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## **PERMANENT ALTERNATE ACCOMMODATION AGREEMENT**

NAME : M/S. MUMBAI SHELTER HOUSING DEVELOPMENT  
PVT.LTD.

To

: SHRI. SHARDKUMAR RAMDAS MORE

DATE : 09.08.2023

PROPERTY ADDRESS : Flat No. 404, "B" Wing, 4<sup>th</sup> Floor New Shastri Nagar  
Jay Rajratna Co-operative Housing Society Limited,  
New Shastri Nagar, Road No. 2, Goregaon (West),  
Mumbai - 400 104.



ADVOCATE

**Shri. Anil S. Patel**

**B.com L.L.M**

**Advocate, High Court**

101, SATYADEEP ENCLAVE, BUILDING NO.9, VIVEK COLLEGE ROAD, OPPO.  
BULBUL SCHOOL, SIDDHARTH NAGAR IV,  
GOREGAON (WEST), MUMBAI - 400104.

Email: [aanilakshar@gmail.com](mailto:aanilakshar@gmail.com)

☎:- 022-35780244

389/16705

Wednesday, August 09, 2023

7:49 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M


पावती क्र.: 18885 दिनांक: 09/08/2023

गाबाचे नाव: पी.एस.पहाडीगोरेगांव  
दस्तऐवजाचा अनुक्रमांक: बरल-6-16705-2023  
दस्तऐवजाचा प्रकार: पर्यायी जागेचा करार  
सादर करणाऱ्याचे नाव: शरदकुमार रामदास मोरे

नोंदणी फी ₹. 1000.00  
दस्त हाताळणी फी ₹. 1440.00  
पृष्ठांची संख्या: 72

एकूण: ₹. 2440.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
8:09 PM ह्या वेळेस मिळेल.

  
सह. दु.नि. बोरीवली 6

बाजार मुल्य: ₹.0.0/-

मोबदला ₹.0/-

भरलेले मुद्रांक शुल्क : ₹. 100/-

सह. दुय्यम निबंधक, बोरीवली क्र. ६,  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: ₹.1440/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0908202310829 दिनांक: 09/08/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006442380202324E दिनांक: 09/08/2023

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

मुळ दस्त प्राप्त झाला.

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON.....11 AUG 2023



11/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 8

दस्त क्रमांक : 16705/2023

नोबणी :

Regn.63m

गावाचे नाव : पी.एस.पहाडीगोरेगाव

(1) विलेखाचा प्रकार	पर्यायी जागेचा करार
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0.0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 404, माळा नं: चौथा मजला बी विंग, इमारतीचे नाव: न्यू शाखी नगर जय राजरत्न को-ऑप ही सो लिमिटेड, ब्लॉक नं: रोड नं. 2 न्यू शाखी नगर, रोड : गोरेगाव पश्चिम मुंबई 400104, इतर माहिती: जुनी सदनिका क्रमांक 293 चौथा मजल्याच्या बदल्यात नवीन सदनिका क्रमांक बी विंग 404 चौथा मजला, जुन्या एरिया चे क्षेत्रफळ 321 चौ फूट कार्पेट व नवीन एरिया चे क्षेत्रफळ 600 चौ फूट कार्पेट ( ( C.T.S. Number : 217 (Pt) ; ) )
(5) क्षेत्रफळ	1) 66.91 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मुंबई शेल्टर हौसिंग डेव्हलपमेंट प्रायव्हेट एलटीडी चे संचालक गणेश काशिनाथ साने तर्फे कुलमुखत्यार नितीन आर सावळ - वय:-33; पत्ता:-प्लॉट नं: ऑफिस 103, माळा नं: -, इमारतीचे नाव: कल्पक सीएचएस. लि, बिल्डिंग. नं.1, ब्लॉक नं: -, रोड नं: रोड क्र. 16, सिद्धार्थ नगर नं.4, गोरेगाव पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AABCM4888N
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शरदकुमार रामदास मोरे वय:-65; पत्ता:-प्लॉट नं: बी/४०४, माळा नं: -, इमारतीचे नाव: जय राजरत्न कॉ-ऑप एचएसजी सोसायटी, ब्लॉक नं: गुरुनानक गार्डन जवळ, रोड नं: न्यू शाखी नगर, रोड नं. २, गोरेगाव पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400006 पॅन नं:-ALHPM9997J
(9) दस्तऐवज करुन दिल्याचा दिनांक	09/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	09/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	16705/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवजानुसार आवश्यकता नाही कारणगाचा तपशील दस्तऐवजानुसार आवश्यकता नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 09/08/2023 ) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

## VALUATION SHEET

NATURE OF DOCUMENT : PERMAMENT ALTERNATE AGREEMENT  
ACCOMMODATION

NAME OF PRESENTER : SHARADKUMAR RAMDAS MORE

VILLAGE : PAHADI GOREGAON WEST

TALUKA : BORIVALI

C.T.S.NO./PLOT NO. : 217(Pt)

CONSTRUCTION COST : 30250/-PER SQ.MTR.

READY RECKONER ZONE : 57/265

OLD AREA : 321

AS PER DA FREE OF COST : 600

PURCHASE AREA : NIL

STAMP DUTY 4 : 100/-

REGISTRATION FEES : 1000/-

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२०२३		



*[Handwritten Signature]*

सह. दुय्यम निबंधक, बोरीवली क्र. ६,  
मुंबई उपनगर जिल्हा.



