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पावती

Original/Duplicate

Wednesday, August 03, 2022

नोंदणी क्र. :39म

12:30 PM

Regn.:39M

पावती क्र.: 11480 दिनांक: 03/08/2022

मात्राचे नाव: बोरीवली

दस्तऐवजाचा अनुक्रमांक: बरल7-10939-2022

दस्तऐवजाचा प्रकार : पर्यायी जागेचा करार

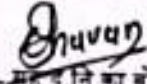
मादर करणाऱ्याचे नाव: संजय के. देशपांडे

नोंदणी फी ₹. 20900.00

दस्त हाताळणी फी ₹. 1800.00

पृष्ठांची संख्या: 90

एकूण: ₹. 22700.00

आपणाम मूळ दस्त ,पंचनेल रिट,मूची-२ अंदाजे
12:48 PM ह्या वेळेस मिलेल.

 मह. उ. नि. का. बोरीवली 7

बाजार मुन्क: ₹.1701000/-

मोबदला ₹.2076750/-

घरलेले मुद्रांक मुन्क : ₹. 124800/-

1) देयकाचा प्रकार: DHC रकम: ₹.1800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0308202201870 दिनांक: 03/08/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005937031202223E दिनांक: 03/08/2022

बँकेचे नाव व पत्ता:

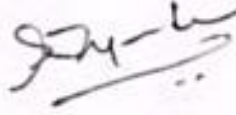
3) देयकाचा प्रकार: eChallan रकम: ₹.20800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005613684202223E दिनांक: 27/07/2022

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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



lu5qa

8/3/2022

Valuation

Village = Borivali

CTS NO. = 263/B

Flat no. 1005

Floor no. 10th

Zone no. = 83/375 (157310/-)

Area = 520.87 sq. ft carpet

(A) Old + free of cost Area =

$$306.12 + 122.45 = 428.57$$

$$\therefore SD = 100/-$$

$$RF = 100/-$$

(B) Purchase Area = 92.30

$$\therefore 92.30 \times 1.2 \div 10.76 \times 157310 + 5\% = 1301000/-$$

Consideration = 2076750/-

..... Higher

$$\therefore SD = 6\% = 124700/-$$

$$RF = 20800/-$$

श्री. सुयम निवाक बोरीवली - ७
मुंबई उपनगर जिल्हा.



Total SD = 124800/-

Total RF = 20900/-

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CHALLAN
MTR Form Number-6



EN	MH005613684202223E	BARCODE	Date 27/07/2022-16:30:21		Form ID	25.2	
Department	Inspector General Of Registration		Payer Details				
Stamp Duty	Registration Fee		TAX ID / TAN (If Any)				
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5		PAN No.(If Applicable)				
Location	MUMBAI		Full Name	SANJAY K DESHPANDE			
Year	2022-2023 One Time		Flat/Block No.	FLAT NO. 1005 10TH FLOOR B WING AKSHAYA			
Account Head Details			Amount In Rs.	Premises/Building			
X030045501 Stamp Duty			124700.00	ROAD/STREET			
X030063301 Registration Fee			20800.00	JAYRAJ NAGAR, SHRI MAHISHA MARDINI MANDIR ROAD VAZIRA NAKA			
				Area/Locality			
				BORIVALI WEST MUMBAI			
				Town/City/District			
				PIN			
				4 0 0 0 9 1			
			Remarks (If Any)				
			SecondPartyName=NHI DEVELOPERS-				
			Amount In	One Lakh Forty Five Thousand Five Hundred Rupees O			
Total			1,45,500.00	Words	nly		
Payment Details			FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA			Bank CIN	Ref. No.	00040572022072748182	IK0BUSRTH2	
Cheque-DD Details			Bank Date	RBI Date	27/07/2022-16:24:32	Not Verified with RBI	
Cheque/DD No.			Bank-Branch		STATE BANK OF INDIA		
Name of Bank			Scroll No. , Date		Not Verified with Scroll		
Name of Branch							



Department ID : Mobile No. : 9892527630
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दृश्य निबंध कार्यालयत मोदणी करवावयाच्या दस्तासाठी लागू आहे. मोदणी न करवावयाच्या दस्तासाठी सदर चलन लागू नाही.

