201920237 दिनांक: 22/05/2019

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

मुळ दस्त परत
केल्याचा दिनांक

 JUN 2019

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2205201920237	Date 22/05/2019
Received from sd corporation pvt ltd, Mobile number 9987685828, an amount of Rs.1280/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 3 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name sbiepay	Date 22/05/2019
Bank CIN 100041520190522205540	REF No. 201914212455363
This is computer generated receipt, hence no signature is required.	



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

Receipt of Document Handling Charges

PRN 2205201920237

Receipt Date 22/05/2019

Received from sd corporation pvt ltd, Mobile number 9987685828, an amount of Rs.1280/-, towards Document Handling Charges for the Document to be registered on Document No. 5053 dated 22/05/2019 at the Sub Registrar office Joint S.R. Borivali 3 of the District Mumbai Sub-urban District.

DEFACED

₹ 1280

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Payment Details

Bank Name sbiepay

Payment Date 22/05/2019

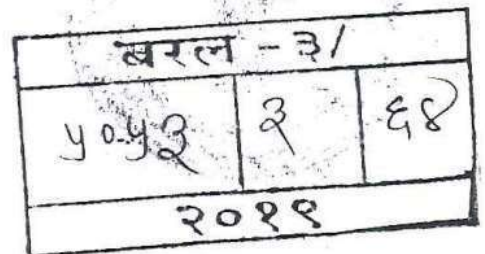
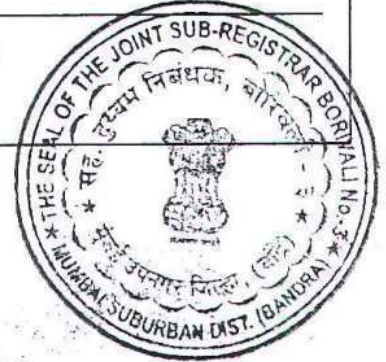
Bank CIN 100041520190522205540

REF No. 201914212455363

Deface No 2205201920237D

Deface Date 22/05/2019

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



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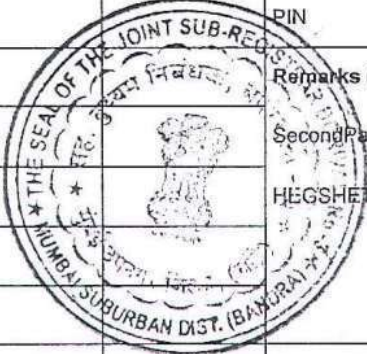




CHALLAN
MTR Form Number-6



GRN	MH001803489201920E	BARCODE	[Barcode]				Date	22/05/2019-15:07:09	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details								
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)								
				PAN No.(If Applicable)								
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	S D Corporation Pvt Ltd							
Location	MUMBAI			Flat/Block No.	Flat No. 301 Floor No. 3rd, VISHALGAD, Wing -							
Year	2019-2020 One Time			Premises/Building	B-1							
Account Head Details				Amount In Rs.								
0030045501 Stamp Duty				124540.00		Road/Street	Bldg. No. 1, Samata Nagar					
0030063301 Registration Fee				30000.00		Area/Locality	Kandivali (East), Mumbai					
						Town/City/District						
						PIN	4	0	0	1	0	1
						Remarks (If Any)	SecondPartyName=SATISH PANDURANG HEGSHE TYE---Marketval=1814000					
						Amount In	One Lakh Fifty Four Thousand Five Hundred Forty Ru					
Total				1,54,540.00		Words	pees Only					
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	00040572019052217481	CKJ5031290					
Cheque/DD No.				Bank Date	RBI Date	22/05/2019-15:07:36	Not Verified with RBI					
Name of Bank				Bank-Branch		STATE BANK OF INDIA						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						



Department ID :

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

सदर चलन फेवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9820707078

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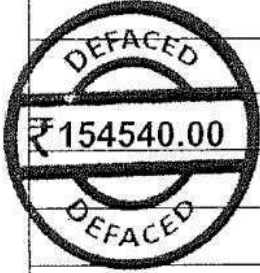




CHALLAN
MTR Form Number-6



GRN	MH001803489201920E	BARCODE	22/05/2019-15:07:09	Date	22/05/2019-15:07:09	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)					
		PAN No.(If Applicable)					
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	Full Name	S D Corporation Pvt Ltd				
Location	MUMBAI	Flat/Block No.	Flat No. 301 Floor No. 3rd, VISHALGAD, Wing -				
Year	2019-2020 One Time	Premises/Building	B-1				
Account Head Details		Amount In Rs.					
0030045501	Stamp Duty	124540.00	Road/Street	Bldg. No. 1, Samata Nagar			
0030063301	Registration Fee	30000.00	Area/Locality	Kandivall (East), Mumbai			
			Town/City/District				
			PIN	4	0	0	1 0 1
		Remarks (If Any)	PANDURANG				
		Second Party Name=	SATISH				
		HESSHE ME=	Marketval=1814000				
Total		1,54,540.00	Amount In Words	One Lakh Fifty Four Thousand Five Hundred Forty Rupees Only			
Payment Details		STATE BANK OF INDIA	FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	00040572019052217481	CKJ5031290		
Cheque/DD No.		Bank Date	RBI Date	22/05/2019-15:07:36	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				



Department ID :

Mobile No. : 9820707078

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

सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-368-5053	0001036881201920	22/05/2019-20:10:59	IGR192	30000.00

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Print Date 22-05-2019 09:12:37

Page 2/2



2	(S)-368-5053	0001036881201920	22/05/2019-20:10:59	IGR192	124540.00
Total Detachment Amount					1,54,540.00

GRN : MH001803489201920E Amount : 1,54,540.00 Bank : STATE BANK OF INDIA Date : 22/05/2019-15:07:09

AGREEMENT FOR PERMANENT ALTERNATE ACCOMMODATION

THIS AGREEMENT is made and entered into at Mumbai on this 29th day of May, 2019 Between:

S D CORPORATION PRIVATE LIMITED, a company registered under the Companies Act, 1956 (established to execute Joint Venture of M/S SHAPOORJI PALLONJI AND MR. DILIP THACKER) and having its registered office at 70, Nagindas Master Road, Fort, Mumbai – 400 023 AND having administrative office at S P Center, 41/44, Minoo Desai Marg, Colaba, Mumbai – 400 005, hereinafter referred to as **“the Developer”** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the FIRST PART; AND

VISHALGAD CO-OPERATIVE HOUSING SOCIETY Ltd., a society registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM(WR)/HSG(OH)/1392/84-85 having its registered address at, Wing B-1 , Building No. 1, Samata Nagar Kandivali (East), Mumbai – 400 101, hereinafter called **“the First Confirming Party”** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns in office) of the SECOND PART ;

AND

SAMATA NAGAR CO-OPERATIVE HOUSING SOCIETIES UNION LIMITED, a Federal Society, registered under Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM(WR)/HSG(OH)/3246/1987-88, having its office at No. 25/486, Vishwadarshan, Samata Nagar, Kandivali (East), Mumbai- 400 101 hereinafter referred to as **“the Second Confirming Party”** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its Member-Societies, present office bearers and their successors in office) of the THIRD PART;

AND

Shri. **SATISH PANDURANG HEGSHETYE**, Age 66 yrs. member(s) of the First Confirming Party herein and the erstwhile member/s of POISAR ADARSH CHS Ltd. and the original holder of tenement no. 1123 in building No. 59 of the abovenamed erstwhile POISAR ADARSH CHS Ltd. at Samata Nagar, Kandivali (East), Mumbai- 400 101, hereinafter referred to as **“the Member”** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their heirs, executors, administrators, and assigns) of the FOURTH PART;



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P.P. Korgaonkar

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WHEREAS:-

a) Maharashtra Housing and Area Development Board ("the Board") a statutory corporation established under the erstwhile Bombay Housing Act, 1948 is the owner of and otherwise well and sufficiently entitled to all those pieces and/or parcels of land and ground bearing City Survey Nos. 837 to 840 bearing corresponding Survey Nos. 55 and 56 & admeasuring in aggregate about 2,22,820.72 sq. meters all lying, being and situate at Mauje Poisar, Taluka Borivali within the limits of Mumbai Suburban District and popularly known as Samata Nagar at Kandivali (East), Mumbai- 400 101 and as more particularly described in FIRST SCHEDULE written hereunder (hereinafter referred to as "the said larger Property");

b) The Board had constructed around 166 (one hundred and sixty six) buildings on the said larger Property for allotment to the eligible individuals belonging to various income groups viz. the Economical Weaker Section (EWS), Lower Income Group(LIG), Middle Income Group(MIG) and Higher Income Group(HIG) as per the then policy of the Board ;

c) The tenements in the said 166 buildings were allotted by MHADA to the individuals eligible under its Policy under various categories such as EWS/LIG/MIG/HIG. The allottees of the said tenements came together 75 co-operative housing societies. Initially out of the said 75 societies 20 societies formed a Federal society which is the same as the party of the Third Part herein and then from time to time the other societies became members of the Second Confirming Party. The Second Confirming Party is a Federation of Societies presently having 70 societies as its members located on the larger Property;



d) The Second Confirming Party has been formed for managing all the common areas, recreation areas, amenity plots and common amenities on the layout on the said larger Property;

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The Member was found eligible for allotment of tenement under Economically Weaker Section / Lower Income Group by the Board and was accordingly allotted the aforesaid tenement no. 1123 in Building No. 59 constructed on the said larger Property by the Board;		2023

f) The allottees of the tenements in Building No. 59 formed and got registered a Co-operative Housing Society in the name of "POISAR ADARSH CHS Ltd.", of which the Member herein was a registered Member;

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- g) The abovenamed "POISAR ADARSH CHS Ltd." (hereinafter referred to as "the Old Society") was a member of the Second Confirming Party;
- h) At the request of the Old Society, the Board executed an Indenture of Lease dated 25.09.1997 and demised a piece of land on the said Larger Property on which the Building No. 59 was standing and the appurtenant land thereto more particularly described in the **SECOND SCHEDULE** hereunder written, on the terms and conditions recorded therein and conveyed the building no.59 to the Old Society vide a Sale Deed dated 25.09.1997;
- i) By virtue of the aforesaid Lease Deed in respect of a piece of land and the Deed of Conveyance of Building No. 59, the Old Society became entitled to the lease-hold rights over the land leased to it and its building;
- j) The total built up area of buildings of POISAR ADARSH was 1626.88 sq. mtrs. ;
- k) The aforesaid buildings constructed by the Board on the said Larger Property became dilapidated over a period of time ;
- l) Various housing societies on the said Larger Property carried out structural audits of their buildings for the purpose of repairs and found that the cost of the repairs would have been disproportionate to the surviving life of the building after repairs ;
- m) The societies on the said Larger Property approached the Second Confirming Party and requested the Second Confirming Party to undertake redevelopment on the said Larger Property as one layout by utilizing fullest possible development potential of the said Larger Property;
- n) The Old Society was one of such society which approached the Second Confirming Party with such request for redevelopment;
- o) The Second Confirming Party alongwith the Old Society and other Member societies located at the said Larger Property decided to redevelop the said Larger Property as one layout by appointing a Developer by demolishing existing buildings of its Member Societies on the said Larger Property and constructing new buildings for allotment to the member societies in accordance with the Development Control Regulations in force;
- p) For mutual benefits and systematic development, all the Member Societies of the Second Confirming Party passed resolutions in their respective General Bodies conferring all powers, authorities and rights to



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the Second Confirming Party to undertake redevelopment of the said Larger Property including the land under lease held by the respective Member Societies and their respective buildings by appointing a competent Developer;

The Second Confirming Party had earlier appointed one Truly Creative Developers Pvt. Ltd. as Developer to undertake redevelopment of the said Larger Property for the benefit of its Member Societies, however the said Truly Creative Developers Pvt. Ltd. committed severe breaches of the terms and conditions of the Agreement with them and thereby lost the confidence of the Second Confirming Party and its Member Societies;

The Development Agreement with Truly Creative Developers Pvt. Ltd. came to be duly terminated by the Second Confirming Party in consultation with all its Member Societies and thereafter the Second Confirming Party in consultation with all its Member Societies agreed to appoint the Developer herein as its Developer to undertake the redevelopment of the said Larger Property for the benefit of its Member Societies;

s) Vide a Development Agreement dated 19th February, 2007, duly registered vide Deed of Confirmation dated 28th October, 2010 with Joint Sub Registrar Borivali at Serial No. BDR-16-11147-2010 read with a Deed of Rectification dated 2nd November, 2012 duly registered with Joint Sub Registrar Borivali at Serial No. BRL-5-8915-2012, the Second Confirming Party acting as the Federal Body of its Member Societies on the said Larger Property granted development right to the Developer herein, thereby authorizing the Developer herein to enter upon the properties of its Member Societies, demolish their existing buildings and construct new buildings on the said Larger Property to provide Permanent Alternate Accommodation to the members of the Member Societies who have joined in redevelopment and surrendered their respective properties to the Second Confirming Party acting as the Federal Body of all the Member Societies on the said Larger Property executed a General Power of Attorney in favour of the Developer, thereby constituting the Developer as the Constituted Attorney of the Second Confirming Party for redevelopment of the said Larger Property, *inter alia* including the properties held by its Member Societies and authorizing the Developer to submit the proposal for redevelopment of the said Larger Property, seek approval, therefore (38) and procure appropriate permissions and commence



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approval, therefore	approval, therefore	approval, therefore
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- u) Under the Development Agreement read with Deed of Rectification, the Developer herein undertook to demolish the existing buildings of the Member Societies of the Second Confirming Party, redevelop the said Larger Property hereinafter referred as the entire project, construct multistoried buildings on the approved layout on the said Larger Property for rehabilitation of the members of all the Member Societies of the Second Confirming Party, by utilizing the fullest development potential of the said Larger Property inter alia including the F.S.I. arising on the said Larger Property, loading T.D.R. and other permitted F.S.I. under Development Control Regulation for Greater Mumbai absolutely at their own cost and expenses and without charging any price or premium from the Second Confirming Party and/or its Member Societies and/or the members of the Member Societies and in consideration thereof the Second Confirming Party acting as Federal Body of all its Member Societies agreed to allow the Developer to construct buildings/highrise/towers consisting of flats for sale in market on ownership basis to prospective purchasers to meet the cost of redevelopment and for reasonable return on its investment ;
- v) After acquiring development rights in the manner aforesaid, the Second Confirming Party approached the Board with the proposal of redevelopment of the said Larger Property and the Board granted its No Objection Certificate for its redevelopment;
- w) The Developer submitted the layout and plans of the proposed redevelopment on the said Larger Property to the authorities of Municipal Corporation of Greater Mumbai (MCGM) and the sanctioning authority of the MCGM approved the layout and the plans submitted by the Developer and issued I.O.D. bearing reference no. CHE/A/4921/BP(WS)/AR dated 26th November, 2010 to the Developer.;
- x) The Old Society vide the resolution passed in its Special General Body Meeting dated 03.10.2017 had resolved to undertake redevelopment of its property and had authorized the Second Confirming Party to appoint Developer;
- y) The Old Society vide the Resolution passed in its Special General Body Meeting dated 03.10.2017 had assigned its consent and ratification for grant of redevelopment rights by the Second Confirming Party to the Developer herein.;
- z) Deleted;
- aa) By another agreement between Developer, Member herein and the Old Society, the Member herein ratified and confirmed the aforesaid