CHALLAN  
MTR Form Number-6



SRN	MH006442380202324E	BARCODE	[Barcode]	Date	09/08/2023-14:29:59	Form ID	25.1
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Department	Inspector General Of Registration	Payer Details							
Stamp Duty		TAX ID / TAN (If Any)							
Type of Payment	Registration Fee	PAN No.(If Applicable)							
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6	Full Name	SHARADKUMAR RAMDAS MORE						
Location	MUMBAI	Flat/Block No.	404 B Wing 4th Floor New Shastri Nagar Jay						
Year	2023-2024 One Time	Premises/Building	Rajratna CHS Ltd						
Account Head Details		Amount In Rs.							
030045501	Stamp Duty	100.00	Road/Street	New Shastri Nagar Road No 2 Goregaon West					
030063301	Registration Fee	1000.00	Area/Locality	Mumbai					
			Town/City/District						
			PIN	4	0	0	1	0	4
			Remarks (If Any)	SecondPartyName=MUMBAI SHELTER HOUSING DEVELOPMENT PVT LTD-					
			Amount In	One Thousand One Hundred Rupees Only					
			Words						
Total		1,100.00							

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Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332023080915912	2822715936		
Cheque/DD No.		Bank Date	RBI Date	09/08/2023-14:31:11	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

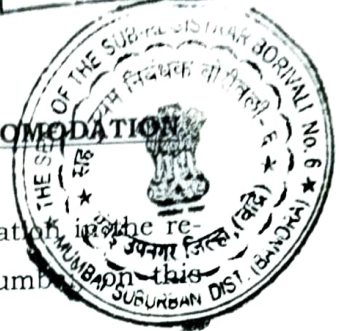
Mobile No. : 9594303210

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुर्यग निवाक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

नरल - ६ /		
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**AGREEMENT FOR PERMANENT ALTERNATIVE ACCOMODATION**

This Agreement for Permanent Alternative Accommodation in the re-developed building is made and entered into at Mumbai on the 9 day of August, 2023,



**BY AND BETWEEN**

**M/S. MUMBAI SHELTER HOUSING DEVELOPMENT PVT. LTD.**, a Company incorporated under the provisions of the Companies Act, 1956 having its registered office at 103, Kalpak CHS. Ltd. Bldg. No. 1, Road No. 16, Siddharth Nagar No. 4, Goregaon (w), Mumbai -400104 hereinafter referred to as **THE DEVELOPER** (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include the said Company and its successors in title) of the **FIRST PART.**

**AND**

**MR. SHARAD RAMDAS MORE** age about 64 years, and adult Indian inhabitant, residing in Flat No. 404 on the 4<sup>th</sup> floor of wing "B", of the Jay Rajratna Society, New Shastri Nagar, Road No.2 Goregaon (West), Mumbai - 400 062, bearing C.T.S. No.217, hereinafter called **THE MEMBER** (which expression shall unless repugnant to the context or meaning thereof mean to include its successors and / or assignee/s) of the **SECOND PART.**

**WHEREAS ;**

A. The Maharashtra Housing And Area Development Authority, hereinafter referred to as "**MHADA**", had constructed on the land bearing City Survey No.217 (pt.) being part of Bombay Housing Board's land at New Shastri Nagar, Goregaon (West), Mumbai admeasuring 1737.82 sq.mtrs. hereunder and

hereinafter referred to as the "SAID LAND", one building

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B. र. बरेल	



consisting of 40 flats hereinafter referred to as the "ORIGINAL BUILDING". In the year 1978, MHADA allotted the aforesaid 40 flats at a price to the general public. The original allottees thereafter, formed a Cooperative Housing Society Ltd. and registered this Society under the Maharashtra Cooperative Housing Societies Act, 1960. Bearing registration No. BOM/HSG/3934/1973 Hereinafter the members of the said society shall be referred to as **MEMBER**.

C. The Original building on the said property consisted of ground plus four upper floors having 40 flats with each flat admeasuring 321 sq.ft. Carpet area. Due to poor maintenance, the building had become very dilapidated and the cost of repairs was exorbitant which was beyond the financial capacity of the members of the society. With no option left except to redevelop the building through a reputed developer the society approached the Developer herein who had acquired a very good business reputation in Goregaon with a request to submit their offer for redevelopment of the building of the Society.

D. The Society found the offer of the Developer very competitive and therefore convened a Special General Body Meeting on 10/11/2005 and placed the offer of the Developer before the general body. After, in depth discussion of the Developer's offer, it was unanimously resolved to accept the offer and appoint M/S. MUMBAI SHELTER HOUSING DEVELOPMENT PVT. LTD. as the re-developer of the property of the Society. The resolution was conveyed to the developer who accepted their appointment as the developer for execution of the re-development project of the society on the terms and conditions embodied in their offer.

E. Pursuant to the appointment, the Society executed an agreement for re-development with the said Developer through their authorized Managing committee Members. Thereafter, the agreement came to be duly adjudicated, the requisite stamp

duty paid by the Developer and subsequently registered with the Sub-registrar of assurances on 21/2/2007.