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CHALLAN
MTR Form Number-6



RN	MH005937031202223E	BARCODE			Date	03/08/2022-09:54:14	Form ID	25.2
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
			PAN No.(If Applicable)					
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5		Full Name	SANJAY K DESHPANDE				
Location	MUMBAI		Flat/Block No.	FLAT NO 1005 10TH FLOOR B WING AKSHAYA				
Year	2022-2023 One Time		Premises/Building	RESIDENCY				
Account Head Details			Amount In Rs.					
0030045501	Stamp Duty		100.00	Road/Street	JAYRAJ NAGAR SHRI MAHISHA MARDINI MANDIR ROAD VAZIRA NAKA			
0030063301	Registration Fee		100.00	Area/Locality	BORIVALI WEST MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 9 1			
				Remarks (If Any)	SecondPartyName=NHI DEVELOPERS LLP-			
				Amount In	Two Hundred Rupees Only			
Total			200.00	Words				
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVED BANK			
Cheque-DD Details			Bank CIN	Ref. No.	00040572022080366551	CKU3746614		
Cheque/DD No.			Bank Date	RBI Date	03/08/2022-09:24:55	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. : 9820991028

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

सदर चालन केवल दृश्य निवाक कार्यालयत मोदणी कचवराच्या दस्तासाठी लागू आहे. मोदणी न कचवराच्या दस्तासाठी सदर चालन लागू नाही.

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PERMANENT ALTERNATE ACCOMMODATION AGREEMENT

This Permanent Alternate Accommodation Agreement ("Agreement") is made and entered into at Mumbai this 3rd day of August in the Christian Year of 2022.

BETWEEN

M/s NHI DEVELOPERS LLP, a Limited Liability Partnership Firm, incorporated under the Limited Liability Partnership Act, 2008 and registered vide Registration No. AAV-4706 dated January 14, 2021 (erstwhile known as Neo Housing and Infrastructure), through the hands of its designated Partner Mr. Gopalkrishna P. Shetty duly authorised by the Resolution passed at the Meeting of its Partners on 31.05.2022, a copy of which is annexed and marked as **ANNEXURE 'A'** and having its Registered Office at Shop No. 1& 2, Satyadeep CHS Ltd., Near Pheonix Hospital, Chikuwadi, Borivali (West), Mumbai 400092 (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the Partner or Partners for the time being constituting the firm, their successors and survivors and the heirs, executors and administrators of the last surviving Partner, as the case may be) of the **First Part**;

AND

AKSHAYA CO-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Housing Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No.BOM/(W-R)/HSG/TC/1916/85-86 dated 6th February 1986 having its Registered Office at Plot no. 263 B, Jayraj Nagar, Shri Mahisha Mardini Mandir Road, Vazira Naka, Borivali (West)



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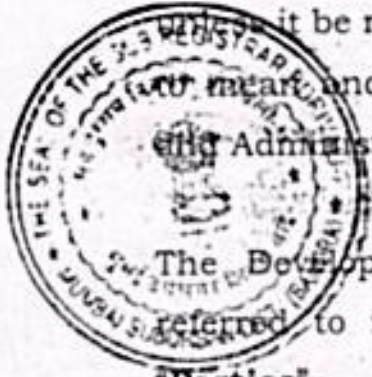
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Mumbai - 400091 hereinafter referred to as the "**Society**" or "**Akshaya CHS Ltd.**", (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its Office Bearers, Committee Members, Elected Representatives of the Managing Committee of the Society for the time being and their respective Successors, Executors, Administrators, Nominees and Assigns and the Members of the Society and all persons claiming through Members) of the **Second Part**;

AND

1) **MR. SANJAY K. DESHPANDE**, an adult Indian Inhabitant, aged about 56 years, and having Income Tax PAN No.AELPD2333N and Aadhar Identification No. 6809 2136 0118 residing at Flat No. **D11 in Wing D on 1ST floor** of Akshaya CHS Ltd., and (hereinafter referred to as the "**Member**" or "**Members**" (which expression shall, if it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their Heirs, Successors, Executors and Administrators and Assigns) of the **Third Part**.



The Developer, the Society and its Member(s) are hereinafter referred to individually as, the "**Party**" and collectively as the "**Parties**".

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WHEREAS:		
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M/s. Jayraj Builders had purchased a piece of land admeasuring 7079 Square Yards equivalent to 5919 Square Meters bearing Survey No. 38, Hissa No. 3 and C.T.S. No. 263 Village Borivali and Taluka Borivali vide Agreement for Sale dated March 30, 1979 from (1) Mr. Vasant Parashuram Bhandari, (2) Mrs.