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Development Agreement between the Second Confirming Party and the Developer and also the aforesaid Agreement between the Developer, the Old Society and Second Confirming Party, the Old Society and agreed to surrender and handover vacant and peaceful possession of its tenement to the Developer in lieu of the Developer agreeing to allot him Permanent Alternate Accommodation in the proposed new Rehab building absolutely free of any costs or charges;

bb) Pursuant to the aforesaid Development Agreement with the Second Confirming Party and the aforesaid Agreement with the Old Society, being the member of the Second Confirming Party and further pursuant to the aforesaid Agreement with the Member and in exercise of powers conferred under the aforesaid General Power of Attorney executed by the Second Confirming Party, the Developer entered upon the portion of the land held under lease by the Old Society and demolished its building no. 59 to ground;

cc) The members of the Old Society occupying tenements in the building no. 59 have either acquired temporary alternate accommodation elsewhere, the rent/license fees in respect of which is being reimbursed by the Developer or have shifted to the Transit Premises made available by the developer in the larger area itself, in accordance with the terms of the Development Agreement

dd) The Member herein occupying tenement no. 1123 in Building No. 59 more particularly described in the **THIRD SCHEDULE** hereunder written, surrendered his aforesaid tenement to the Developer and shifted into a alternate accommodation of his choice, the compensation in respect of which is reimbursed by the Developer to the Member up to date or shifted to a transit accommodation as mentioned above and shall be staying there till the handover of possession of the Permanent Alternate Accommodation ;

The Developer proposed and got approved a high rise building consisting of ground and 32/33 upper floors having 1784 tenements on the said Larger Property for rehabilitation of the members/tenement holders of the various Member Societies of the Second Confirming Party, who surrendered their plots and buildings to the Developer for the purpose of redevelopment of the said Larger Property;

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It was found impracticable to form one co-operative housing society for	

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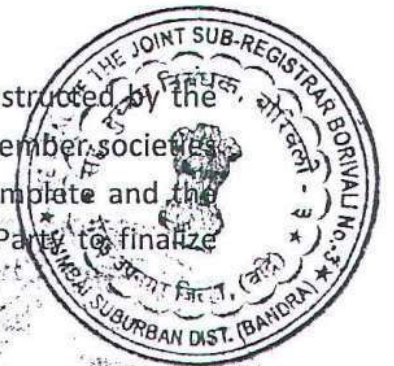
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- gg) As per the MHADA guidelines the Second Confirming Party, therefore, submitted a proposal for amalgamation with two or more Societies ;
- hh) Pursuant thereto the Second Confirming Party, the abovenamed Old Society alongwith one SAMATA NAGAR EKRUP CHS Ltd. and one POISAR PUSHPANJALI CHS Ltd. on the said Larger Property submitted a proposal u/s 17 of Maharashtra Co-operative Societies Act, 1960 r/w Rule 16 of M.C.S. Rules to the Deputy Registrar, Co-operative Societies Mhada (Eastern and Western Suburb Mumbai) for their amalgamation;
- ii) Vide its Order dated 19.01.2018 , the Deputy Registrar, Co-operative Societies MHADA (Eastern and Western Suburb Mumbai) allowed the application made by the aforesaid Societies and ordered their amalgamation into a new Society which is the First Confirming Party and has certified the list of the members of the societies eligible for allotment of the permanent alternate accommodation ;
- jj) The Member has thus become member of First Confirming Party. However the First Confirming Party is yet to issue the Share Certificate to its members, including the Member herein. The Member is therefore entitled to all the rights, benefits which are held as member of the Old Society;
- kk) The construction of the Rehab building agreed to be constructed by the Developer for rehabilitation of the members of certain member societies occupying tenements on the said Larger Property are complete and the Developer accordingly informed the Second Confirming Party to finalize allotment of Rehab tenements to its members ;
- ll) On receipt of such intimation, the Second Confirming Party conveyed to its Member Societies about the steps to be taken for allotment of Rehab tenements ;
- mm) All the Member Societies of the Second Confirming Party proposed that the allotment of the tenements in the Rehab buildings for its members be finalized by Lottery System ;
- nn) On such proposal and request of the Member Societies, a Lottery was drawn on 06.01.2019 at the School Hall of Samata Vidya Mandir School, Samata Nagar, Kandivali (East), Mumbai- 400 101 for finalizing allotment of Rehab tenements to the members of First Confirming Party ;
- oo) In the aforesaid Lottery, the Member herein came to be allotted tenement no. 301 on 3rd floor in Rehab Building No. 1 in Wing B-1 constructed on the said Larger Property,;



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(pp) The Second Confirming Party informed the Developer about the finalization of allotment of tenements to its members and requested the Developer to enter into an Agreement with the members for such allotment of Permanent Alternate Accommodation and allot the portions of Wing B-1 to the respective societies and further volunteered to join itself in the execution of such Agreement as Confirming Party. The allotment hereunder being in consonance with the list of members certified by the Registrar, the Parties hereto absolve the Developer from any dispute relating to the allotments;

(pq) The Developer agreed to execute such Agreement and requested that the First Confirming Party be joined in execution of the Agreement of allotment in respect of Permanent Alternate Accommodation and in view of the same passed a resolution in its board meeting dated 16.01.2018 and authorized Mr. Pandurang Thakur, Mr. Sachin Pawar, Mr. Pramod Monde, Mr. Harshal More and Mr. Prashant Worlikar to sign, execute and register the agreements with the members of the First Confirming Party;

(rr) As per the terms and conditions of the aforesaid Development Agreement, read with the aforesaid Deed of Rectification, in lieu of the Developer providing Permanent Alternate Accommodation to the members of the Societies on the said Larger Property absolutely free of cost and also providing transit accommodation in the larger area/reimbursing such members of the compensation/license fees in respect of temporary alternate accommodation and in consideration of the Developer fulfilling its obligations under the aforesaid Development Agreement by allotting the tenement of the area as more particularly hereunder and shall be inclusive of Fungible FSI, the Developer shall develop simultaneously and commercial exploit the balance available FSI and the F.S.I. that may be available in future including any amount according to change in Government policy, present or future the said larger Property and/or such other amalgamated/relocated/merged/integrated lands/plots including the plots, reservation plots, etc. and shall either construct such number of sale buildings/highrise/towers/structures etc. (hereinafter referred to as "Free Sale Building") for its own profit by way of sale of the flats therein and/or dispose of the balance F.S.I. or any part thereof and the member hereby gives his/her/their irrevocable consent for the same including the right to represent him/her/their before any Authorities and that he/she/they do not have any claim therefor in future;

2017/2029/Case No.365/M-1, has granted concession in stamp duty on		
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The Revenue & Forest Department vide its Order bearing No. Stamp-		



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the agreements for allotment of permanent alternate accommodation to the members of the First Confirming Party and Second Confirming Party.

- tt) In lieu of the aforesaid Agreement between the Parties, the Developer hereby allot to the Member and the First Confirming Party and the Second Confirming Party hereby ratify and confirm the allotment of Permanent Alternate Accommodation on the terms and conditions hereinafter appearing :-

NOW THESE PRESENTS WITNESSTH AND IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :-

- 1) The statements made in the recitals hereinabove shall be treated as integral part of these presents as if they were incorporated in verbatim in the body of this Agreement. Further it is agreed that the Development Agreement dated 19/02/2007 and Deed of Confirmation dated 28/10/2010 read with Deed of Rectification dated 02/11/2012 between the Second Confirming Party and the Developer shall form the integral part of this Agreement and shall be binding on all the Parties herein.
- 2) The Developer has complied with the conditions of the I.O.D. dated 26/11/2010 and obtained Commencement Certificate dated 25/07/2011 bearing Reference No. CHE/A-4921/BP(WS)/AR in respect of the construction of Rehab Building No.1. Copy of the Commencement Certificate is annexed hereto as "Annexure A".
- 3) Pursuant to the further permissions, the Parties acknowledge and accept that the Developer has carried out the construction of wings B & C of Rehab Building No.1 in accordance with sanctioned plans, designs, drawing and planning. The Unit Plan of the New Flat which is agreed to be allotted to the Member together with Floor Plan and Block Plan is annexed herewith as Annexure "C". The Building No.1 in which the Member is being allotted Permanent Alternate Accommodation shall hereinafter referred to as "the Rehab Building No.1" and the Wing B-1 in which the said flat is located shall hereinafter be referred to as "Rehab Wing No. B-1" and the Flat No. 301 on 3rd Floor in Rehab Wing No. B-1 in Rehab Building No.1 shall hereinafter be referred to as "the New Flat". The Rehab Building No.1 has been constructed to the satisfaction of the Parties hereto and upon inspection of the same, the Parties have agreed for the aforesaid allotment.



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- 4) In lieu of the Member having surrendered his tenement no. 1123 in Building No. 59 of the Old Society and handing over its vacant and peaceful possession to the Developer for redevelopment of the said Larger Property, the Developer hereby allots, transfers and assures the

New Flat i.e. Flat No. 301 on 3rd Floor in Rehab Wing No. B-1 in Rehab Building No.1, admeasuring 53.42 sq. mtrs. equivalent to 575 sq. ft. carpet area. The New Flat i.e. Flat No.301 on 3rd Floor in Rehab Wing No. B-1 in Rehab Building No.1, allotted to the Member herein as and by way of Permanent Alternate Accommodation is more particularly described in the "FOURTH SCHEDULE" hereunder written, alongwith the amenities list out in Annexure "B" hereto, in lieu of his aforesaid old tenement on ownership basis and the same shall be held, possessed and enjoyed by the Member as the absolute and exclusive owner thereof subject to the Bye-laws, Rules and Regulations of the First Confirming Party and that of the Second Confirming Party alongwith the parking space as per MCGM norms. In any event, parking space shall not be sold or transferred by any Member to the member/s and/or third party and shall be non-transferable for all purpose. The Parties agree that the FSI utilized for the construction of the Rehab Building No.1 including the New Flat is the full and final entitlement of the members First and the Second Party herein. The member shall be entitled to use of the additional area by way of dry balcony appurtenant to the new flat. The First Confirming Party and the Second Confirming Party hereby jointly and severally ratify and confirm the allotment and transfer of the New Flat to the Member and assure the Member that the Member shall hold, possess, use and occupy the New Flat as the absolute owner thereof on his observing and performing the Rules, Regulations and Bye-laws of the First Confirming Party and Second Confirming Party and further subject to the paying regularly maintenance charges, outgoing and all other calls and demands made by the First Confirming Party and the Second Confirming Part in respect of the maintenance of the Rehab Building No.1 and all other common areas and amenities available to the Member as the owner of the New Flat. The Parties to these presents agree and confirm that the aforesaid allotment on the basis of the Draw taken out in Lottery held on 06.01.2019 in the Hall of Samata Vidya Mandir. The Parties henceforth shall not question the allotment made in the aforesaid Lottery in any manner whatsoever. The Member shall not be entitled to claim allotment of any other flat in the building from the Developer.

The Member hereby agrees and confirms that he will not object to the allotment of other flats in the building to the members of the First Confirming Party and/or the members of any other Society on the said larger Property on the basis of the aforesaid Lottery Draw.



It is agreed between the Parties herein that after receipt of Part Occupation Certificate for the Rehab Building No. 1, Rehab Wing No. B-1, the Developer shall issue a letter offering possession of the New Flat to the Member and calling upon him to take possession of the New Flat within a stipulated period as may be mentioned therein. Upon receipt of

P. Prakashankar

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such letter, it will be binding on the Member to take possession of the New Flat within the stipulated period and if the Member fails to take possession of the New Flat within the stipulated period, the Member shall forthwith cease to be entitled to any benefits in respect of temporary alternate accommodation, including the reimbursement of rent/license fees.

- 7) It is agreed between the Parties that from the date of receipt of letter of offer for possession issued by the Developer to the Member, the Member shall be responsible to pay municipal taxes, water charges, electricity charges, maintenance charges, and any other charges, expenses in respect of his New Flat from time to time. The Member has further agreed that he shall also abide by the bye-laws of the Society and the Rules and Regulations as amended from time to time.
- 8) The Parties hereby agree and confirm that the Developer has provided all the amenities in the said Permanent Alternate Accommodation, the common amenities in buildings for which the Part Occupation Certificate is obtained which the Developer had agreed under the Development Agreement. The Developer further agrees and confirms that he has utilized standard material in construction of the Permanent Alternate Accommodation and all the amenities, fixtures and fittings are of standard quality as approved by ISI. The Developer further agrees and confirms to the Member, the First Confirming Party and the Second Confirming Party that if any defect is pointed out in workmanship, fixtures, fittings, items of amenities provided in the Permanent Alternate Accommodation within six months from the date of handing over possession of Permanent Alternate Accommodation to the Member, the Developer shall rectify the defect or replace the defective items in the Permanent Alternate Accommodation free of cost.
- 9) The Member hereby agrees and confirms that as agreed under the aforesaid Development Agreement between the Second Confirming Party and the Developer, the Developer shall deposit certain funds with the Facility Management Company formed by the Developer for the maintenance of the Rehab Building No. 1 for a period of 5 years and /or such period as may be extended mutually and such fund shall be utilized by the Facility Management Company for the maintenance of the Rehab Building including all the wings and the common areas and facilities appurtenant thereto for and behalf of the members of the Society and the said Company shall hold the said funds in trust for and behalf of the members. The Member hereby agrees and confirms that Income Tax and/or any other taxes, if any, on the aforesaid fund paid by the Developer shall be the sole and exclusive responsibility of the Member. It is further agreed that in the event, the Member transfers and/or has



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nameplates/statuettes/potted plants etc. outside the flat and any other common area ;