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F. In accordance to the said development agreement, Developer was to demolish the existing building consisting of 40 flats and in lieu thereof, construct a new building having two wings viz. A and B. The DEVELOPER was liable to construct flats for each of the 40 existing members free of cost (having carpet area of 540 sq.ft + 60 sq.ft. dry yard complete with two Bedrooms, Hall, a Kitchen and bathrooms, with facilities provided as per the list of amenities annexed to the Development agreement. The 40 original members were to be rehabilitated upto the 5<sup>th</sup> floors in the two wings A and B.



G. In lieu of the developer offering flats to the original members absolutely free of cost, for financial viability of the project, the Developer was permitted to construct upto 10<sup>th</sup> floors and sell the balance flats forming the free sale component of the developer at whatever consideration the developer chose.

H. The Developer completed the construction of wing A and B upto 10<sup>th</sup> floors and the possession of the 40 original members were handed over to the members/society as per the request made by the member/Society. The member/society were aware that at the time of taking possession, OC was not obtained and now it is in the process.

I. The member herein, was the original owner of Flat No. 293 on the 3<sup>rd</sup> floor having 29.84 sq.mt. carpet area in the original building and was a member of Jairaj Ratna CHS. Ltd., the society herein, by virtue of holding Share Certificate No. 36 in respect to 5 fully paid up shares of Rs.50/- each bearing distinctive Nos.176 to 180 (both inclusive) of the society.

J. On completion of the construction of the building upto 10<sup>th</sup> floors, the Society allotted/handed over to the original member Flat No. 404 in Wing "B" admeasuring about 540 sq. ft. Carpet area + 60 sq.ft. dry yard area completed in all respects in lieu of the old Flat under the terms of the Development Agreement



21/02/2007 more particularly described and mentioned  
in the **Second Schedule** written hereunder.

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१०	१०



For compliance with clause No. 5 of the re-development agreement the parties herein therefore desire to record the allotment of the new alternative flat in lieu of the old original flat by executing this Agreement for Permanent Alternate Accommodation as under :-

**FOR THIS P.A.A AGREEMENT WITNESSETH AND IT IS HEREBY  
AGREED BY AND BETWEEN THE PARTIES AS UNDER:**

1. The parties hereto confirm all the representations made in the recitals herein above as correct and the same shall be deemed to be the integral part of this Agreement which is executed in furtherance to and is co-terminus with the Development Agreement dated 21/02/2007.
2. That the Member herein confirms and declares that he is a bonafide member of Jairaj Ratna CHS. Ltd., the society herein, by virtue of holding Share Certificate No. 36 in respect to 5 fully paid up shares of Rs.50/- each bearing distinctive Nos. 176 to 180 ( both inclusive) of the Society.
3. The Member declares that, the Member herein alone is entitled to the benefits and rights of the said premises in his exclusive use, occupation and possession. The Member declares that, he has not created any encumbrances whatsoever and is in a clear position to execute this agreement. The Member agrees to indemnify the Developer against any claim, loss and expenses incurred or suffered due to the assurances given in respect of the premises not being encumbered.
4. Under the terms of the said development agreement the Developer has through the society allotted **flat No. 404 in Wing "B"** ( 4<sup>TH</sup> floor) admeasuring about 540 sq.ft. carpet area + 60 sq.ft. Dry yard area in the new building in lieu of his old flat No. 293 absolutely free of cost. It is agreed that the allotment of the new flat is in consideration of surrendering the occupation of the old flat along with its rights, title and interest.

5. The member herein agrees that there may be variation 2% to 3% in technical parlance in the area given & the area actually constructed on site.

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6. The Developer herein has agreed that the Stamp Duty and Registration charges payable as per the G.R. dated 26/07/2023 issued by the Government of Maharashtra for this RAA agreement shall be paid by the Developer. However, any out of pocket expenses and/or incidental charges relating to this shall be paid by the member.



7. The member herein declares that he is aware of the amenities provided in his flat in the newly constructed building and the same are acceptable to him as more particularly described in the Annexure of the Re-development Agreement.

8. The member hereby agrees that, in the event of any dispute whether in the family or otherwise in respect to the said property, the Developer shall not be held liable in any manner whatsoever for the same. Such family dispute shall be resolved or contested by and between the families of the member. Similarly, expenses of such litigation shall be borne by the member alone.

9. That in pursuance of the Development agreement executed by the said society with the Developers on 21/02/2007, the Member / Owner herein has become entitled to be allotted and handed over free of cost and on ownership basis, a new flat in the new building to be constructed by the Developers, by redevelopment of the existing property strictly in terms of the Development agreement executed between the said society and the Developers as follows : more particularly described in the Second Schedule hereunder written and shown demarcated with shaded boundary line/s respectively on the typical floor plan as per the approved plan.

10. Member / Owner shall is liable to pay any tax, water, electricity charges or any other sum in respect of the said New Flat No. 404 ( B wing ) once the keys of the said flat are handed over to Member/owner by the developer /society.

11 The Developers have given inspection of all the plans free of costs submitted and approved by MCGM for development of the said property to the Member / Owner herein who has, upon satisfaction about the correctness or otherwise of the said approved plans.