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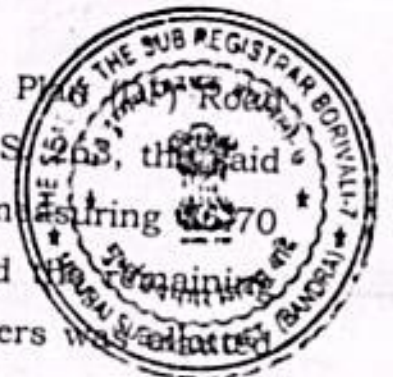
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Devkubai Parashuram Bhandari, (3) Mr. Jagannath Sitaram Bhandari, (4) Mrs. Sakubai Sitaram Bhandari and others, for the consideration and on the terms and conditions contained therein.

B. The said M/s. Jayraj Builders thereafter entered into an Agreement for Sale (Package Deal) dated March 31, 1979 with one Mr. Shekhar Sesappa Karkera being the Chief Promoter for the proposed "Borivali Jay-Raj Apartments Co-operative Housing Society Limited, Bombay" whereby M/s. Jayraj Builders undertook to construct a Building Complex to be called as 'Jayraj Apartments' with A1, A2, A3, A4, B, C, & D Wings / Buildings which has been developed as one property on the basis of Municipal Corporation of Greater Mumbai (MCGM) approved Layout Plan bearing No. CE/490-A/LOR dated April 18, 1980 on the said Plot, later on the said A1, A2, A3, A4, B, C, & D Wings handed over to the society members and it's segregated as A,B,C,D,E,F & G wing known as "Akshaya Co-op. Hsg. Soc. Ltd" and whereas wing D known as "Jayshree Co-op. Hsg. Soc.Ltd"

C. As a consequence of the Development Plan DP Road bifurcating the aforesaid plot of land bearing C.T.S. No. 263, the said Plot No.263 was split and a portion of land admeasuring 6070 Square Meters, was allotted C.T.S No. 263(A) and the remaining portion of land admeasuring 5832.20 Square Meters was allotted C.T.S No. 263 (B) and that the aforesaid 2 plots were naturally subdivided by the Municipal Corporation of Greater Mumbai (MCGM) DP Road.



D. A portion of land admeasuring 605.10 Square Meters out of the aforesaid land bearing City/ Cadastral Title Survey(C.T.S) No. 263 (B) was acquired by MCGM for Development Plan (DP) Road and further a portion of land admeasuring 309.00 Square

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C.T.S - 263		
6070	6070	6070
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Meters was transferred to C.T.S No.263 (A) thereby reducing the area of land of C.T.S No. 263 (B) to 4918.10 Square Meters, which is more particularly described in the **First Schedule** hereunder written and hereinafter referred to as "**the said Larger Property**".

E. Out of the Total Area of 4918.10 Square Meters of the said Larger Property bearing C.T.S. No. 263 (B), the said M/s. Jayraj Builders set aside an area of 737.72 Square Meters towards a Recreation Ground (RG) and another 111.38 Square Meters came to be allotted towards an Internal Access Road thus leaving a balance area of 4069.00 Square Meters for construction.

F. The said M/s. Jayraj Builders constructed a Building Complex on a portion of land of the said Larger Property bearing Survey No. 38, Hissa No. 3, CTS No. 263 (B) of Borivali Village known as 'Jayraj Apartments' with A1, A2, A3, A4, B & C Wings/ Buildings having ground plus 4 (Four) Upper Floors consisting of 95 (Ninety Five) Residential Flats, with Occupation Certificate bearing No. CE/3920/BSII/AR dated August 27, 1987 and handed over the possession of the said property to the Members of the Society who subsequently changed the name of the Society and registered it as 'Akshaya Co-operative Housing Society Limited' hereinafter called as "**AKSHAYA CHS LTD.**" the Society. Later on the said A1, A2, A3, A4, B, C, & D Wings handed over to the society members and it's segregated as A,B,C,D,E,F & G wing known as "Akshaya Co-op. Hsg. Soc. Ltd"



and whereas wing D known as "Jayshree Co-op. Hsg. Soc.Ltd"

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The said M/s. Jayraj Builders, thereafter also constructed 'Jayraj Apartments' 'D' Wing / Building on a portion of the said Larger Property bearing Survey No. 38, Hissa No. 3 C.T.S No. 263 (B) of Borivali Village, consisting of Ground plus 6 (six)