- j) Not to carry out any modifications of whatsoever nature to the exterior including installation of safety grills of the balconies of the apartment save and except as per the designs and specifications provided by the Developers;
- k) To take due precautionary measures while working on shaft drain outlets, the toilets, kitchen etc. not to do anything which may cause clogging of pipelines and/or drainages;
- l) Not to do anything which would deface walls, damage paintwork;
- m) Not to place any potted plants or parapet sills;
- n) Not to dry clothes in the Unit deck area, outside windows and common lobbies oiling/greasing of hinges/latches/hooks;
- o) Not use common floor lobbies for storage of personal belongings like potted plants, vases, bicycles, shoe racks etc.;
- p) Not fix install anything on the outside of the flat main door or the walls of the common floor lobbies;
- q) Not to allow the servants, if any from loitering and/or sleeping in the lobbies, common areas and facilities;
- r) Not tamper the aesthetics of the interiors/display panels and call buttons by scratches or graffiti ;
- s) Not demolish or cause to be demolished the flat or any part/s thereof or make or cause to be made by any change, addition or alteration whatsoever in or to the flat or any part/s thereof alterations in the façade, structure, elevation and outside colour scheme of the said Building and shall not chisel, damage or restructure in any manner the columns, beams, walls, slabs or RCC, or any other structural members in the flat or any part thereof.
- t) Not refuse or neglect to carry out any work directed to be executed in the said Building or in the flat after he had taken possession thereof, by a competent authority, or require or hold the Developers liable for execution of such works;
- u) Not make use of encroach upon any portion of the said Building or any spaces (open or otherwise) in the compound not acquired nor forming part of the said flat;
- v) Not store/stock/keep any dangerous/ inflammable/ harmful/objects/items/articles in the said flat /in any open spaces/in the compound;
- w) Not use the allotted car parking spaces for any other purpose save and except parking his own vehicles;
- x) Not park any vehicles in any open space in the compound other than at the designated area, if any;
- y) The members shall take care in respect of proper maintenance of the facilities and amenities provided therein including making, repairing, maintaining, cleaning and keep clean and in good



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condition all surfaces, drains, pipes, cables, wires, gutters and other conveniences belonging to or serving or used in the said Building and also for laying down, maintaining, repairing and testing drainage and water pipes and electric wires or similar purposes;

z) Not alter or affix grills from outside of any windows or at any place which affects the structure, facade and/or elevation of Rehab Building in any manner whatsoever;

aa) Not affix air conditioners at any other place other than those earmarked for fixing such units so as not to affect the structure, facade and/or elevation of Rehab Building in any manner whatsoever;

bb) Not shift or alter the position of either the kitchen, the piped gas system or the toilets which would affect the drainage system of the Rehab Building in any manner whatsoever;

cc) Not enclose any deck and balcony (dry or otherwise) in the flat; Not change, alter or modify the main doors to the flat;

ee) Not change, alter or modify the lift landings and lift lobbies outside the flat or any part/s thereof;

ff) Not to put any advertisements, hoardings, etc. on the terrace/facade or any other portion of the building;

gg) Insure the said flat from any loss, theft damage caused due to human intervention and due to any act of God including earthquake, floods, riots or any other natural calamity, act of enemy, war other causes beyond the control of the Developers during the course of interior works for which the Developers shall not be liable;

hh) Ensure the safety of the workers carrying out the interior works in the said flat from any accident, loss and or damage;

Not to obstruct the construction of the balance wings of the rehab Building; Buildings and other buildings in the larger property;

The Member shall be entitled to use and enjoy the common amenities i.e. Club House, Swimming Pool, Community Hall, Gymnasium, Jogger's park,

purpose of maintenance of common areas and amenities and for such other objects as may be incorporated in the bye-laws or otherwise, Apex Federation shall be formed by all the amalgamated new societies and/or all the Societies within the entire layout as the case may be including the First Confirming Party and the Member hereby gives his/her no objection

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for the same		
The Member shall		
Club House, Swimming Pool, Community Hall, Gymnasium, Jogger's park,		



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Play area which is/will be constructed by the Developer for the Rehab Buildings, however, Member shall be liable to pay maintenance as may be decided from time to time by the First Confirming Party and/or the Second Confirming Party as the case may be and/or the Facility Management Company of the Developer.

- 14) It is agreed between the parties herein that except the New Flat allotted to the Member in the Rehab Wing No. B-1 in Rehab Building No.1, the Member shall not have any right in the open space/open plot of the Rehab Building or shall not have any right to use the open space/open plot of the Rehab Building till the completion of the construction. However, the Member shall have the right to use the open spaces/open plots of the Rehab Wing No. B-1 and the open spaces/gardens on the plot adjacent to the Rehab Wing No. B-1 by abiding the rules and regulations of the First Confirming Party and/or Second Confirming Party and/or the Facility Management Company of the Developer and any decision taken by the said Company as relating to the maintenance and usage of the common area/amenities and facilities and payments/charges relating thereto shall be binding on the Member till the entire Rehab Building No. 1 is conveyed to the Society, etc. The Parties hereto agree and acknowledge the Developers right to utilize the terrace /façade of the Rehab Building No.1 for advertising purposes and hereby consent for the same. However the same shall not disturb the light and ventilation of the flat owner.

- 15) The First Confirming Party and the Member hereby agree that upon allotment of the New Flat to the Member under this Agreement, the Developer is released from all the obligations under the agreements/deeds executed between the Developer and the First Confirming Party and the Parties have no objection for the Developer to amend the plans/ layout (including relocation of DP reservations, nalla, etc.) at its sole discretion for the purpose for accrual of any benefits to it without in any manner changing the area of the new flat including the additional areas and the Developer shall have unhindered right to carry out the balance development of the entire project at its sole discretion save and except the execution of Lease Deed in favour of Rehab Society and the defect liability period.



16) **ARBITRATION**

If any dispute arises between the Parties hereto in respect of meaning or interpretation of any clause/statement in this Agreement and/or any other dispute relating to or arising out of this Agreement then the same shall be referred to the Sole Arbitration of Mr. Atul S. Tungare, Advocate High Court having his office at Asha Nagar, Kandivali (East), Mumbai- 400 101 for Arbitration under the provisions of Arbitration and Conciliation

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Act, 1996, he being also appointed as Arbitrator under the aforesaid Development Agreement between the Developer and the Second Confirming Party. The arbitration proceedings shall be held at the office of Arbitrator or at any other place in Mumbai as may be agreed upon by the Parties to the dispute. The language of the Arbitration shall be in English. The provisions of the Arbitration and Conciliation Act, 1996 shall be applicable to such proceedings. The Award of the Sole Arbitrator shall be final and binding on the parties to the dispute.

17) AMENDMENTS

The Agreement may be amended and or supplemented only by a separate agreement signed by duly authorized representatives of the Parties referring to this Agreement and identifying the agreed amendments. In such case the Amendment or Supplemental Agreement shall be read conjointly to this Agreement.

18) SEVERABILITY

Should any part of this Agreement be declared invalid and/or unenforceable for any reason whatsoever, the remaining portions of this Agreement shall not be prejudiced and shall continue in full force and effect. However, if the invalidity or unenforceability of any provision materially alters the original intention of the Parties or the balance of interests of the Parties, the Parties shall negotiate in good faith new provisions to restore their original intention/balance of interests.

19) ENTIRE AGREEMENT

This Agreement (together with its schedules and annexures) constitutes the entire Agreement between the Parties with respect to the allotment of Permanent Accommodation and supersedes and cancels all of Permanent Accommodations if any, relating to allotment of Permanent Alternate Accommodation.



Failure on the part of the Parties to exercise, and delay in exercising, any rights hereunder shall not operate as a waiver thereof, nor shall any single or partial exercise of any such right preclude any other or future exercise thereof or the exercise of any other right.

21) This Agreement shall be governed by Real Estate Regulatory Act and the provisions under the said Act shall be binding on the parties to this agreement. The Stamp Duty, Registration charges and other expenses payable on the registration of this Agreement shall be borne and paid by the Developer alone. The Developer shall be entitled for set off if any, available and the First Confirming Party and the Second Confirming Party shall co-operate and assist for the same.

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IN WITNES WHEREOF the parties have hereunto set and subscribed their respective hands on the day and year first hereinabove mentioned.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Larger Property)

ALL THAT piece and parcel of land or ground bearing C.T.S. No. 837 to 840 (Part) corresponding to Survey Nos. 55 and 56 admeasuring in the aggregate 2,22,820.72 square meters or thereabouts together with the building/s standing thereon situated, lying and being at Village Poisar, Taluka Borivali, Mumbai Suburban District at Samata Nagar, Kandivali (E), Mumbai- 400 101, within the limits of Municipal Corporation of Greater Mumbai and within the Registration District Borivali, Mumbai Suburban.

On or about the East by : C.T.S. Nos. 791,763 and 863

On or about the West by: MAHINDRA & MAHINDRA Factory
(Akruli Village Boundary)

On or about the North by: C.T.S. Nos. 848,835 and 842

On or about the South by : Western Express Highway

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Property on which Old Tenement existed)

All that leasehold Plot of land admeasuring 2237 sq. meters forming part of the Larger Property most particularly described in the First Schedule hereinabove with residential building No. 59 constructed thereon at Samata Nagar, Kandivali (East), Mumbai- 400 101.



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THE THIRD SCHEDULE ABOVE REFERRED TO

(Description of the Old Tenement)

All that residential tenement being Tenement No. 1123, admeasuring 17.08 sq. mtr. in building No. 59 of POISAR ADARSH Ltd. situate at Samata Nagar, Kandivali (East), Mumbai- 400 101 (having been demolished in course of redevelopment)

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Description of the New Flat)

Residential Flat being No. 301 admeasuring 575 sq. ft. (Carpet Area) on 3rd Floor in the Rehab Building No. 1, Wing B-1 constructed on the portion of the property more particularly described hereinabove



SIGNED, SEALED AND DELIVERER by the

Withinnamed "DEVELOPER"

M/S S. D. CORPORATION PVT. LTD.

By the hands of Shri. Prakash Kumar

Pursuant to the Resolution

dated 16.01.2018 of the Board

In presence of

1. [Signature]

2. [Signature]



For S. D. CORPORATION PVT. LTD.
[Signature]
Authorized Signatory

SIGNED, SEALED AND DELIVERED

By the Withinnamed "First Confirming Party"

VISHALGAD CHS Ltd.

by the hands of

Shri. Prakash Kumar

the Chairman/

the Secretary/

the Member

pursuant to the General Body Resolution

of the Society dated 01.02.2019

In the presence of

1. [Signature]

2. [Signature]



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संस्था सचिव
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SIGNED, SEALED AND DELIVERED

By the Withinnamed "Second Confirming Party")

SAMATA NAGAR CO-OPERATIVE HOUSING

SOCIETIES UNION LTD. By the hands of

Shri. Poonam P. Kargoonkar

the Chairman/

the Secretary/

the Member

pursuant to the General Body Resolution

of the Society dated 31.01.2019

In the presence of

1. [Signature]

2. [Signature]

SAMATA NAGAR CO-OP. HSG. SOCIETIES UNION LTD.
KANDIVLI (EAST), MUMBAI - 400 101.

)
)
) Chairman

)
) Secretary

)
) P.P. Kargoonkar
) Treasurer



SIGNED AND DELIVERED

By the withinnamed "Member"

Shri. SATISH PANDURANG HEGSHETYE



In the presence of

1. [Signature]
2. [Signature]



[Signature]

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ANNEXURE A

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MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No CHE/A-4921/BP(WS)/AR
COMMENCEMENT CERTIFICATE

To,
SAMATA NAGAR C.H.S. UNION LTD.
Building No. 19D/ 304 Samata Nagar Kandivali (E),
Mumbai-400101

Sir,

With reference to your application No. CHE/A-4921/BP(WS)/AR Dated. 8/1/2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 8/1/2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. NA C.T.S. No. 837 to 840 Division / Village / Town Planning Scheme No. POISAR R/S situated at Samata Nagar Road Road / Street in R/S Ward Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:—

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same has been 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Assistant Engineer (B.P.) R1 ward Ashok b. khandare Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



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This CC is valid upto 24/7/2018

Issue On : 25/7/2011

Valid Upto :

24/7/2018

Remark :

Plinth (Top of still slab level for 1940.10 Sq.mt.) as per IOD issued dt. 26.11.2010

Approved By

E.E.B.P. R/Ward

Executive Engineer

Issue On : 28/6/2017

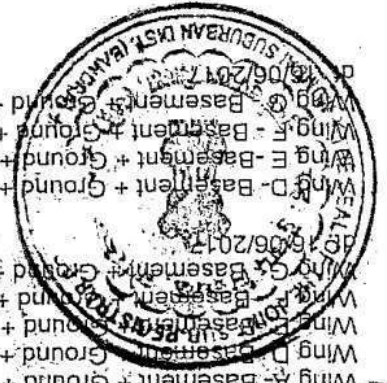
Valid Upto :

24/7/2018

Remark :

Further C.C. is granted for proposed Rehab Building no. 01 comprising of Wing B- Basement + Ground + 02 level podium+ still + 1st to 32nd upper floors & Wing C- Basement + Ground + 02 level podium+ still + 1st to 33rd upper floors and C.C. is re-endorsed for

Wing A- Basement + Ground + 02 level podium + still top level,
Wing D- Basement + Ground + 02 level podium+ still + 1st to 33rd upper floors,
Wing E- Basement + Ground + 02 level podium+ still + 1st to 32nd upper floors,
Wing F- Basement + Ground + 02 level podium+ still + 1st to 32nd upper floors,
Wing G- Basement + Ground + 02 level podium+ still + 1st to 30th upper floors as per approved amended plans
Wing H- Basement + Ground + 02 level podium+ still + 1st to 30th upper floors as per approved amended plans



Approved By

Shri. A. B. Khandare

Assistant Engineer (BP)

Issue On : 28/6/2017

Valid Upto :

24/7/2018

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Remark :

This further C.C. is granted for proposed Rehab Building no. 01 comprising of

Wing B- Basement + Ground + 02 level podium+ stilt +1st to 32nd upper floors &
Wing C- Basement + Ground + 02 level podium+ stilt +1st to 33rd upper floors and
C.C. is re-endorsed for

Wing A- Basement + Ground + 02 level podium + stilt top level,

Wing D- Basement + Ground + 02 level podium+ stilt +1st to 33nd upper floors ,

Wing E -Basement + Ground + .02 level podium+ stilt + 1st to 32nd upper floors,

Wing F - Basement + Ground + 02 level podium+ stilt +1st to 32nd upper floors,

Wing G - Basement + Ground + 02 level podium+ stilt +1st to 30th upper floors as per approved amended plans dt. 16/06/2017.

Approved By

Issue On : 24/10/2017

Valid Upto : 24/7/2018

Remark :

This C.C. is now further extended of wing 'A' for the work up to top of 6th floor level with height 28.75 mt. as per last approved amended plan dt. 16.06.2017.

Approved By

Shri. A. B. Khandare

Assistant Engineer

Issue On : 2/2/2018

Valid Upto : 24/7/2018

Remark :

This C.C. is now further extended for Wing 'A' consisting of 1st to 32nd upper floor and C.C. re-endorsed for Basement (pt.) for services and parking+ Gr. (pt) for Shops + Gr. (pt) for parking + 1st podium for parking + 2nd (pt) podium for parking + 2nd (pt) podium for physical R.G. open to sky on that wing :

Wing 'B' consisting of 1st to 32nd upper floors,

Wing 'C' consisting of 1st to 33th upper floors,

Wing 'D' consisting of 1st to 33th upper floors,

Wing 'E' consisting of 1st to 32nd upper floors,

Wing 'F' consisting of 1st to 32nd upper floors &

Wing 'G' consisting of 1st to 30th upper floors for residential user as per approved amended plan dt. 02.02.2018.