The Parties hereby agree that in the event of there being any dispute in respect of arriving at the true intention of any of the conditions of this Agreement and also in respect of any violation arising out of or in respect of any of the provisions of this Agreement, the same shall be settled amicably by serving written notice to other party to so settle the same within a period of 15 days from the date of notice.

**THE FIRST SCHEDULE ABOVE REFERRED TO :-**

ALL THAT Piece and parcel of land admeasuring 1737.82 sq.mtrs. situated at City Survey No.217 (pt.) being part of Bombay Housing Board's land at New Shastri Nagar, Goregaon (West), Mumbai in the registration sub-district of Bandra together with building standing there on and bordered as follows:

On or towards on the West by : 40'.00" Wide Road,  
On or towards on the South by : 40'.00" Wide Road,  
On or towards on the North by : M H B Boundary,  
On or towards on the East by : Building No.11,.

**SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED**

Flat NO. 404 admeasuring 540 sq.ft Carpet area + 60 sq.ft. dry yard area on the 4<sup>th</sup> floor of the building known as "Jairaj Ratna" belonging to the society constructed on the plot of land mentioned in the First Schedule herein above. Admeasuring 540 sq.ft Carpet area + 60 sq.ft. dry yard area or thereabout to MR. SHARAD RAMDAS MORE in Lieu of their existing Flat No. 293 having 29.84 sq. mts carpet area. Prior to Redevelopment Agreement registered under serial NO. BDR-01319-2007 Dt. 21/02/2007.

IN WITNESS whereof the parties hereto have subscribed their hands and seals on the day and the year hereinabove written.

SIGNED AND DELIVERED by the

Within named "THE DEVELOPER"

For MUMBAI SHELTER HOUSING DEVELOPMENT PVT. LTD

Mr. Ganesh K. Sane

the Director of M/S. MUMBAI SHELTER

HOUSING DEVELOPMENT PVT. LTD

Who is authorized by Resolution dated

07/08/2023 passed in the meeting

of Board of Directors of the Company

authorizing him to sing on - Company

behalf.

In the present of .....

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२९२३

1. सो. सु. श. मोरे

2. शरद



SIGNED SEALED AND DELIVERED

BY WITHIN NAMED "MEMBER"

MR. SHARAD RAMDAS MORE

of the society Jairaj Ratna CHS Ltd.

In the present of .....

1. सो. सु. श. मोरे

2. शरद

*[Signature]*  
Director



*[Signature]*

# जयराजरत्न को -ऑपरेटिव्ह हाऊसिंग सोसायटी लि.

(रजि न बी ओ एम् एन एम् जी / ३९३४ मन १९७३)

कार्यालय : ए विंग, १४ वा मजला, न्यु शास्त्री नगर, रोड नं. २, गोरेगाव (पश्चिम), मुंबई - ४०० १०४.

Date: 24/07/2023

बरल - ६/		
१६००७	११	७२
२०२३		

## TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. Sharad More is the member of JAI RAJ RATNA CO. OP. HSG. SOC. LTD. & owner of the flat No.404 (B) WING, on 4<sup>th</sup> Floor, No. 12, New Shastri Nagar, Goregaon (West) Mumbai- 400104.

There is no outstanding towards maintenance charges till date.

The Society has no objection for Mr. Sharad More to pay the stamp duty and to get his Flat Registered in Registration office.

For JAI RAJ RATNA CO. OP. HSG. SOC. LTD.

  
(Chairman/Hon. Secretary)



Share Certificate No. 36

Member Register No. 36

No. of shares 5

# JAIRAJ RATNA Co. op. Hsg. Soc. Ltd.

REGD.NO: BOM/HSG/3934/1973

Add : Bldg. No. 12, New Shastri Nagar, Goregaon (West), Mumbai- 400 104.

(Registered under the Maharashtra Co-operative Society Act. 1960 - E/

Authorised Share Capital Rs. 1,00,000/- divided into 1000 Shares of Rs. 100/- each.

**Share Certificate**

980798	02
2023	

This is certify that Shazad R. More

Flat/Shop No. B404 is/are the Registered Holder/s of 5 (Five) fully Paid up shares of Rs. 100 (Hundred) each numbered, from 176 to 180 (both Inclusive) in the **JAIRAJ RATNA Co. op. Hsg. Soc. Ltd.** subject to the Bye-Laws of the said Society. Given under the Common Seal of the said Society at Goregaon (West), Mumbai.