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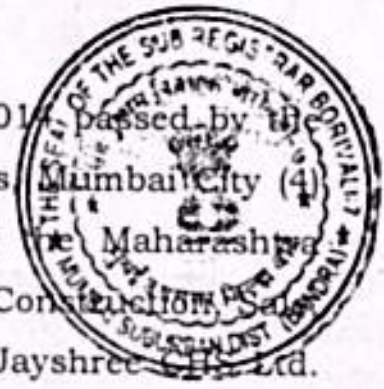
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floors and thereafter obtained Occupation Certificate bearing No. CE/4180/BSII/AR dated November 15, 2006 and sold 18 (eighteen) Residential Flats and 7 (seven) Shops to individual Flat/Shop Purchasers who had formed and registered a Co-operative Housing limited by the name of '**Jayshree Co-operative Housing Society Limited**' under Registration No. BOM/WR/HSG/TC/3848/88-89 on December 16, 1988 hereinafter for brevity sake referred to as "**Jayshree CHS Ltd**".

H. The said Akshaya CHS Ltd along with the said Jayshree CHS Ltd are jointly, in respect of their proportionate share, seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land totally admeasuring 4918.10 Square Meters bearing City Survey No. 263 (B) in Village Borivali, Taluka Borivali, District Mumbai Suburban, situated, lying and being at Jayraj Nagar, Shri Mahisha Mardini Mandir Road, Vazira Naka, Borivali (West), Mumbai 400091 hereinafter referred to as "**the said Larger Property**" and more particularly mentioned in **First Schedule** herein.

I. By an Order dated November 17, 2014 passed by the District Deputy Registrar, Co-operative Societies & Competent Authority under Section 5A of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Management and Transfer) Act, 1963, the said Jayshree CHS Ltd. was granted unilateral Deemed Conveyance in respect of the land having area admeasuring 858.06 Square Meters, undivided share in the Recreation Ground (RG) and Internal access road out of C.T.S. No. 263 (B), Survey No. 38, Hissa No. 3, Jayraj Nagar, Vazira Naka, Borivali (West), Mumbai- 400091 admeasuring about 4918.10 Square Meters along with structures standing thereon known as Jayshree Co-operative Housing Society Ltd. ("**JAYSHREE**



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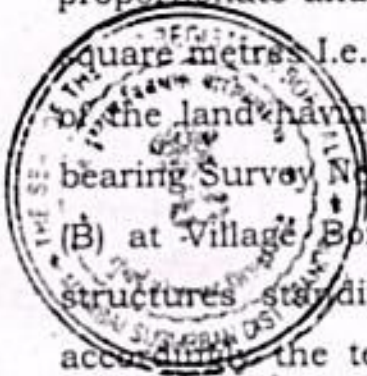
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CHS PROPERTY). The Deed of Unilateral Deemed Conveyance granted in favour of Jayshree CHS Ltd. was registered in the Office of the Sub Registrar of Assurances, Borivali No. 6 on July 17, 2015 under serial number 6495 of 2015.

J. Pursuant to a Corrigendum dated August 28, 2021 passed by the District Deputy Registrar, Co-operative Societies, Mumbai City (4) & Competent Authority under Section 5A of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, the description of Jayshree CHS Property as mentioned in the Order dated November 17, 2014 was corrected to read as land having an area admeasuring 858.06 Square Meters and proportionate undivided share in RG admeasuring 155.57 Square Meters and proportionate undivided share in Internal Road admeasuring 23.50 square metres. I.e. total aggregating to 1037.13 Square Meters, out of the land having an area admeasuring 4918.10 Square Meters bearing Survey No. 38, Hissa No. 3 corresponding to C.T.S. No. 263 (B) at Village Borivali, Taluka Borivali, Mumbai along with the structures standing thereon known as Jayshree CHS Ltd' and accordingly the term Jayshree CHS Property will be constructed accordingly and more particularly described in the **Second**



बराच Schedule hereunder written.		
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K. Further by an Order dated March 30, 2016 passed by the District Deputy Registrar, Co-operative Societies, Mumbai City		
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(4) & Competent Authority under Section 5A of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, the said Akshaya CHS Ltd., was granted Unilateral Deemed Conveyance in respect of land having area admeasuring 3210.90 Square Meters, undivided share in the Recreation Ground (RG) and Internal Access Road out of CTS

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No. 263 (B), Survey no. 38, Hissa No. 3, Jayraj Nagar, Vazira Naka, Borivali (W), Mumbai - 400091 admeasuring about 4918.10 Square Meters along with the structures standing thereon known as Akshaya CHS Ltd. ("Akshaya CHS Property") The Deed of Unilateral Deemed Conveyance granted in favour of Akshaya CHS Ltd. was registered in the Office of the Sub Registrar of Assurances, Borivali No - II on February 4, 2017 under serial number 1356 of 2017.