CHE/A-4921/BP(WS)/AR

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CHE/A-4921/BP(WS)/AR

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- Cc to :
1. Architect
 2. Collector Mumbai Suburban /Mumbai District.

For and on behalf of Local Authority
 Municipal Corporation of Greater Mumbai
 Assistant Engineer, Building Proposal
 Western Suburb II R/S Ward Ward

Certification signature by Ashok
 Bhausahab Khandare
 <ashokkhandare1985@gmail.com>
 m>, Validity Unknown
 Name: Ashok Bhausahab Khandare
 Designation: Assistant Engineer
 Organization: Municipal Corporation of
 Greater Mumbai
 Date: 02-Feb-2018 11:41:35

"ANNEXURE - B"

SPECIFICATION OF CONSTRUCTION & AMENITIES FOR EWS, LIG (SMALL) OCCUPANTS OF SAMATA NAGAR, KANDIVALI EAST, MUMBAI 400 101.

A. EXTERNAL STRUCTURAL DETAILS.

1. Foundation as per RCC Structural Design by our reputed Engineer.
2. RCC Design as per BIS Specification taking into account Earth Quake Forces.
3. Aluminium Shuttering / Concrete.
4. External Wall of building will be painted with Extreme Weather Proof Paint.
5. Attractive Façade (Front Elevation) to the building.

B. INTERNAL DETAILS

1. Concrete Wall except toilet
2. Floor Height as per required Development Control Rules.
3. Internal Plaster will be finished with gypsum Plaster.
4. Living, Bedroom, Passage Flooring will be of Vitrified Tiles 24" x 24" and 4" Face Wall Skirting of RAK make.

C. KITCHEN

1. Vitrified Flooring of RAK make.
2. Kitchen Platform with Granite Top and Stainless Steel Sink of make "Frankie" make 18" (inch) with Partition for Trolley provided below the platform.
3. Glaze Wall Tiles above the Kitchen Platform Full Height.
4. Aqua Guard Water Purifier.
5. Sufficient Space for Refrigerator and Washing Machine.
6. Provision for Piped Gas (MGL).
7. Loft will be provided in Bathroom and Toilet.
8. Exhaust Fan will be provided in Kitchen.
9. Kitchen trolley to be provided.
10. Kitchen Chimney to be provided.

D. TOILETS

1. Wall Tiles Full for Bathroom and Flooring of RAK make (For Flooring Anti Skid).
2. CPVC ISI Mark Concealed plumbing with approved quality C.P. Fitting of "Jaguar" make.
3. Powder coated Aluminum Louver with lever for opening and closing with Marble Framing for Window.
4. Granite Marble Framing FRP door.
5. Instant Geyser in Master Bedroom. Provision for geyser in common bathroom.
6. Hot and Cold Shower (Mixer) of "Jaguar" make.
7. Running Colour Orissa pattern Indian Type W.C. with best material with Flush Tank suitable colour 10 liters capacity and master toilet with EWC and Flush Tank.
8. Full Height Glazed Dado Tile with Anti Skid Flooring.
9. Exhaust Fan of approved make will be provided.

E. WINDOWS

1. Living Room, Bed Room Sliding Windows Aluminum Powder Coated Heavy "Jindal" Section with transparent Glass with Granite Framing with Mosquito Nets.
2. Grill for Safety purpose will be provided to all windows (Living Room, Bed Room)

F. MAIN DOOR & DOORS

1. Main Door will be of approved make Decorative Fire rated Door with Neki Night Latch. Tower Bolt, Stopper and Number & Name Plate and Common Letter Box.
2. M.S. Safety Door in teak wood frame will be provided with Night Latch and See through Grill.



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12. Organic Waste Compactor system provided.
11. In house Sewerage Treatment Plant of adequate capacity provided.
10. Boring Water Facility to be provided.
9. Rain Water Harvesting as per the requirement of BMC will be provided.
8. House Drainage will be laid with S.W. Pipe of best quality.
7. Suction Tank of R.C.C. of size approved by B.M.C. and Water Meter of approved Mark (I.S.I.)
6. Adequate Lighting arrangement will be provided all around the Compound.
5. Decorative Main Gate.
4. Common Toilet will be provided for Watchman and shops.
3. Compound will be paved with Decorative Paver Blocks. Two bulk head lights will be provided at gate.
2. Watchman shelter/entrance.
1. Requirements, Rules and Architectural Specification Decorative Compound Wall as well as gate will be as per Architectural Design.



ALL THE STRUCTURES WILL BE MADE AS PER BMC

K. ELEVATOR - Capacity of Sixteen (16) Passengers of Thyssenkrupp Company.

All Stair, Tappa, Landing Flooring will be of Kota in one piece with M.S. Railing with enamel paint.

J. STAIRCASE:

5. Swimming Pool to be provided on E-deck.
4. Light Points & Plug Points provided on the Terrace.
3. R.C.C. Overhead Tank will be provided as per the Architect & B.M.C. Requirement Guarantee.
2. Terrace Water Proofing with Old Brick Bat Coba Finish with China Chips and 10 years (Concealed).
1. All Sanitation Plumbing and Drainage Work will be carried out by Licensed Plumber as per B.M.C requirements. The G.I. and P.V.C. Material to be used for the work will be of I.S.I Mark

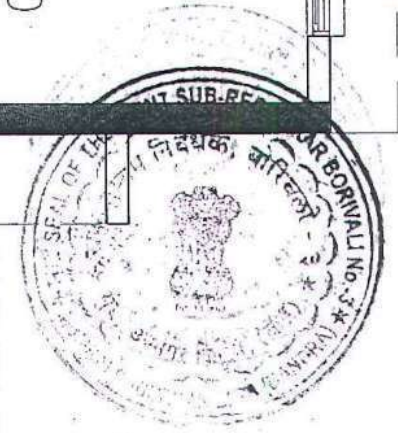
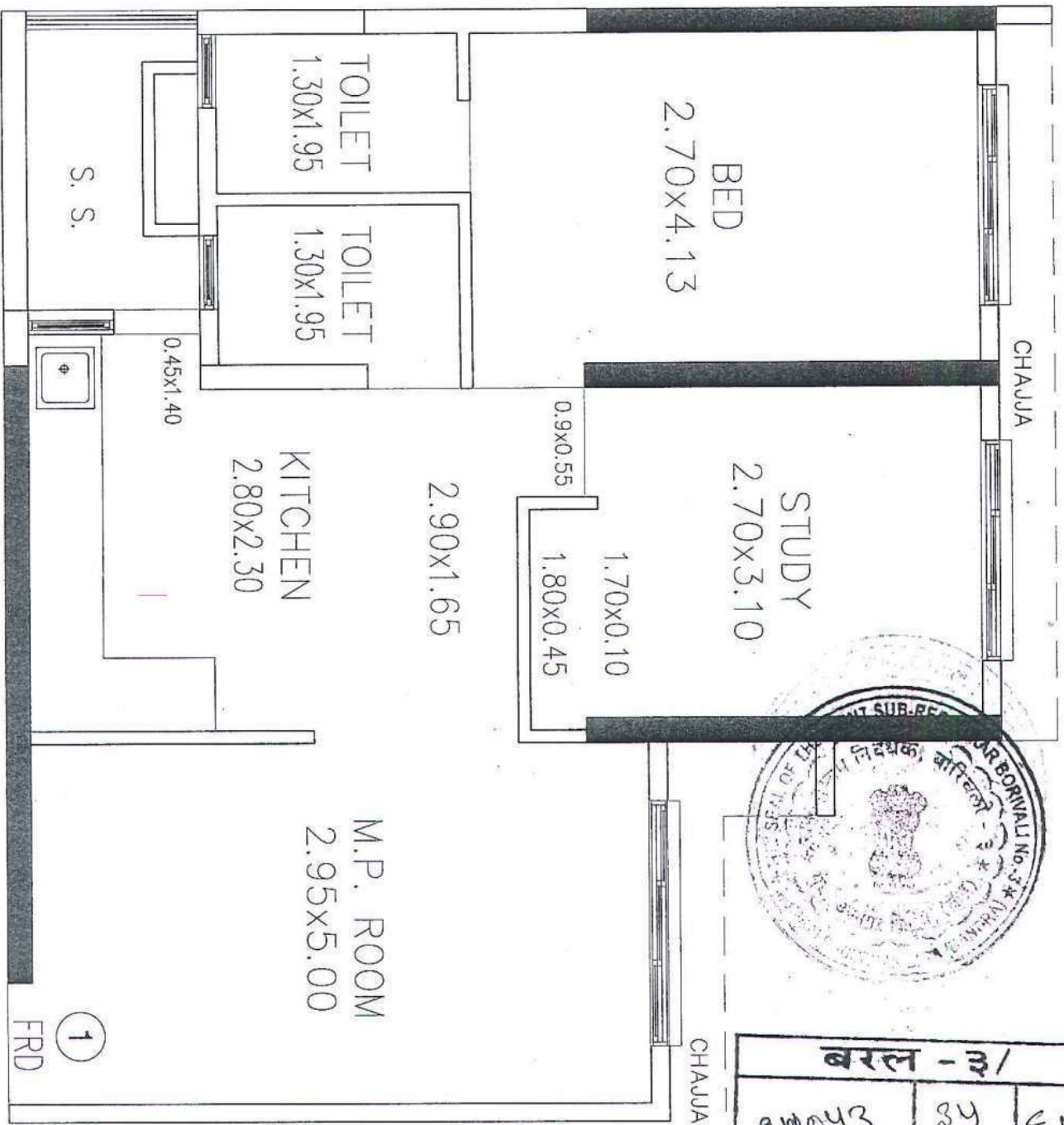
I. PLUMBING

7. Solar Electric System will be provided for common area.
6. Staircase:- 1 Light Point at each Staircase Landing and mid-landing.
5. Passage:- Main Distribution Board will be provided in Passage, 1 Light Point
4. Toilet:- 1 Light Point, 1 Geyser Point, 1 Exhaust fan point
3. Kitchen Room:- 1 Light Point, 1 Plug Point, 1 Fan Point, 1 Exhaust Fan Point, 1 Point for Refrigerator, 1 Point for Mixer, and 1 Point for Aqua guard Water Purifier.
2. Bed Room:- 1 Light Point, 1 Fan Point, 1 Plug Point, 1 Table Lamp, 2 Ceiling Light Point and Telephone, 1 AC point.
1. Living Room:- 1 Fan Point, 2 Wall Tube Light Points, 2 Nos. 5 AMP Points, 1 TV Point, 1 Record Player Point, 1 Plug Point, 1 Telephone Point, Cable, Intercom.

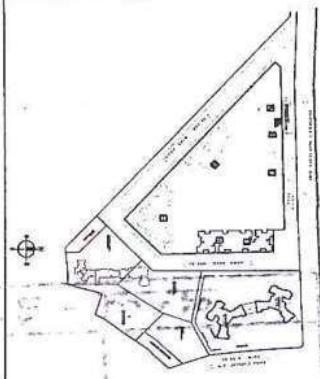
H. THE ELECTRICAL POINT TO BE PROVIDED IN EACH FLAT

2. Each Flat will be provided with Separate Meter.
1. All Electrification work will be carried out by Licensed Electrical Contractor. Concealed Electrification work will be of approved make e.g. Anchor-Roma Switches and wire will be insulated I.S.I. mark Copper Wire.

G. ELECTRIFICATION



बरल - ३/		
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FLOOR PLAN 3rd FLOOR

TYPICAL UNIT FLOOR PLAN FOR TOWER B
 CARPET AREA : 575.00 SQ.FT.
 DRY BALCONY : 27.00 SQ.FT.

PROJECT ADDRESS :
 BUILDING NO.1, ON PLOT BEARING C.T.S
 NO.837 TO 840 OF VILLAGE POISUR, KANDIVALI
 (E)

APARTMENT NUMBER : 01 301

BUILDING :
 WING: B

PROJECT PROPONENT:

SD CORPORATION PRIVATE LIMITED

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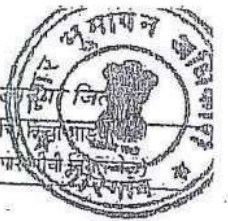
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विभाग/जिल्हा -- पोईसर

जिल्हा/न. भू. मा. का. -- न. भू. अ. गोरगांव

जिल्हा -- मुंबई



जम पूरवण शेत नंबर प्लॉट नंबर

क्षेत्र धारणाधिकार

शासनाला दिलेल्या आकारपैकी किती भाग शेत मालकी आणि त्याच्या फेर तपासणीची किती राहिली

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ता: १/८/७९ पासून सुधारीत विनरोती सारा होईपर्यंत

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६८

[शेतीकडे]

पट्टेदार

इतर भार

इतर शेत

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
२७/०५/१९८३	श्री. जे. अर्ध. मु. अ. अर्धरी यांचे कडील क. ए. डी. सी. / एल्. एन. डी/ डी/१९७५ दि. १७/३/८३ प्रमाणे वि. शो. सारा नोंद घेतली			सही - वि. नि. पू. अ. तथा न. भू. अ. का. १०
१४/०८/१९९०	या. वि. मु. सं. अधिकारी क्र ५ मुं उप यांचेकडील दि. १०/५/६६ चे अंवाढे गा न नं. ७, ७ अ व १२ चे आधारस धारक सदरी नोंद केली. (सा. न भू. क्र ८३८ ते ८४०) व सत्ता प्रकार "C" ऐवजी HI असा दाखल केला.	SIF मा. लि नि मु. अ तथा न. भू. अ. क्र १० मुं उप. यांचे कडील आदेश क्र न. भू. पोईसर/न. भू. क्र ८३७ दि. १४/८/९०	(H) महाराष्ट्र गृह निर्माण मंडळ	सही - १४/०९/१९९० वि. नि. पू. अ. तथा न. भू. अ. का. १०
२४/०५/२००६	मा. उपसंरक्षक ठाणे वनविभाग यांचेकडील पत्र क्र. काश-२/१०/जमिन/७७४६/२००५-२००६ दि. २०/२/२००, भारतीय वन अधिनियम १९२७ चे कलम ३५(३), महसूल व वनविभाग यांचेकडील परिपत्रक दि. १६/१२/२००४ व एस-३०/२००४/ल-६ दि. १४/७/२००५ या पत्रान्वये "महाराष्ट्र खाजगी वने अधिनियमातील तरतुदीस अर्धीन" अशी इतर हक्कात नोंद घेतली.			क. ए. ए. ल. डी/१००/सी. आर/२४३/एफ-३ २४/०५/२००६ न. भू. अ. गोरगाव
०८/०४/२००८	शासन महसूल व वन विभाग मंत्रालय यांचेकडील आदेश क्रमांक एस-१०/२००८/प्र.क्र. ४५/क ३ दि. १९/३/२००८ य मा. जिल्हाधिकारी मुंबई ठ. जि. यांचेकडील आदेश क्र. सी / काया -२ व/खाजगी वने/एस. आर. ०१/२००८ दि. ४/४/२००८ अन्वये या मिळकतीस दि. २४/५/२००६ रोजी "खाजगी वने" म्हणून दाखल केलेली नोंद पुढील दोन अटी व शर्तीवर कमी केलेची नोंद दाखल केली. (१) समता नगर को. ऑ. ही. सो. युनियन लि. (विकासक एस. डी कॉर्पोरेशन प्रा. लि.) यांनी या मिळकतीवरील क्षेत्राचा एकत्रित पुनर्विकास कारणाकामी रु. ५०.० लक्ष (रूपये पन्नास लक्ष) विकास निधी. (२) या क्षेत्राच्या डुप्ट वनक्षेत्रावर वनीकरण करण्यासाठी रु. १६२.० लक्ष (रूपये एकशे बासठ लक्ष) तीन वर्षाकरीता ठेव म्हणून वनसंरक्षक तथा संचालक संजय गांधी राष्ट्रीय उद्यान, वारीवली यांचे कार्यालयात जमा केले आहेत.			क. ए. ए. ल. डी/१००/सी. आर/२४३/एफ-३ २४/०५/२००६ न. भू. अ. गोरगाव



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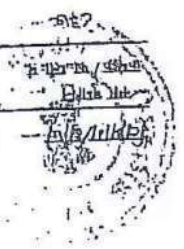


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मालमत्ता पत्रक



विभाग/पत्रिका -- पोईसर

तालुका/न.भू.मा.का. -- न.भू.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर

नगर पंचायत	शिट नंबर	ज्वाट नव्य	क्षेत्र	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा तपशील आणि त्याच्या फेर
उमाक	पा. क्र. वं		चौ.मी.		