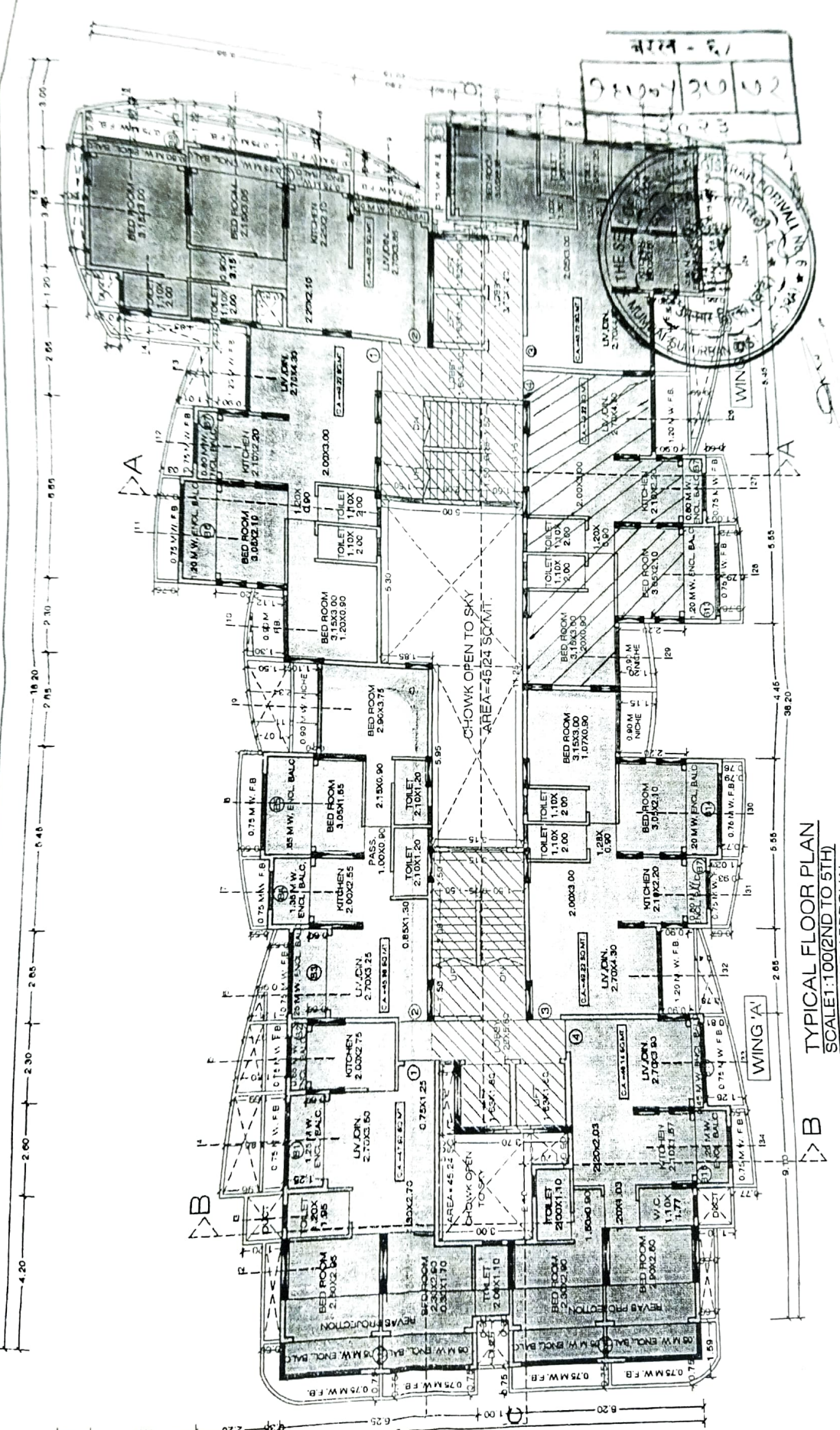
This 20 day of May 2023.

## JAIRAJ RATNA Co. op. Hsg. Soc. Ltd.

Chairman

Secretary

Authorised Committee Member



TYPICAL FLOOR PLAN  
SCALE: 1:100 (2ND TO 5TH)  
AS PER OLD APPROVAL

सहकारी संस्थाचे  
सहकारी संस्थाचे  
सहकारी संस्थाचे  
सहकारी संस्थाचे

महाराष्ट्र अधि  
आलेली आहे.  
उपरिनिर्दिष्ट अधि  
सहकारी संस्थाचे  
स्थळे वर्गीकरण

# SIDDHARTH NAGAR KALPAKA CO-OP HSG SOCIETY LTD

2021-2022

(Regn. No. BOM/HS/7856 OF 1982

BUILDING NO 01 SIDDHARTH NAGAR-04 ROAD NO 16, GOREGAON WEST MUMBAI

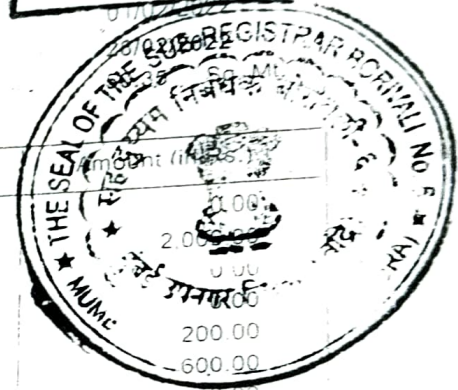
बरल - ६/	
9800	02
0046 2023	

## Bill for the Month of Feb-2022

Name: F103 MUMBAI SHELTER HSG DEV.PVT LTD

Flat No 103

Bill No.:  
Bill Date:  
Due Date  
Area



Particulars	
Property Tax	
Maintenance Charges	
Non Occupancy Charges	
Parking Charges	
Sinking Fund	
Repairs Fund	
Cover Parking Charges	
C C Camera Acc.	
Property Tax Arrear Amount (unpaid Amount)	

**PAID**

Rs. 52,075.00  
Chq No. 103  
Mrs. Mumbai Shelter Building Dev Pvt Ltd

Principal Amount Dues	52,075.00	Total	2,800.00
Accumulated Interest	362.00	Arrears / Advance	52,937.00
		Interest on Arrears	911.00
		Grand Total	56,488.00

Rs. Fifty Six Thousand Six Hundred Forty Eight only.