L. Pursuant to a Corrigendum dated August 26, 2021 passed by the District Deputy Registrar, Co-operative Societies, Mumbai City (4) & Competent Authority under Section 5A of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, the description of Akshaya CHS Property as mentioned in the Order dated March 30, 2016 was corrected to read as 'land' having an area admeasuring 3210.90 Square Meters and proportionate undivided share in RG admeasuring 582.15 Square Meters and proportionate undivided share in Internal Road admeasuring 87.88 Square Metres i.e. total aggregating to 3880.93 Square Meters of the land having an area admeasuring 4918.10 Square Meters bearing Survey No. 38, Hissa No. 3 corresponding to C.T.S. No. 263 (B) at Village Borivali, Taluka Borivali, Mumbai along with the structures standing thereon known as "Akshaya CHS Ltd." and accordingly the term Akshaya CHS Property will be construed accordingly and more particularly described in the **Third Schedule** hereunder written.

M. As the buildings of the Society comprising of Akshaya CHS Ltd., with A1, A2, A3, A4, B & C Wings/ Buildings having Ground plus 4 (four) Upper Floors consisting of 95 (ninety five) Residential Flats, with Occupation Certificate bearing No.

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CE/3920/BSII/AR dated August 27, 1987 ("Old Building"), later on the said A1, A2, A3, A4, B, C, & D Wings handedover to the society members and it's segregated as A,B,C,D,E,F & G wing known as "Akshaya Co-op. Hsg. Soc. Ltd" and whereas wing D known as "Jayshree Co-op. Hsg. Soc.Ltd" have become old and requires a huge cost for the purpose of repairs and maintenance which is uneconomical and if undertaken can extend the life of the said building by only a few years and hence the Parties considered it desirable to demolish the Old Building and reconstruct New Building(s) by utilizing the proportionate Plot Floor Space Index (FSI) and the Transfer of Development Rights Floor Space Index (TDR FSI) relating to and arising out of the said Larger Property.

(N. The Developer has shown interest in developing both the properties belonging to Akshaya CHS Ltd. and Jayshree CHS Ltd. and has offered various terms and conditions for development of both the Societies Buildings. Accordingly, the Akshaya CHS Ltd (the Society) in its Annual General Meeting held on 3rd February 2021 & Jayshree CHS EGM held on 13/07/2019 respectively has, *inter alia*, appointed the Developer, NHI Developers LLP to undertake the Redevelopment of the property of the Society in accordance with the terms and conditions recorded in the Development Agreement registered dated 13th July 2021

which is already executed.

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By Certificate of Registration on Conversion of 'Neo Housing and Infrastructure' to 'NHI Developers LLP' bearing LLP Identification No. AAV-4706, the Developer's Partnership Firm was converted into NHI Developers LLP and registered pursuant to Section 58(1) of the Limited Liability Partnership Act, 2008. A copy of the Limited Liability Partnership (LLP) Registration bearing LLP Identification No.AAV-4706 is annexed herewith and marked as

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ANNEXURE "B". All the acts hitherto done by 'Neo Housing and Infrastructure' are now deemed to have been done by 'NHI Developers LLP and henceforth shall be done by NHI Developers LLP.

P. The Developer has negotiated independently with Akshaya CHS Ltd. and Jayshree CHS Ltd., and both the societies have agreed to join in the Redevelopment of the said Larger Property, however, subject to a condition that the Developer executes two separate Development Agreements independently with the said two societies in respect of their respective proportionate share in the said Larger Property.