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सुविधाधिकार
 तपकाचा मुळ पारक वर्ष १९६८ [शंतीकडे]

पट्टेदार

इतर भार

इतर शोरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (पा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
२७/०५/१९८३	वि. शो. सारा/मुदतवाढ न. भू. क्र. ८३७ प्रमाणे			सहो - जि.नि.भू.अ. तथा न.भू.अ.क्र. १०
१४/०८/१९९०	न. भू. क्र. ८३७ वरील नोंदीप्रमाणे धारक सदरी नोंद केली. सा. नं. भू. ८३७, ८३९ ते ८४० सह	S. I. F.	(H) महाराष्ट्र गृह निर्माण मंडळ	सहो - १४/०८/१९९० जि.नि.भू.अ. तथा न.भू.अ.क्र. १०
२४/०५/२००६	मा. उपसंरक्षक ठाणे वनविभाग यांचेकडील पत्र क्र. कपा-१/२०/गमिन/७७४६/२००५-२००६ दि. २०/२/२००६, भारतीय वन अधिनियम १९२७ चे कलम ३५(३), महसूल व वनविभाग यांचेकडील परिपत्रक क्र. एफ.एल.डी/१००/सी.आर/२४३/एफ-३ दि. १६/१२/२००४ व एस-३०/२००४/ल-६ दि. १४/७/२००५ या पत्रान्वये "महाराष्ट्र खानगी वने अधिनियमातील तरतुदीस अधीन" ठारशी इतर हक्कात नोंद घेतली.			के.रफार क्र.२२० प्रमाणे २४/०५/२००६ न. भू. अ. गोरेगाव
०८/०४/२००८	शासन महसूल व वन विभाग मंत्रालय यांचेकडील आदेश क्रमांक एस. -१०/२००८/प्र.क्र.४५/क इदि. १९/३/२००८ व मा. गिल्हाधिकारी मुंबई उ.जि. यांचेकडील आदेश क्र.सी /कार्य -२क/खानगी वने/एस.आर. ०१/२००८ दि. ४/४/२००८ अन्वये या मिळकतीस दि. २४/५/२००६ रोजी "खानगी वने" म्हणून दाखल केलेली नोंद पुढील दोन अटी व शर्तीवर कमी केलेची नोंद दाखल केली. (१) समता नगर को. ऑ.झो. सो. युनियन लि. (विकासक एस.डी.कॉपरेशन प्रा.लि.) यांनी या मिळकती मधील क्षेत्राचा एकत्रित पुनर्विकास करणेकामी रु.२.५०.० लक्षा (रूपये पन्नास लाख) विकास निधी. (२) सा क्षेत्राच्या पुष्पट वनक्षेत्रावर वनीकरण करण्यासाठी रु.२.६२.० लक्षा (रूपये एकशे बासष्ट लक्षा) तीन वर्षाकरीता ठेव म्हणून वनसंरक्षक तथा संचालक संजय गांधी राष्ट्रीय उद्यान, बोरीवली यांचे कार्यालयात जमा केले आहेत.			के.रफार क्र.१८० प्रमाणे ०८/०४/२००८



तपासणी करणारा - खरी नवकल - सारक प्रतिलिपि
 नगर पंचायत अधिकाारी, गोरेगाव.

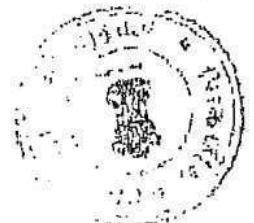
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मालमत्ता पत्रक



विभागाचे नं - पॉईन्टर

तालुका/न.भू.मा.का. - न.भू.अ.गोरेगांव

जिल्हा - मुंबई उपनगर जिल्हा

शासनालय	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधिकार	शासनाला दिलेल्या आवारणेची किंवा भाड्याची तपशील आणि त्याच्या फेर तपासणीची निष्पत्ती
रजमांक / फा. प्लॉ. नं.			चौ.मी.		

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सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६८ [शेतीकडे]

पट्टेदार

इतर भार

इतर शोरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्कृत
२७/०५/१९८३	वि. शे. सारा/मुदतवाढ न. भू. क. ८३७ प्रमाणे			सही : २७/०५/१९८३ नि.नि.भू.अ. तथा न.भू.अ.क्र. १०
१४/०८/१९९०	न. भू. क. ८३७ वरील नोंदीप्रमाणे धारक सदरी नोंद केली. सा. नं. भू. क. ८३७, ८३८ व ८४० सह	S. I. P.	(धा) महाराष्ट्र गृह निर्माण मंडळ	सही - १४/०८/१९९० नि.नि.भू.अ. तथा न.भू.अ.क्र. १०
०८/०४/२००८	शासन महसूल व वन विभाग भंग्यालय यांचेकडील आदेश क्रमांक एस. -१०/२००८/प्र.क्र. ४५/क दि. १९/३/२००८ व मा. जिल्हाधिकारी मुंबई ट.जि. यांचेकडील आदेश क्र.सी /कार्या -२व/खाजगी वने/एस.आर. ०१/२००८ दि. ४/४/२००८ अन्वये पुढील दोन अटी व शर्ती दाखल केलेली नोंद केली.(१) सगता नगर को. ऑ.ई. सो. युनियन लि.(विकासक एस.डी.कॉर्पोरेशन प्रा.लि.)यांनी या मिळकतीमधील क्षेत्राचा एकत्रित पुनर्विकास करणेकामी र.रु. ५०.० लक्षा (रूपये पन्नास लक्षा) विकास निधी.(२) या क्षेत्राच्या दुप्पट वनक्षेत्रावर वनीकरण करण्यासाठी र.रु. १६२.० लक्षा (रूपये एकसो बासठ लक्षा) तीन वर्षाकरीता ठेव म्हणून वनसंरक्षक तथा संचालक संजय गोपी राष्ट्रीय उद्यान ,बोरीवली यांचे कार्यालयत अमा केले आहेत.			फेरफार क्र.१८० प्रमाणे सही - ०४/२००८ न. भू. क. गोरेगांव



सत्य प्रतिलिपि

तपासणी करणारा - खरी नकल - न.भू.अ.गोरेगांव मुंबई उपनगर जिल्हा

नगर प्रशासन अधिकारी, गोरेगांव

मिळकत परेक्षकेच्या प्रमाणावर प्रतीपत्र देणारे

व्य ५८१४.३ अकारे पाच हजार

भागे वीदा मुर्ती कुंठि वीदा शिवाजी भंडारी

वीदा हे पुढे मिळकत व विक्रीवर तयार केलेल्या

वेळीच्या वेळीत वसणारे/कार्या केले जाणे

व्य ५८१४.३

व्य ५८१४.३

३१/१/१७

२५/३/१७

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८२५

(पानं नं. १)

बरल - ३/

५०५३ ४९ ६४

२०१९

मालमत्ता पत्रक

विभाग/मौज - पोईसर

तालुका/न.भू.मा.का. -- न.भू.अ.गोरेगांव

जिल्हा -



शासनाला दिलेल्या आदेशांनुसार किंवा त्याच्या तपशील आणि त्याच्या फेरितेनुसार (सर्व मालमत्ता पत्रके)

नगर पंचायत	राट नंबर	प्लॉट नंबर	क्षेत्र	धारणा/धारक	न. भू. क्र. ५३७ प्रमाणे
उपधारक/पंच. प्लॉट. नं.			चौ.मी.		

८४०/३१/१

[१९०४१४.४] [क]
 १९९३७०.४ ह-१
 - २६५६-१ न. भू. क्र.
 ८४० व कडे वर्ग.
 [१८७७५८.३]
 १९६७१४.३
 - २५११.३ पौ. वि. वर्ग
 [१८५२४७.० कायम]
 १९४२०३.०



धरणाचा मूळ धारक [शेतीकडे]
 वर्ष १९६८

पट्टेदार

इतर धार

इतर शिरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्करण
२७/०५/१९८३	वि. शं. सारा/ मुदतवाढ न. भू. क्र. ५३७ प्रमाणे			सही वि. नि. भू. अ. तथा न. भू. अ. क्र. १०
१४/०८/१९९०	न. भू. क्र. ८३७ यरील नोंदीप्रमाणे धारक सदरी नोंद केली सा. न. भू. क्र. ८३७ ते ८३९ सह	S.I.P	[धा] महाराष्ट्र गृहनिर्माण मंडळ	सही
०६/०४/१९९४	महानगर टेलीफोन निगम यांचा दि. २२/२/९४ चा अर्ज मूवई गृहनिर्माण व क्षेत्र विकास मंडळ यांचेकडील ३/७/८७ ची ताबे पावती व इकडील आदेश क्र न. भू. क्र. १० पोईसर न. भू. क्र. ८४०/९४ मूवई दि. ६/४/९४ अन्वये महानगर टेलीफोन निगम यांचे पट्टेदार सदरी नाव वाढल केलेली नोंद घेतली.		(पट्टेदार) महानगर टेलीफोन निगम मूवई १२०५, चौ. भि. क्षेत्रापुरते, मुदत वर्षे ३० (तीस)	सही वि. नि. भू. अ. तथा न. भू. अ. क्र. १०



(पान नं.- 1)

बरल - ३/
 ५०५३ ४२ ६४
 २०१२

मालमत्ता पत्रक

विभाग/मौजे -- पोईसर

तालुका/न.भू.मा.का. - न.भू.अ.गोरगांव

जिल्हा -- मुंबई उपनगर जिल्हा


गाव धारकन शिष्ट नंबर प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकाराच्या किंवा भाड्याच्या तपशील अर्थात त्याच्या फेर तपासणीची नियत वेळ)

८४०/अ/१

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
०८/०४/२००८	 <p>शासन महसूल व वन विभाग मंत्रालय यांचेकडील आदेश क्रमांक एस. -१०/२००८/प्र.क्र.४५/क दि. १९/३/२००८ व मा. जिल्हाधिकारी मुंबई उ.जि. यांचेकडील आदेश क्र.सी./कार्या-२क/खाजगी वने/एस.आर. ०१/२००८ दि. ४/४/२००८ अन्वये या मिळकतीस दि.२४.५.२००६ रोजी खाजगी वने म्हणून पाखल केलेची नोंद पुढील दोन गटी व शालीयर कमी केलीची नोंद दाखल केली.१) समता नगर को. ऑ.ई. सो. युनियन लि.(विकासक एस.डी. कॉर्पोरेशन प्रालि.)यांनी या मिळकतीवरील क्षेत्राचा एकत्रित पुनर्विकास करणेकामी रु.रु. ५०.० लाख (रूपये पन्नास लाख) विकास निधी.(२) या क्षेत्राच्या दुप्पट वनक्षेत्रावर वनीकरण करण्यासाठी रु.रु. १६२.००लाखा (रूपये एकशे यासष्ट लाख) तीन वर्षाकरीता ठेव म्हणून वनसंरक्षक तथा संचालक संजय गांधी राष्ट्रीय उद्यान, सोरीवली यांचे कार्यालयत जमा केले आहेत.</p>			<p>फेर तपासू क्र.१८० प्रमाणे साही - ८/४/२००८ न. भू. अ. गोरगाव</p>
३०/०८/२०१२	<p>मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र.जि.अ.भू.अ./वव/क्षे.दु./न.भू.क्र.८४०चे मिळकत पत्रिकेस मूळ दाखला १९०४१४.५ चौ.मी. क्षेत्रावेलगी</p>		एस आर ११३२/१० दि.२२.२.१२ अन्वये १९९३७०.४ असे दुरुस्ती केले.	<p>फेर तपासू क्र.२६९ प्रमाणे साही - ३०/०८/२०१२ न. भू. अ. गोरगाव</p>

तपासणी करणारा -

खरी नक्कल -

०८/०४/२००८ २५/३/२००८ १९/३/२००८ ४/४/२००८
 १९/३/२००८ २५/३/२००८ १९/३/२००८ ४/४/२००८
 १९/३/२००८ २५/३/२००८ १९/३/२००८ ४/४/२००८
 १९/३/२००८ २५/३/२००८ १९/३/२००८ ४/४/२००८
 १९/३/२००८ २५/३/२००८ १९/३/२००८ ४/४/२००८

२०१२

न.भू.अ.गोरगांव

मुंबई उपनगर जिल्हा

सहय प्रतिक्रिया
 नगर धारकन अधिकारी, गोरगाव



प्रमाणात प्रमाणित
 मिळकत पत्रिकेच्या प्रमाणात प्रमाणित प्रमाणित
 क्षेत्र १.१६.२०३.०
 अक्षरी मूळ दाखला नोंद घेतली आहे. (न.भू.अ.गोरगाव) जि.मु.पु.विक्रि
 चौ.मी. हे मूळ मिळकत पत्रिकेवर नमुन्यात मुद्रा द्यावे मात
 केलेल्या क्षेत्राच्या वेळीत अस्तित्वाची
 जाणी केली आहे.