- Please note
1. Cross Cheque in favour of Society Name as per bill letter head. NO CASH PAYMENT
  2. Please mention your NAME: Bill No. / UNIT No. on the reverse of the cheque.
  3. Please pay before the due date: 21% late payment will charged after the due date.
  4. Cheque bounced charges will be Rs.-250/= per cheque.
  5. This is computer generated bill and signature is not required.



सं. क्र. 16705/2023  
 शुल्क रु. 00/-  
 शुल्क रु. 100/-  
 ही याची बसल्यास तपशिल :-

मोबदला: रु. 00/-


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


सह 5 नि. बरल-6 यांचे कार्यालयात  
 सं. 16705 वर दि. 09-08-2023  
 सं. 48 म. नं. वा. हजर केला.


पावती: 18885  
 सादरकरणाराचे नाव: शरदकुमार रामदास मोरे  
 पावती दिनांक: 09/08/2023

नोंदणी फी	रु. 1000.00
दस्त हाताळणी फी	रु. 1440.00
पृष्ठांची संख्या: 72	

एकुण: 2440.00

  
 हजर करणाऱ्याची सही:

  
 सह. दुय्यम निबंधक, बोरीवली क्र. 6,  
 मुंबई उपनगर जिल्हा.

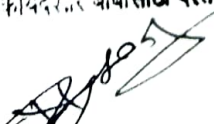
  
 सह. दुय्यम निबंधक, बोरीवली क्र. 6,  
 मुंबई उपनगर जिल्हा.


दस्ताचा प्रकार: पर्यायी जागेचा करार  
 शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही पगरी क्षेत्रात  
 दिनांक: 1 09 / 08 / 2023 07 : 48 : 24 PM ची वेळ: (सादरीकरण)  
 दिनांक: 2 09 / 08 / 2023 07 : 49 : 32 PM ची वेळ: (फी)

बरल - 6/  
 9 8 0 0 4 0 9 0 2  
 2 0 2 3

**प्रतिज्ञापत्र**

दस्ताचा शुल्क नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणी करावी आहे. • दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व नोंदणीदाराच्या कागदपत्रांची सत्यता तपासली आहे. • दस्ताची सत्यता, वैधता कायदाराच्या बाबोसाठी दस्त निष्पादक व नोंदणीदार हे संपूर्णपणे जबाबदार राहतील.

दस्ता देणारे: 

दस्ता घेणारे: 



09/08/2023 7:51:27 PM

पक्षकार बराल-6/16705/2023  
प्रकार -पर्यायी जागेचा करार

पक्षकाराचे नाव व पत्ता

नाव: मुंबई शेल्टर हौसिंग डेव्हलपमेंट प्रायव्हेट एलटीडी चे संचालक  
गणेश काशिनाथ साने तर्फे कुलमुखत्यार नितीन आर सावळ -  
पत्ता: प्लॉट नं: ऑफिस 103, माळा नं: -, इमारतीचे नाव: कल्पक  
सीएचएस. लि, बिल्डिंग. नं. 1, ब्लॉक नं: -, रोड नं: रोड क्र. 16, सिद्धार्थ  
नगर नं. 4, गोरेगाव पश्चिम मुंबई, महाराष्ट्र, मुंबई.  
पॅन नंबर: AABCM4888N

पक्षकाराचा प्रकार

लिहून देणार  
वय :- 33  
स्वाक्षरी:-

*(Signature)*

छायाचित्र



ठसा प्रमाणित



लिहून घेणार

वय :- 65  
स्वाक्षरी:-

*(Signature)*



नाव: शरदकुमार रामदास मोरे  
पत्ता: प्लॉट नं: बी/४०४, माळा नं: -, इमारतीचे नाव: जय राजरत्न कॉ-  
ऑप एचएसजी सोसायटी, ब्लॉक नं: गुरुनानक गार्डन जवळ, रोड नं: न्यू  
शास्त्री नगर, रोड नं. २, गोरेगाव पश्चिम मुंबई, महाराष्ट्र, MUMBAI.  
पॅन नंबर: ALHPM9997J

दस्तऐवज करून देणार तथाकथीत पर्यायी जागेचा करार चा दस्तऐवज करून दिल्याचे कबुल करतात.  
क्र. 3 ची वेळ: 09 / 08 / 2023 07 : 51 : 00 PM

ठसा:-

नु. क्र.

पक्षकाराचे नाव व पत्ता

1 नाव: सुनिता शरदकुमार मोरे  
वय: 61  
पत्ता: बी/४०४ जय राजरत्न कॉ- ऑप एचएसजी सोसायटी न्यू शास्त्री नगर रोड नं. २,  
गुरुनानक गार्डन जवळ गोरेगाव पश्चिम मुंबई  
पिन कोड: 400104

२

स्वाक्षरी  
*(Signature)*

छायाचित्र



ठसा प्रमाणित



2 नाव: नयन शिवाजी पवार

वय: 28  
पत्ता: सौभाग्य नगरी ए-१६ वाडा रोड राजगुरुनगर पुणे खेड  
पिन कोड: 410505

स्वाक्षरी  
*(Signature)*



दस्तावेज क्र. 4 ची वेळ: 09 / 08 / 2023 07 : 51 : 46 PM

दस्तावेज क्र. ६,  
मुंबई उपनगर जिल्हा.

