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DEED OF PERMANENT ALTERNATE ACCOMODATION

THIS DEED OF PEMANENT ALTERNATE ACCOMODATION is made at Mumbai this 29th day of December 2020 BETWEEN **M/S. BHUMI BUILDERS & DEVELOPERS**, a Proprietor firm, carrying on the business as Developers and Building Contractors having its administrative office/Resident at 35/102, Akshay Co-Op. Housing Society Ltd., Manisha Nagar Kalwa (W), Thane -400 605 through its Proprietor **SHRI. VINOD PRALHAD CHOUDHARI**, Aged about 44 Years, having PAN No. **AFGPC0741M**, hereinafter called "**THE BUILDERS & DEVELOPERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and deem to include its representatives, managers, servants, executors, administrators and assigns) of the **ONE PART**.



AND

1) *Kanchan Samant* MRS. **KANCHAN KAMLAKAR SAMANT**, aged about 55 Years, PAN NO. AMGPS9725A, AND 2) MR. **KAMLAKAR GAJANAN SAMANT** aged about 59 Years, PAN NO. AMTIPS2748E, both an adults, Indian Inhabitant having address at Flat No.4, 1st Floor, Dwarka Co-Operative Housing Society Limited, Plot No. 56, Bhandup (E), Mumbai-400 042 hereinafter called The "**MEMBER OF SOCIETY/PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof include her executors, administrators and permitted assigns) of the **SECOND PART**.

WHEREAS

By Virtue of Deed of, Conveyance Dated 29-09-1989 **DWARKA CO-OPERATIVE HOUSING SOCIETY LIMITED** is the owner seized, possessed and well sufficient entitled of piece and parcel of Plot No.56. The conveyance Deed executed on 29 September, 1989 and executed/registered on 25-01-1990 duly registered under serial No. PBBJ/380/1990 at the office of Assurance of sub Registrar, Kurla, Society become an absolute owner of Plot No.56, C.T.S No.971 an Area admeasuring about 447.1 Sq. Meters of village kanjur, Tal. Kurla, in the Registration Sub-District, Mumbai City and Mumbai Suburban District (MSD), bearing Municipal Assessment Ward No. "S" of Mumbai. *Y*

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AND WHEREAS the ~~Kanjur~~ Kanjur Co-Operative Housing Society Limited, of Bhandup (E), Mumbai - 400 042 is seized and possessed of or otherwise well and sufficiently entitled to a large piece and parcel of land alongwith Plot No.56, bearing City Survey No. 971, situated at - Bhandup (E) and the above named society has got its said large piece and parcel of land subdivided into several Plot for the purpose of development and let into several small Plots and has granted leases thereof to its several members.

AND WHEREAS the society has possessed all necessary documents in respect title of the said property.



AND WHEREAS by virtue of conveyance deed the Society become the owner of the piece and parcel of land and building standing thereon bearing C.T.S. No. 971 of Plot no. 56, area admeasuring at about 447.1 Sq. Meter, being and lying at Bhandup (E), Tal - Kurla, District - Mumbai and Suburban district of Mumbai and more particular described in the first Schedule hereinafter and hereinafter referred as "**The Said Property**".

AND WHEREAS, the existing building on the said property is old and in dilapidated conditions. The said buildings consisting are 12 numbers of Flat owners.

AND WHEREAS the said standing structure of building during the passage of time has outlived its utility and therefore requires its urgent development.

AND WHEREAS the above said Society i.e. First Part due to lack of technical knowledge and on account of paucity of funds, are unable to give practical effects to the purposed redevelopment and construction, and are desirous of entrusting the works of redevelopment of the area upto 447.1 Sq. mtr., of the society to the capable Developers.

AND WHEREAS the above said Society intents to develop the said property by demolishing the standing structure and reconstructing the above said building by using F.S.I., fungible compensatory F.S.I. of present and future available (till obtain O.C from MCGM) and or sanction by concern

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