५/५/२०१२
 जिल्हा अधीक्षक प्रमुख अधिकारी
 मुंबई उपनगर जिल्हा

बरत - ३/		
५०५३	४४	६४
२०१९		

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मालमत्ता पत्रक

विभाग/मोजे -- पोईसर

तालुका/न.भू.मा.का. -- न.भू.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

नगर मूळधन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार
कपात/ फा. प्लो. नं. चौ.मी.

८४०/अ/२

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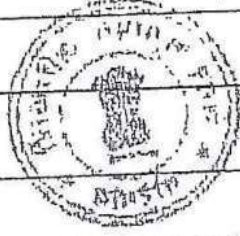
सुविधाधिकार

हक्काचा मुळ धारक वर्ष

पट्टेदार

इतर भार

इतर शिरे



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (ध) किंवा-भार (भा)	साक्षात्कन
३०/०३/२००१	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी.का.सी.२/२००१/२३३६ व आ.आ.२३३६ दि.२४/१५/२००१ व आ.सी.का.सी.२/२००१/३३३६ क्र.नं.भू.पोईसर/पो.वी/मो.र.नं.३३६/२००१ दि. ३०/०३/२००१ मन्वये न.भू.क्र.८४०/अ/२ २५११.३ चौ.मी. क्षेत्राची नविन मिळवता पत्रिका तयार करून धारक व सती अधिकारी यांच्याकडून घेतली.		धा. महाराष्ट्र गृहनिर्माण मंडळ.	फेरपार क्र.८१० प्रमाणे सही - न.भू.अ.गोरेगांव सही XXX
२४/०६/२००२	माडे पट्ट्याने संपूर्ण मिळकत	र.व.क.वदर-२/५ २२२/१५ दि.०९/११/१९९५	प. समतानगर रहिवासी शिक्षण संस्था दि. २७/०५/१९८७ पासून ३० वर्षे मुदतीने	फेरपार क्र.८१३ प्रमाणे सही - न.भू.अ.गोरेगांव
२४/०५/२००६	मा.उपसंरक्षक वाणी वनविभाग यांचेकडील पत्र क्र. का.पं.२/३०/जमिन/७७४६/२००५-२००६ दि. २०/२/२००६, भारतीय वन अधिनियम १९२७ चे कलम ३५(ब), महसूल व वनविभाग यांचेकडील परिपत्रक क्र. एफ.एल.डी/१००/सी.आर/२४३/एफ-३ दि. १६/१२/२००४ व एस-३०/२००४/ल-६ दि. १४/७/२००५ या पत्रान्वये "महाराष्ट्र खाजगी वने अधिनियमातील तरतुदीस अधीन" अशी इतर हक्कात नोंद घेतली.		क्र. एफ.एल.डी/१००/सी.आर/२४३/एफ-३	फेरपार क्र.१२० प्रमाणे सही - २४/०५/२००६ न.भू.अ.गोरेगांव
०८/०४/२००८	शासन महसूल व वन विभाग मंत्रालय यांचेकडील आदेश क्रमांक एस. -१०/२००८/ग.क्र.४५/क दि. १९/३/२००८ व मा. जिल्हाधिकारी मुंबई उ.जि. यांचेकडील आदेश क्र.सी. /कार्या -२क/खाजगी वने/एस.आर. ०२/२००८ दि. ४/४/२००८ मन्वये या मिळकतीस दि. २४/५/२००६ रोजी "खाजगी वने" म्हणून दाखल केलेली नोंद पुढील दोन अटी व शर्तीवर कमी केलेची नोंद दाखल केली: (१) समता नगर कॉ. ऑ.झो. सो. युनियन लि. (विकासक एस.डी. कॉन्फिरेन्स प्रा.लि.) यांनी या मिळकतीमधील क्षेत्राचा एकत्रित पुनर्विकास करणेकामी र.रु. ५०.० लक्षा (रूपये पन्नास लक्षा) विकास निर्मा. (२) सा क्षेत्राच्या दुप्पट वनाक्षेत्रावर वनीकरण करण्यासाठी र.रु. १६३.० लक्षा (रूपये एकशे बसष्ट लक्षा) तीन वर्षाकरीता ठेवून वनसंरक्षक तथा संचालक संघाची राष्ट्रीय उद्यान, चोरीवली यांचे कार्यालयात जमा केले आहेत.			



(पान नं.- 1)

वरल - ३/

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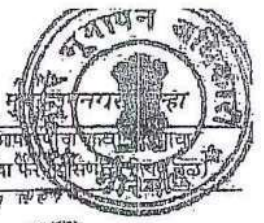
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मालमत्ता पत्रक



विभाग/गोंजे -- पोईसर

तालुका/न. भु. मा. का. -- न. भु. अ. गोरगांव

जिल्हा --

भार प्रमाण	शिट नंबर	प्लॉट नंवा	दरम	धारणाधिकार	शसिबला दिलेला आग
क्रमांक / पं. पं. न.			चौ. मो		प्लानपत्रातील आणण्याचा फेर
८४०/४					
		२६५६.२	६-२		

सुविधाधिकार

हक्काचा मुळ धारक
वर्ष

पट्टेदार

इतर भार

इतर शोरे

दिनांक	व्यवहार	खंड क्रमांक	गधिन धारक (धा) पट्टेदार (पे) किंवा भार (भा)	साक्षात्करण
१७/०३/१९९७	मा. अधिकांक भूमि अभिलेख मुंबई उप नगर जिल्हा यांचे दि. ५/३/९७ चे मासिक सभेतील तांडी आपेशा घडकडील क्र. न. भू. पोईसर/न. भू. क्र. ८४० लावे पायती प्रमाणे स्वतंत्र मिळकत पत्रिका ठरवणुणे १७ गोरगांव दिनांक ७-३-९७ मन्वये न. भू. क्र. ८४० व ची २६५६.२ चौ. मी. क्षेत्राची नविन मिळकत पत्रिका ठरवली व धारक व पट्टेदारांची नावे दाखल केली.		धा महाराष्ट्र गृह निर्माण मंडळ पट्टेदार मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम मुंबई मुद्रत वर्षे ३० (तीस) मात्र	सती - न. भू. अ. क्र. १० मुंबई उपनगर, मुंबई सती X
२४/०५/२००६	मा. उपसंरक्षक ठाणे वनविभाग यांचेकडील पत्र क्र. कदा-३/२० /जमिन/७७४६/२००५-२००६ दि. २०/२/२००, भारतीय वन अधिनियम १९२७ चे कलम ३५(३), महसूल व वन विभाग यांचेकडील परिपत्रक क्र. एफ.एल.डी/१००/सी.आर/२३३/एन-३ दि. १६/१२/२००४ व एस-३०/२००४/ल-६ दि. १४/७/२००५ या ३ पत्रांमध्ये "महाराष्ट्र खाजगी वने अधिनियमातील तरतुदीस अधीन" अशी इतर हक्कात नोंद घेतली.			फेराना १२० असाणे सती २४/०५/२००६ न. भू. अ. गोरगांव
०८/०४/२००८	शासन महसूल व वन विभाग मंत्रालय यांचेकडील आदेश क्र. मा. १०/२००८/प्र. क्र. ४५/क दि. १९/३/२००८ व मा. जिल्हाधिकारी मुंबई व. नि. यांचेकडील आदेश क्र. सी. का. १-२/खाजगी वने/एस.आर. ०१/२००८ दि. ४/४/२००८ मन्वये या मिळकतीस दि. २४/५/२००६ रोजी "खाजगी वने" म्हणून दाखल केलेली नोंद पुढील दोन अटी व शर्तीवर कमी केलेली नोंद दाखल केली. (१) संपत्ती नार को. वॉ. रो. सी. युनियन लि. (विकासाक एस.डी. कॉर्पोरेशन प्रालि.) यांनी या मिळकतीमधील क्षेत्राचा एकत्रित पुनर्विकास करणेकामी रु. ५०.० लक्षा (रुपये पन्नास लाखा) विकास निधी. (२) या क्षेत्राचा वृष्टत वनसौत्रावर बनीकरण करण्यासाठी रु. १६२.० लक्षा (रुपये एकशे बासठ्ठ लक्षा) तीन वर्षाकरीता ठेव म्हणून वनसंरक्षक तंधा संजय गांधी राष्ट्रीय उद्यान, बोरीवली यांचे कार्यालयात जमा केले आहे.			



तपासणी कणारा -

खरी नवकल -

नगर पुरवठा व नगरपालिका
२२/०४/१९
नगर पुरवठा व नगरपालिका, गोरगांव

न. भू. अ. गोरगांव
मिळकत पत्रिका प्रमाणित प्रतीकरण पाठविले
क्षेत्र ... २-६-६-२ ...
अखरी पत्रिका ...
ची. वी. हे मुळ मिळकत पत्रिका व नमुद
केलेल्या यांच्या सभेच्या अस्तित्वाची
पुताती केली आहे.
५/५/२०१२
जिल्हा कार्यालय मुंबई
मुंबई उपनगर जिल्हा

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महाराष्ट्र शासन
महसूल व वन विभाग

दालन क्र.एम-७ ए, पोटमाळा, मादाम कामा रोड, हुतात्मा राजगुरु चौक,
मंत्रालय (विस्तार), मुंबई ४०० ०३२.

दूरध्वनी क्रमांक : ०२२-२२०२३४४५

e-mail: pritankumar.jawale@nic.in

क्रमांक: मुद्रांक-२०१७/२०२९/प्र.क्र.३६५/म-१

दिनांक : ०२ फेब्रुवारी, २०१८

प्रति,

नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक,
महाराष्ट्र राज्य, पुणे.

विषय :- 'समता नगर को.ऑप.हौ. सोसायटी युनियन लिमिटेड' आणि विकासक

S.D.Corporation Pvt. Ltd., Mumbai यांच्या दरम्यान दि.१९ फेब्रुवारी, २००७ रोजी
निष्पादित झालेल्या विकसन करारनाम्याबाबत.

संदर्भ :- S.D.Corporation Pvt. Ltd., Mumbai यांचे दि.०१ जून, २०१७ व दि.३० ऑगस्ट, २०१७
रोजीचे निवेदन आणि दि.३१ ऑगस्ट, २०१७ रोजीचे शपथपत्र.

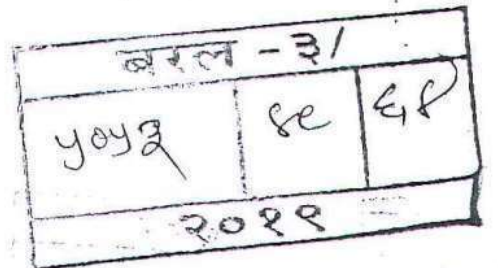
महोदय,

S.D.Corporation Pvt. Ltd., Mumbai यांचे संदर्भाधिन निवेदन तसेच शपथपत्रानुसार खालील प्रमाणे
कळविण्याचे मला निर्देश आहेत.

"समता नगर को.ऑप.हौ. सोसायटी युनियन लिमिटेड' (ज्याचा उल्लेख यापुढे 'उक्त युनियन संस्था' असा
करण्यात आला आहे) आणि S.D.Corporation Pvt. Ltd., Mumbai (ज्याचा उल्लेख यापुढे 'उक्त विकासक' असा
करण्यात आला आहे) यांच्या दरम्यान दि.१९ फेब्रुवारी, २००७ रोजी विकसन करारनामा (ज्याचा उल्लेख यापुढे 'उक्त
विकसन करारनामा' असा करण्यात आला आहे) निष्पादित झाला आहे. उक्त विकसन करारनामा हा गाव पोईसर,
तालुका बोरीवली, कांदिवली (पूर्व), मुंबई येथील सि.टी.एस. क्र. ८३७ ते ८४०, या ठिकाणी स्थित असलेल्या ७५
गृहनिर्माण संस्थांच्या १६६ इमारतींच्या पूर्णविकासाचा असून 'उक्त विकसन करारनाम्याचे' मान्यतापत्र (Deed of
Confirmation) दि.२८ ऑक्टोबर, २०१० रोजी तर चुकदुरुस्ती पत्र (Deed of Rectification) दि.०२ नोव्हेंबर, २०१२
रोजी नोंदणीकृत करण्यात आले आहे. उक्त नोंदणीकृत विकसन करारनाम्यामध्ये नमुद अटीनुसार, उक्त
इमारतीमध्ये राहणाऱ्या १७८४ मूळ सभासदांना त्यांचे वैयक्तिक मालकी हक्कात तथा लाभांत (Permanent
Alternative Accommodation) उक्त विकासकामार्फत (करारनाम्यामध्ये नमुद क्षेत्राच्या मर्यादित क्षेत्राची (अ.व.न.प.प.प.)
सदनिका तथा गाळा हस्तांतरण दस्त करण्यात येणार आहे.

उक्त नोंदणीकृत विकसन करारनामा हा मुद्रांक शुल्काच्या आकारणी करीता प्रमुख नोंदणीकृत असल्याचे उक्त
विकास संस्थेने चुकदुरुस्ती पत्रातील कलम १९ द्वारे जाहिर केले आहे. त्यामुळे, विकासक S.D.Corporation Pvt.
Ltd., Mumbai यांचे मार्फत १७८४ मूळ सभासदांपैकी पहिल्या टप्प्यात १११२ मूळ सभासदांच्या मूळ सभासदांच्या
(Permanent Alternative Accommodation) हस्तांतरण दस्त हा, उक्त विकसन करारनाम्याच्या प्रसिद्धी अनुषंगाने
इतर दुय्यम दस्त होत असल्याची शासनाची खात्री होत असल्याने उक्त प्रत्येकी वैयक्तिक हस्तांतरण दस्ताला
मा. मुंबई उच्च न्यायालय याचिका क्र.२३१०/२०१६ च्या निर्णयाच्या तसेच खालील नमुद अटीच्या अटीनुसार
महाराष्ट्र मुद्रांक अधिनियमाच्या कलम ४ नुसार रु.१००/- इतके मुद्रांक शुल्क आकारणी करून उक्त वैयक्तिक
हस्तांतरण दस्तांची नोंदणी करण्यात यावी.