Payment Details.

S.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Defac Date
1	SHARADKUMAR RAMDAS MORE	eChallan	69103332023080915912	MH006442380202324E	100.00	SD	0003361752202324	09/08/2023
2		DHC		0908202310829	1440	RF	0908202310829D	09/08/2023
					1000	RF	000336175	



भारत सरकार

## नोंदणीचे प्रमाणपत्र

नोंदणी क्र. १०५५/एच.एस.जी/३८३४/२५.१९७३

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, उद्योगाद्वारे

को-ऑपरेटिव्ह ट्रेडिंग सोसायटी म्हणून ही संस्था महाराष्ट्र राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण ~~कृषिनिर्माण~~ संस्था असून उप-वर्गीकरण ~~ग्राहक संस्था~~ ~~व्यावसायिक~~ आहे.

कार्यालयीन मोहोर :

स्थळ

सही

द्वारा

दिनांक :

२९-११-७३

**TITLE CERTIFICATE**

Sub : Land bearing City Survey No. 217 (Part),  
Situating at Village Pahadi, Goregoan, Taluka  
Borivali, District Mumbai Suburban, Building  
No. 12, Jairaj Ratna Co-op. Housing Society  
Ltd.

This is to certify that we have investigated title in respect of  
above land on the basis of documents submitted and the basis of  
the Land on the basis of the declarations made by the said  
society and our opinion the title of Society on the said land is  
clear, Marketable and free from all encumbrances in favour of  
**JAIRAJ RATNA CO-OP. HOUSING SOCIETY LTD.** subject to  
available record.

We, further certify that by a Redevelopment Agreement  
dated 21<sup>st</sup> February, 2007 the said Society, **JAIRAJ RATNA CO-  
OP. HOUSING SOCIETY LTD.**, authorized Mumbai Shelter  
Housing development Pvt Ltd with a right to construct building  
and sale flats/ shops to prospective purchaser in their own name  
and appropriate consideration amount as they deem fit.

We, further certify that the Society has represented that it is  
seized and possessed of or otherwise well and sufficiently entitled  
to the said property as owner thereof and any part thereof is not  
under any encumbrance or charge nor the Society had entered  
into any Agreement or MOU with any other party for development  
of the said property nor the Society has taken any amount from  
any party, as and by way of consideration or deposit or earnest  
money for redevelopment of the said property.

Dated this 21<sup>st</sup> day January, 2022.

  
(A.P. REGE)  
Advocate, High Court.

# जयराजरत्न को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि.

(रजि नं बी.एम/एम एस सी/3934 सन 1973)

कार्यालय: तालमजला, न्यु शास्त्री नगर, रोड नं. 2, गोरगाव (पश्चिम), मुंबई 400104

To,  
Residence Executive Engineer / MB.  
Mumbai Housing & Area Development Board  
MHADA, Bandra East, Mumbai - 400 051

Date : 29/12/2017

Sub: Application for Full OC for Residential building for Proposed redevelopment of existing bldg. no. 12, known as 'Jairaj Ratna CHS. Ltd. on plot bearing C.T.S. No.217 (pt.) of Village - Pahadi Goregaon (west) at New Shastri Nagar , Goregaon (West), Mumbai Under DCR 33(5).

Dear Sir,

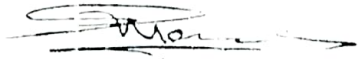
With reference to the subject mentioned above, as per permissible B.U.A. allotted by MHADA we have completed the full construction work for rehab component of existing member's Residential building (Construction details - Construction is completed in all respect upto Ground for parking + Stilt (pt) + 1<sup>st</sup> to 14<sup>th</sup> upper floors for Rehab + sale Residential & commercial ( which re-accommodates 40 residential existing members + 63 Residential sale flat & 17 shops ).

We hereby assure you that by allowing us the NOC for OC as stated above, we would be in a position to re-accommodate all the 40 existing members to their permanent alternate accommodation.

As the work is completed we have to obtain Full occupation permission from MCGM , re-accommodate the existing members. As per the condition of the Offer letter and OC issued by MHADA, MHADA shall issue NOC for OC.

We therefore request you to kindly grant us the NOC for full OC as mentioned above at the earliest.

Thanking you,  
Yours faithfully,  
For Jairaj Ratna Co-op. Hsg. Society Ltd.



Chairman/Secretary /Cont. Attorney



पत्र प्राप्त  
मि. ए. ए. / मु. म.  
29/12/17  
लिखित

Enclosed doc:

1. Last approved plans with IOD
2. Commencement Certificate
3. Offer letter
4. MHADA NOC
5. All Mhada payment receipt
6. No dues certificate
7. Site Photographs.

THIS DOCUMENT IS ISSUED SUBJECT  
TO THE PROVISIONS OF URBAN LAND  
CEILING AND REGULATIONS ACT 1976

Form 346  
88

in replying please quote No.  
and date of this letter.