अट क्र.१-S.D.Corporation Pvt. Ltd., Mumbai या विकासकाकडून १७८४ मूळ सभासदांपैकी पहिल्या टप्प्यात १११२
मूळ सभासदांना त्यांचे वैयक्तिक मालकी हक्कात सदनिका तथा गाळा हस्तांतरण दस्त करण्यात येणार आहे. उक्त





SD Corp

A Shapoorji Pallonji - Dilip Thacker
Group Joint Venture



REFERENCE NO:

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF S. D. CORPORATION PRIVATE LIMITED HELD ON TUESDAY, 16TH JANUARY, 2018 AT SP CENTRE, 41/44, MINOO DESAI MARG, COLABA, MUMBAI - 400 005

TO GIVE AUTHORITY TO ENTER INTO PERMANENT ALTERNATE ACCOMODATION AGREEMENT WITH THE MEMBERS OF SOCIETIES AT SAMATA NAGAR, KANDIVALI, MUMBAI:

"RESOLVED THAT the consent of the Board be and is hereby accorded to enter into Permanent Alternate Accommodation Agreements ("Agreements") by the Company with members of societies of Samata Nagar Project at Kandivali, Mumbai being developed by the Company, on such terms and conditions as agreed by and between the societies, members, Samata Nagar Co-operative Housing Societies Union Limited and the Company from time to time.

RESOLVED FURTHER THAT draft of the Permanent Alternate Accommodation Agreement as placed before the Board be and is hereby approved and any of the Directors of the Company and Mr. Pandurang Thakur, Mr. Suchin Pawar, Mr. Pramod Monde, Mr. Harshal More and Mr. Prashant Worlikar, Authorized Signatories be and are hereby severally authorized on behalf of the Company to sign and execute the said Agreements and all such incidental papers, deeds, documents as may be required in this regard from time to time.

RESOLVED FURTHER THAT Mr. Pandurang Thakur, Mr. Sachin Pawar, Mr. Pramod Monde, Mr. Harshal More and Mr. Prashant Worlikar, Authorised Signatories be and are hereby severally authorised to appear before the Notary, Registrar or Sub-Registrar of Assurance or any other officer or authority having jurisdiction in that behalf and to present for notarization, registration, admit execution of the said Agreements or other necessary documents, agreements, deeds and other incidental documents executed / to be executed by the Company w.r.t. entering into said Agreements.

RESOLVED FURTHER THAT the certified copy of the foregoing resolution be submitted to the necessary authority(s) for their record and necessary action."

Certified True Copy

For S. D. CORPORATION PRIVATE LIMITED


ZUBIN MERCHANT
DIRECTOR
DIN: 07015767

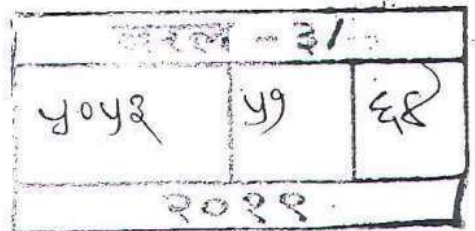
Page 1 of 1

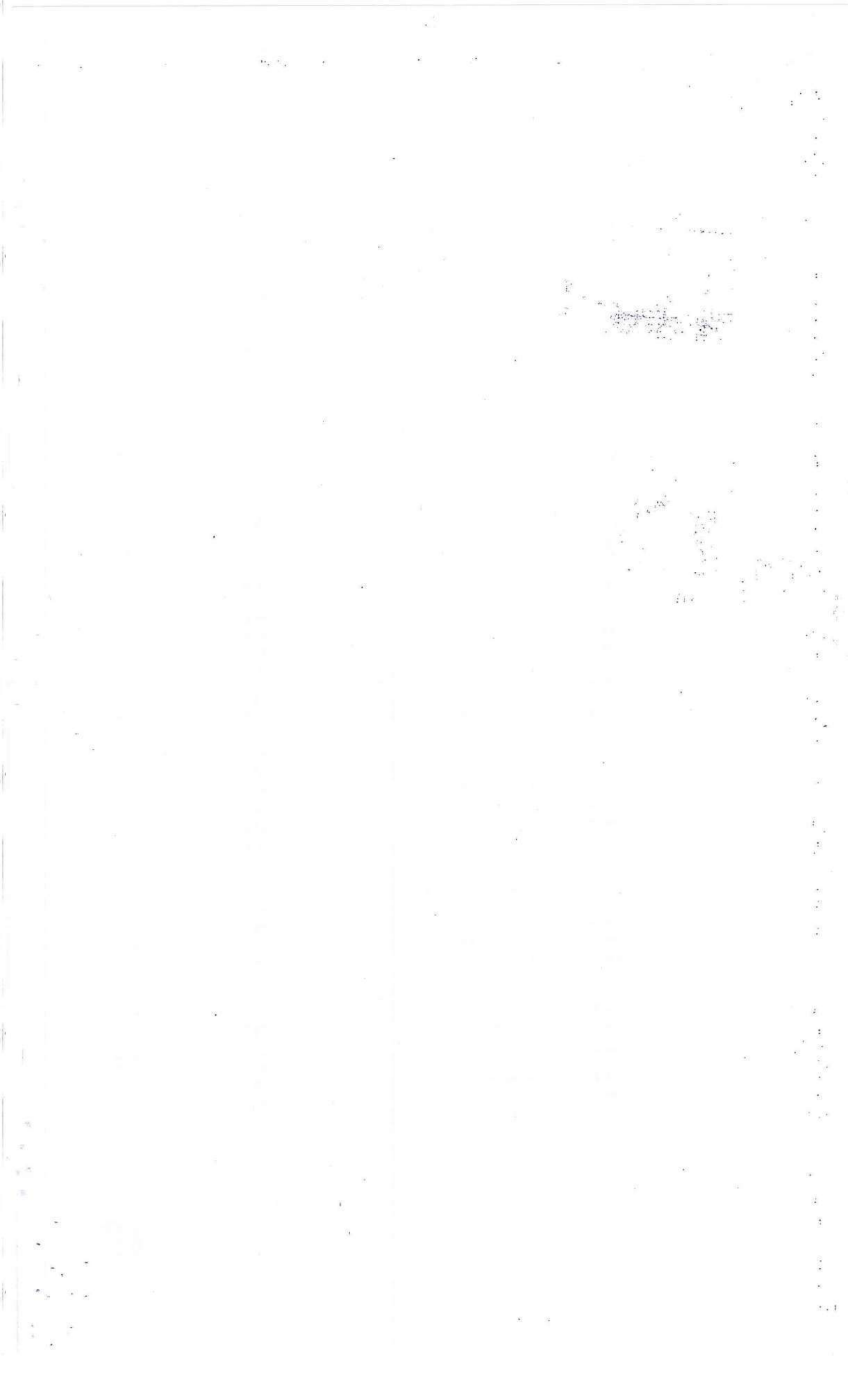
SD Corporation Pvt. Ltd.
An ISO 9001 : 2008 certified company

CIN 70109MH1998PTC110091

Address: SP Center, 41 / 44, Minoo Desai Marg, Colaba, Maharashtra, Mumbai - 400 005

Registered Office: Nagindas Master Road, Fort Mumbai - 400 023 Phone: (91) 22 6787 2222 | Website: www.sdcorp.in







समतानगर को.ऑप.हौ. सोसायटीज युनियन लिमिटेड

(नोंदणी क्रमांक : BOM / W-R / HSG (OH) / 3246 / 1987 / 88)

पत्रव्यवहाराचा पत्ता : इमारत क्र.१९डी/३०४, समता नगर, कांदिवली (पूर्व), मुंबई-४०० १०१.

श्री. बळीराम चं. भोसले श्री. रघुनाथ चां. चौधरी श्री. किशोर ज. तांबे
अध्यक्ष सचिव खजिनदार

सदस्य : श्री. प्रमोद द. सरफरे, श्री. दिलीप सुर्वे, श्री. महेश म्हापणकर, श्री. राजेंद्र शेवडे, सौ. पुनम कोसांवकर, सौ. प्रफुल्ला नाझरेथ

जावक क्र. :

दिनांक : / /

ठराव

विषय:- संस्थेच्या व्यक्तीगत ताबेदार सभासदांच्या कायमस्वरुपी निवासी जागेच्या कारारनाम्यावर सहया करण्यासाठी व तो कारारनामा नोंदणीकृत करण्यास अधिकार देणेबाबत.

दि. ३१/०९/२०१९ रोजी घेण्यात आलेल्या कार्यकारी मंडळाच्या सभेत मंजूर झालेला ठराव.

ठराव क्र. ४:- ठराव करण्यात येतो की, समता नगर मधील पुनर्वसित इ.क्र. १ मधील सदनिकांचा व्यक्तीगत ताबेदार सदस्याने ताबा घेण्यासाठी विकासकांकडून करण्यात येणाऱ्या कायमस्वरुपी निवासी जागेच्या कारारनाम्यावर सहया करण्याचे व सदर कारारनामा नोंदणी अधिकार्या समोर नोंदणी करण्याचे अधिकार युनियनचे

- १) अध्यक्ष:- श्री. बळीराम भोसले, किंवा २) सचिव :- श्री. रघुनाथ चौधरी, किंवा
- ३) खजिनदार :- श्री. किशोर तांबे, किंवा ४) सदस्य:- प्रमोद सरफरे, किंवा
- ५) सदस्य:-श्री. दिलीप सुर्वे, किंवा ६) सदस्य:- श्रीम. पुनम कोसांवकर, किंवा
- ७) सदस्य :- श्रीम. प्रफुल्ला नाझरेथ यांना देण्यात आले.

सुचक:- श्री. राजेंद्र शेवडे

अनुमोदक :- श्री. महेश म्हापणकर

ठराव सर्वानुमते मंजूर करण्यात आला.



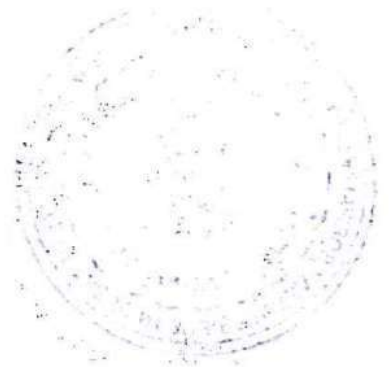
समता नगर को.ऑप.हौ.सो.युनियन लि. करीता,

Chena
अध्यक्ष

बसल - ३!		
सचिव	५२	६४
१०५३		
२०१९		

नोंदणीकृत पत्ता : २५/४८६, विश्वदर्शन, समता नगर, कांदिवली (पूर्व), मुंबई - ४०० १०१.

4030	



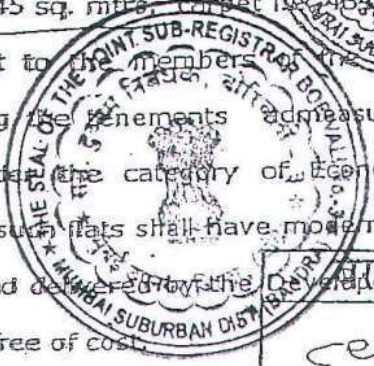
Faint, illegible text impressions at the bottom of the page, possibly bleed-through from the reverse side or a very light print.

Certificate within the said stipulated period without any reasonable cause, the federation will have the option to give 90 days notice to the Developers and on expiry of the notice period, may adopt legal action against the Developers.

8) Clause 23, of the said Development Agreement shall be substituted as follows:-

It is agreed that the Developers shall construct and allot 672 flats, each admeasuring 45 sq. mtrs. carpet i.e. 484.34 sq. ft. carpet area, for allotment to the members of the Federal Society, presently occupying the tenements admeasuring 17.8 sq. mtrs. carpet under the category of LIG(Big). It is further agreed that the Developers shall construct and allot 816 flats,

each admeasuring 45 sq. mtrs. carpet i.e. 484.34 sq. ft. carpet area, for allotment to the members of the Federal Society, presently occupying the tenements admeasuring 12.47 sq. mtrs. carpet under the category of LIG(Small). It is further agreed that the Developers shall construct and allot 296 flats, each admeasuring 45 sq. mtrs. carpet i.e. 484.34 sq. ft. carpet area, for allotment to the members of the Federal Society, presently occupying the tenements admeasuring 12.47 sq. mtrs. carpet under the category of Economically Weaker Section (EWS). All such flats shall have modern amenities and shall be allotted and delivered by the Developer to the Federal Society absolutely free of cost.



299	5
2012	

R
PL
[Signature]

9) Clause 24 of said Development Agreement shall be substituted as follows:-

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4042	48	48
2012		

2022		
23	FF	2022
18/11/22		

07/11/22

BRITANNIA MUNICIPAL CORPORATION

After the demolition of the respective buildings on the said Land phase wise, the Developer shall commence the construction of the new buildings, in accordance with the sanctioned plan. The Developers shall construct the new buildings on the said Land by consuming FSI to the extent permissible under Development Control Regulations. The Developers shall submit for the approval of the Brihanmumbai Municipal Corporation, the plan proposing consumption of full development potential, including the TDR and shall obtain the Commencement Certificate in respect of the proposed development of the said Land and Property, more particularly described in the Second schedule hereunder written, within 12 months from execution of these presents. If the developer fails to procure the Commencement

modified as follows:

Clause No. 22 of the said Development Agreement shall be

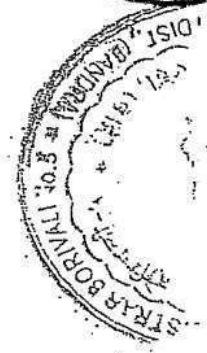
0	2022
18/11/22	

and License" basis.

acquiring the temporary alternate accommodation on "Leave and License" basis. The Developer shall reimburse the tenement holders with the deposit amount for

The Developers shall, before requiring the tenement holders to vacate their respective tenements, provide to each of the tenement holders temporary alternate accommodation in the Transit Camp. In the alternative, the Developers shall reimburse to each of the tenement holders with monthly compensation in respect of the temporary alternate accommodation to be acquired by such tenement holders at the rate prevailing in the market in Kandivall (East) area to enable the tenement holders to acquire suitable temporary accommodation as and when the period of "Leave and License" basis ends. The Developer shall reimburse the tenement holders with the deposit amount for redevelopment of the said Property. The Developer shall acquire the temporary alternate accommodation on "Leave and License" basis.

7)





विशालगड सह.गृहनिर्माण संस्था मर्या.

नोंदणी क्र. : बी.ओ.एम. (डब्ल्यु-आर)/एच.एस.जी./ (ओ.एच) १३१२/८४-८५

ईमारत क्र. १, विंग बी-१, समता नगर, कादिवली (पू.), मुंबई - ४०० १०१.

जावक क्र. :

दिनांक :

Date : 22-May-19

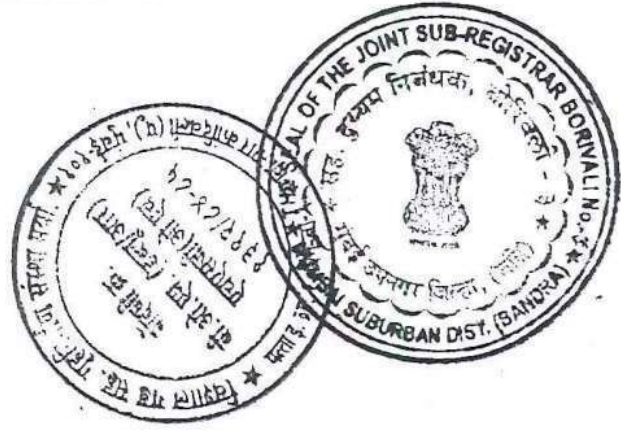
NO OBJECTION CERTIFICATE - CUM - CONSENT

This is to certify that SATISH PANDURANG HEGSHETYE is the bona fide member of our society and she/he is the original member of POISAR ADARSH CHS LTD (merged with other Societies into formation of our society) at the time of execution of Development Agreement dated 19th Feb 2007 made between Samata Nagar Co-operative Housing Societies Union Ltd. and M/s. S.D. Corporation Pvt. Ltd.

We hereby state and confirm that we have No Objection of whatsoever nature if the Agreement for Permanent Alternate Accommodation be executed and registered in favour of SATISH PANDURANG HEGSHETYE, the current member of our society.

For VISHALGAD Co-operative Housing Society Ltd.

Chairman/Secretary/Treasurer/Committee Member



बरल - ३/		
५०५३	५१०	६४
२०१९		

Poisar, "ADARSH" Co-operative Housing Society Limited

(Registration No. BOM (W-R) HSG. (OH) 1392/84-85)

Bldg. No. 58, 59, 60, 61, Samata Nagar, M. H. B. Colony, Poisar, Kandivali (East), BOMBAY-400 101.

This is to certify that the person(s) named in this certificate is/are the Registered Holder(s) of the within mentioned Share(s) bearing the distinctive number(s) herein specified in the above Co-operative Housing Society subject to the bye-laws of the Society and that the Shares mentioned below are Fully paid up.

EQUITY SHARES OF RUPEES 50/- EACH FULLY PAID UP

Register Folio No. 3 Certificate No. 23
Name(s) of the Holder(s) Shri Pandurang Tukaram Khot
No. of Share(s) held Five (5)
(In words) (In figure)
Distinctive No. (s) 111 To 115



Given under the Common Seal of the Society at Bombay
this 26th day of October 1986

[Signature]
CHAIRMAN



NOTE: No transfer of the Share(s) comprised in this Certificate can be registered unless accompanied by this Certificate.

बल - ३/		
५०५३	५८	६४
२०१९		
५०५९		

2082		
83	42	8505
- 1/3 - W.P.		

DATE	TRANSFER NO.	NAME(S) OF TRANSFEREE(S)	REGISTER FOLIO	INITIALS	AUTHORISED SIGNATORY
18/08/98	3/1	Mrs. Sathya Indira Devi	3	-	<i>[Signature]</i>
18/08/98	3/1	Mrs. Sathya Indira Devi	3	-	<i>[Signature]</i>

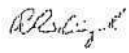


MEMORANDUM OF TRANSFERS OF SHARE (S) MENTIONED OVERLEAF

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AADC54496C

नाम / NAME
S D CORPORATION PVT LTD

विभाजन/गठने की तिथि / DATE OF INCORPORATION/FORMATION
03-08-1990


 आयकर महोदय (एवंगेलिस्ट)
 DIRECTOR OF INCOME TAX (EVANGELIST)

आयकर विभाग
 INCOME TAX DEPARTMENT




भारत सरकार
 GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AAASA9755M

नाम / Name
SAMATA NAGAR CO-OP HSG SOCIETIES UNION LTD.

विभाजन / गठने की तिथि
 Date of Incorporation/Formation
19/04/1980

आयकर विभाग
 INCOME TAX DEPARTMENT



भारत सरकार
 GOVT OF INDIA


स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AAEAV6148D

नाम / Name
VISHALGAD CO-OP HOUSING SOCIETY LTD.

विभाजन / गठने की तिथि
 Date of Incorporation/Formation
30/04/1983



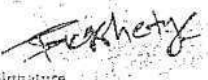
आयकर विभाग
 INCOME TAX DEPARTMENT




भारत सरकार
 GOVT. OF INDIA

SATISH PANDURANG HEGSHETYE
PANDURANG DHONDU HEGSHETYE

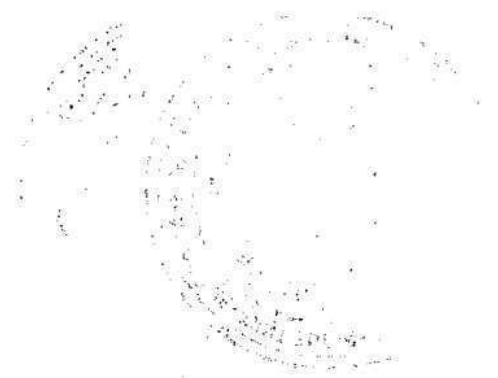
15/06/1953
 Permanent Account Number
AAIPH3125P


 Signature



बर्तन - ३/		
५०५३	६०	६४
२०१९		

5066		
286	5	



भारत सरकार
Government of India



संभाजी विठ्ठल कादे
Sambhaji Vitthal Kade
जन्म तारीख/DOB: 15/09/1979
पुरुष / MALE



6387 7245 8578

माझे आधार, माझी ओळख

भारत सरकार
GOVERNMENT OF INDIA



सचिन नामदेव पवार
Sachin Namdeo Pawar
जन्म तिथि/DOB: 13/10/1978
पुरुष / MALE



2862 1133 5014

आधार-आम आदमी का अधिकार



बरल - ३/		
५०५३	६९	६४
२०१९		

368/5053

बुधवार, 22 मे 2019 8:11 म.नं.

दस्त गोषवारा भाग-1

बरल-3 ६२/६४
दस्त क्रमांक: 5053/2019

दस्त क्रमांक: बरल-3 /5053/2019

बाजार मूल्य: रु. 18,14,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.1,24,540/-

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. बरल-3 यांचे कार्यालयात

अ. क्रं. 5053 वर दि.22-05-2019

रोजी 8:15 म.नं. वा. हजर केला.

पावती:5543

पावती दिनांक: 22/05/2019

सादरकरणाचे नाव: सतिष पांडुरंग हेगशेट्ये --

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1280.00

पृष्ठांची संख्या: 64

एकुण: 31280.00

दस्त हजर करणाऱ्याची सही:

सह दु.नि. बोरीवली 3

सह दु.नि. बोरीवली 3

दस्ताचा प्रकार: पर्यायी जागेचा करार

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 22 / 05 / 2019 08 : 15 : 42 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 22 / 05 / 2019 08 : 17 : 26 PM ची वेळ: (फी)

* सदर दस्तऐवज हा कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

दस्ताचा प्रकार: पर्यायी जागेचा करार

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

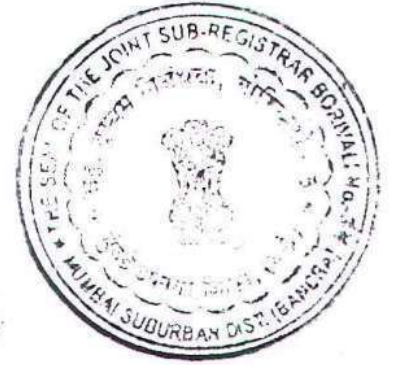
शिक्का क्रं. 1 22 / 05 / 2019 08 : 15 : 42 PM ची वेळ: (सादरीकरण)

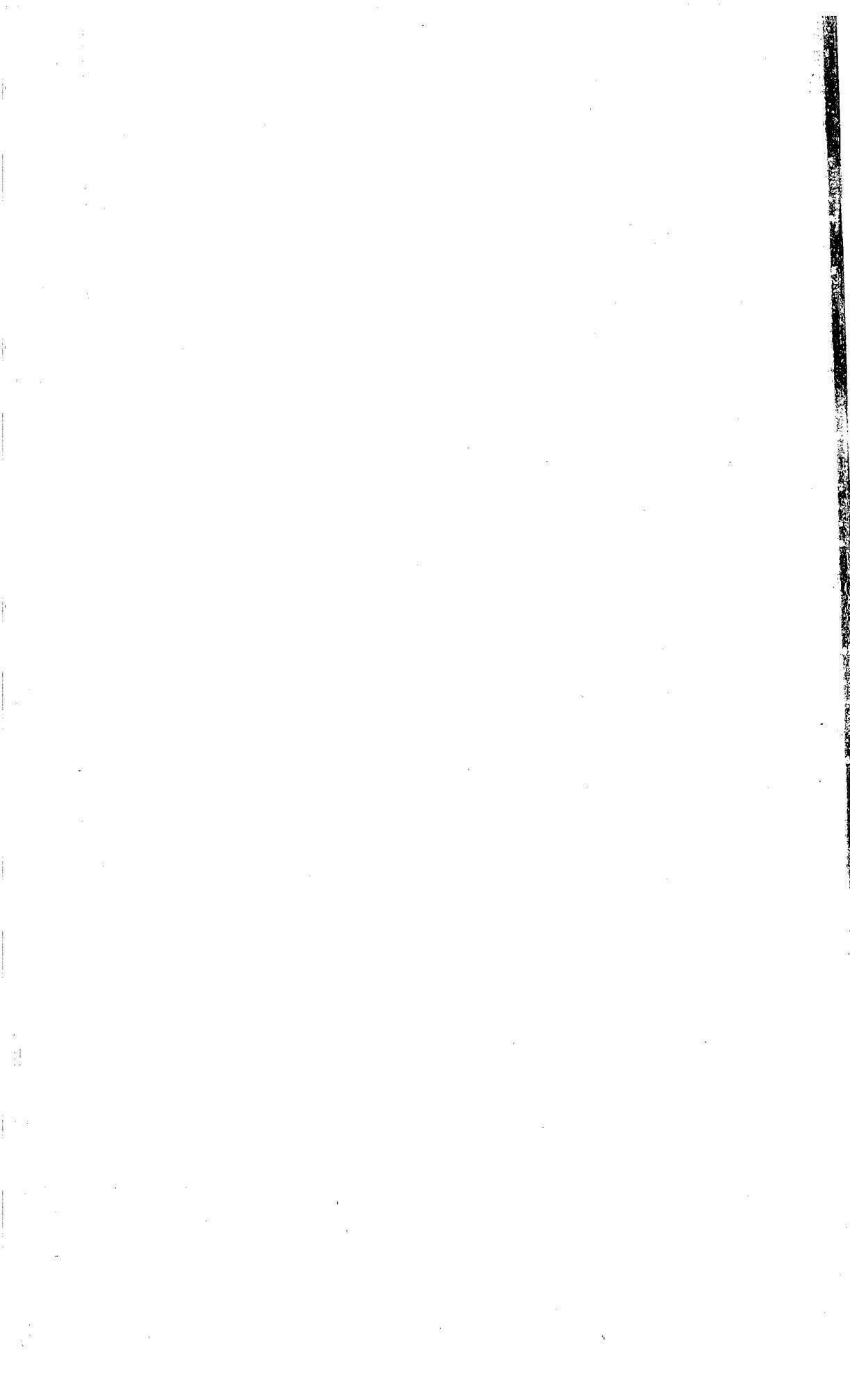
शिक्का क्रं. 2 22 / 05 / 2019 08 : 17 : 26 PM ची वेळ: (फी)

दस्त हजर करणाऱ्याची सही:

सह दु.नि. बोरीवली 3

एकुण: 31280.00





Summary-2(दस्त गोषवारा भाग - २)



22/05/2019 8 18:34 PM

दस्त गोषवारा भाग-2

बरल-3 ५३१४४
दस्त क्रमांक:5053/2019

दस्त क्रमांक :बरल-3/5053/2019

दस्ताचा प्रकार :-पर्यायी जागेचा करार

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एस.डी कापरिशन प्रा.लि तर्फे ऑथोराइज्ड सिग्रेटरी प्रशांत वरळीकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एस.डी कापरिशन प्रा.लि, ब्लॉक नं: 41/44, रोड नं: मिनू देसाई मार्ग, महाराष्ट्र, मुम्बई. पॅन नंबर:AADCS4496C	लिहून देणार वय :-37 स्वाक्षरी:-		
2	नाव:विशालगड सह गृह निर्माण संस्था मर्या.तर्फे खजिनदार रमेश भिकाजी पाटणकर (मान्यता देणारे) - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विशालगड सह गृह निर्माण संस्था मर्या, ब्लॉक नं: इमारत क्र. 1 विंग बी 1, रोड नं: समतानगर कांदिवली पूर्व, महाराष्ट्र, मुम्बई. पॅन नंबर:AAEAV6148D	मान्यता देणार वय :-61 स्वाक्षरी:-		
3	नाव:समतानगर को ऑप हौ सोसायटी युनियन लि तर्फे सदस्य पुनम परशुराम कोरगांकर (मान्यता देणारे) - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: समतानगर को ऑप हौ सोसायटी युनियन लि, ब्लॉक नं: समतानगर को ऑप हौ सोसायटी युनियन लि, रोड नं: इमारत क्र 19 डी 304, महाराष्ट्र, मुम्बई. पॅन नंबर:AASAS9755M	मान्यता देणार वय :-54 स्वाक्षरी:-		
4	नाव:सतिष पांडुरंग हेगशेट्ये - - पत्ता:प्लॉट नं: 59/1123, माळा नं: -, इमारतीचे नाव: पोईसर आदर्श सह गृह निर्माण संस्था मर्या, ब्लॉक नं: -, रोड नं: समतानगर कांदिवली पूर्व, महाराष्ट्र, मुम्बई. पॅन नंबर:AAIPH3125P	लिहून घेणार वय :-66 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:22 / 05 / 2019 08 : 23 : 11 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सचिन पवार - - वय:41 पत्ता:रोहा रायगड पिन कोड:402109		
2	नाव:संभाजी कादे - - वय:39 पत्ता:239 ए वाळूज सोलापूर पिन कोड:413222		

शिक्का क्र.4 ची वेळ:22 / 05 / 2019 08 : 24 : 58 PM

सह दु.नि. बोरीवली3

EPayment Details.

sr. Epayment Number
1 2205201920237
2 MH001803489201920E

Defacement Number
2205201920237D
0001036881201920





श्री. सुनील कुमार, सी.एच.ओ. नं. ३,
जॉइंट सब रजिस्ट्रार, बरमुल्ला

४४४४

प्रमाणित किया जाता है कि,
उपरोक्त प्रमाण पत्र, दिनांक १२/०९/२०१९
में उल्लिखित विवरणों के अनुसार जारी किया गया है।
दिनांक १२/०९/२०१९

२०१९		
४४	४४	४५०५
१३-११-१९		

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ALTERNATE ACCOMMODATION

MEMBER(S)

Shri. SATISH PANDURANG HEGSHETYE

AND

...SECOND CONFIRMING PARTY

SAMATA NAGAR CHS UNION LTD.

AND

...FIRST CONFIRMING PARTY

VISHALGAD CHS Ltd.

AND

...DEVELOPER

M/S S.D. CORPORATION PVT. LTD

BETWEEN

DATED THIS _____ DAY OF _____