**Intimation of Disapproval under Section 346 of the Mumbai  
Municipal Corporation Act, as amended up to date.**

No. E.B./CE/ 9418 BS/A p of 200 - 200

**ISSUED**

MEMORANDUM

Municipal Office,

Mumbai, 18 MAR 2008

~~Order - / of T. J. Patna C/S Ltd.~~

With reference to your Notice letter No. <sup>337</sup> 5613 dated <sup>17.5</sup> 2007 and delivered on  
200 and the plans, Sections Specifications and Description and further particulars and  
details of your buildings at **Proposed redevelopment of building no. 12, CTS** furnished  
to me under your letter, dated <sup>No. 217 (pt.)</sup> 200 of village **Pahadi, Shastri Nagar,**  
**Goregaon (W), Mumbai,** I have to inform you that I cannot approve of the building  
or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of  
the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

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

1. That the Commencement Certificate under Sec. 44/69(I)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 38(27).
3. That the low lying plot will not be filled upto a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.



# MUMBAI SHELTER HOUSING DEVELOPMENT PVT. LTD.

Regd. Office : 101 & 103, "Kalpaka", 1st Floor, Bldg No. 1, Siddharth Nagar IV, Rd No. 16, Goregaon (W), Mumbai - 400 104  
Tel (O) 2878 6182, 2878 5674 • E-mail : mumbaishelter@yahoo.in • CIN : U70100MH1997PTC109515

Ref

Date : \_\_\_\_\_

Date : 1/02/2012

## ALLOTMENT LETTER



To,  
Mr. Sharad R. More  
Flat No. 293 ( old)  
Bldg. No. 12, Jairaj Ratna CHS. Ltd.  
New Shastri Nagar,  
Goregaon (W), Mumbai.

Dear Sir/Madam,

This has reference to the Development Agreement dated 21/02/2007 executed on 21/02/2007.

In the view of the same you have been allotted flat No. B/404 admeasuring 540 sq.ft. carpet on 4<sup>th</sup> floor in the building i.e. Jairaj Ratna Co-op. Hsg. Society Ltd. , Bldg. No.12, New Shastri Nagar, Goregaon (W), Mumbai - 400104, building reconstructed by us. The construction work of your aforesaid flat is completed in all respect.

The said flat has been allotted to you in lieu of your existing flat No. 293 with amenities as annexed in the Development Agreement.

Thanking you,  
For Mumbai Shelter Housing Development Pvt. Ltd.

Director.





**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No CHE/9418/BP(WS)/AP

**COMMENCEMENT CERTIFICATE**

To,  
 The New Shastri Nagar Jayraj Ratna CHSL  
 CTS No. 217(pt) of Village Pahadi Goregaon at  
 Goregaon West Mumbai

Sir,

With reference to your application No. **CHE/9418/BP(WS)/AP** Dated. **20/4/2017** 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 **20/4/2017** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **NA C.T.S. No. 217(PT)** Division / Village / Town Planning Scheme No. **PAHADI GOREGAON (W)-P/S** situated at **Shastri Nagar Road Road / Street** in **P/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 is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 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,



in replying please quote No. and date of this letter  
Municipal Corporation Act, as amended up to date  
ISSUED  
Municipal Office  
15 MAR 2009



assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Assistant Engineer P Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 15/6/2017

Issue On : 15/6/2009

Valid Upto : 15/6/2017

Remark :

Approved By

Executive Engineer

Issue On : 2/8/2017

Valid Upto : 17/3/2018

Remark :

This C C is now further extended for entire work of Bldg. Comprising of Ground (pt.) + Stilt (pt.) + 1st to 13th + 14th (pt.) upper floors of Wing-'A' and Ground(pt.) + Stilt (pt.) + 1st to 13th upper floor of Wing-'B' as per approved amended plans Dt.23/05/2017



Assistant Engineer to  
under him.

Certification signature by SUDHIR  
SURYAKANT GODE  
<sudhirgode@gmail.com>  
Validity: Unknown  
Name : SUDHIR  
SURYAKANT GODE  
Designation : Assistant  
Engineer  
Organization : Municipal  
Corporation Of Greater  
Mumbai  
Date : 02-Aug-2017 17: 40:38

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal

Western Suburb II P/S Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

OFFICE OF THE  
EX. ENGR. IN CH. PROPL. (W. S.) REP. WARD  
DR. BABASAHEB AMBEDKAR MARKET BLDG No. CHE/ 9418 /BP(WS)/AP/XXX  
KANDIVALI/WEST, MUMBAI-400067.

15 JUN 2009

## COMMENCEMENT CERTIFICATE

To,  
M/s. Shastrinagar  
Tajraj Ratna G.H.S. Ltd.

Sir,  
With reference to your application No. 321 dated 17.05.07 for Development Permission and grant of Commencement Certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed building No.12

C.T.S. No. 217 (Pt.)  
at premises at Street MHADA Layout, Shastrinagar  
Village Pahadi Goregaon Plot No. \_\_\_\_\_  
situated at Goregaon (W), Mumbai Ward P/South

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

1. The land vacated in 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 for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application 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 R.S. Hadvale  
Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to plinth level only.

For and on behalf of Local Authority  
Brihanmumbai Mahanagarpalika

*R. S. Hadvale*  
15/6/09  
Executive Engineer, Building Proposal (W. S.)

'P' XXXX Wards