Q. After the mutual agreement between Akshaya CHS Ltd. & Jayshree CHS. Ltd., it became necessary to execute a Tripartite Agreement/Memorandum of Understanding (MOU) to bind all the parties together on the terms and conditions mutually agreed amongst each other. Accordingly, by a Tripartite Memorandum of Understanding (MOU) dated July 27, 2019 executed by between the Developer, Akshaya CHS Ltd. and Jayshree CHS Ltd., the parties thereto reduced in writing, all the broad terms and Conditions of the Redevelopment of the Larger Property, with a further condition to execute separate Development Agreements in respect of the proportionate share of Akshaya CHS Ltd. & Jayshree CHS Ltd. in the said Larger Property. It has been decided amongst the parties that the terms and conditions that have been recorded in the Development Agreement dated 13th July 2021 executed by Akshaya CHS Limited shall supersede the terms and conditions as contained in the said Memorandum of Understanding.

R. The Society, i.e., the Akshaya CHS Ltd., and the Developer have complied with the directives issued by the State

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Signature

Signature

Signature

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Government under section 79(A) of the Maharashtra Co-operative Societies Act, 1960 appointing the Developer, NHI Developers LLP for carrying out the Redevelopment of the Society.

S. All the members of the Society, Akshaya CHS Ltd., are entitled to use, occupy and enjoy their respective units in the Old Building by virtue of being a Member of the Akshaya CHS Ltd.

T. The Member(s) is/are the Member(s) and Shareholder of the Society, Akshaya CHS Ltd., and hold(s) 5 (Five) Fully Paid up Equity Shares of the Akshaya CHS Ltd of the Face Value of Rs.100.00 (Rupees One Hundred only) each aggregating Rs.500.00 (Rupees Five Hundred Only) and bearing distinctive Numbers from **191 to 195** (both inclusive) represented by Share Certificate No. **3** issued by the Society, Akshaya Cooperative Housing Society Ltd., hereinafter referred to as "**Share Certificate**" copy whereof is hereto and marked as **Annexure "C"**.



As such the Member(s) and Shareholder(s) of the Akshaya CHS Ltd., is seized and possessed of and/or is well and sufficiently entitled to the Use, Occupation and Possession of the existing Flat bearing No. **D-11** in **D** Wing on the **1ST** Floor, of Akshaya CHS Ltd., admeasuring **306.12** Square Feet Carpet Area (i.e., existing flat area) of the Old Building (hereinafter

referred to as "**Old Premises**").

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The Building being old required urgent repairs and reconstruction Pursuant to negotiations between the Society, Akshaya CHS Ltd., and the Developer, NHI Developers LLP the Society granted to the Developer, NHI Developers LLP, the sole and exclusive right to redevelop the Larger Property for the Society, strictly subject to the condition that the said Developer complies in

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letter and spirit with the terms and conditions recorded in the Redevelopment Agreement executed between the Parties.

W. Pursuant to the above, by and under a Redevelopment Agreement executed dated 12th July, 2021 and registered on 13th July, 2021 at the Office of the Sub Registrar of Assurances at Borivali, under Registration No. BRL-5-9550-2021 and Serial No. 9550/2021 ("**Redevelopment Agreement**"), the Society granted Redevelopment Rights in respect of Akshaya CHS Property more particularly described in the **Schedule** hereunder written ("**Property**") in the name and favour of the Developer, on the terms and conditions as contained therein.

X. In pursuance of the Redevelopment Agreement, the Society, Akshaya CHS Ltd., has executed a Power of Attorney dated 12th July, 2021 and the same is registered with the Office of the Sub-Registrar of Assurances at Borivali- under Serial No. BRL5-9564-2021 on 13th July, 2021 in favour of M/s NHI Developers LLP at Borivali-to undertake all the necessary acts, deeds, matters and things, *inter alia*, pertaining to the Redevelopment in the manner as stated therein.

Y. The Member(s) and the Society hereby represents declares and warrants to the Developer as follows:

- (i) The Member(s) is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Shares and the Old Premises;
- (ii) The Member(s) along with his / her / their family members is staying in the Old Premises;



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- (iii) No one other than the Member(s) is / are entitled to the Old Premises or any part thereof and the said Member(s) has the absolute authority to enter into this Agreement;
- (iv) No permission/consent is required to be obtained by the Member(s) from any third party to enter into this Agreement or undertake the activities contemplated herein;
- (v) No notice(s) is/are received either from Local Authorities or from the Government or Society or otherwise for requisition and/or acquisition of the Old Premises or any part thereof;
- (vi) The Member has not otherwise entered into any agreement for sale/deed of transfer and/or memorandum of understanding or otherwise transferred his/her right or interest in the Old Premises or any part thereof;
- (vii) Neither the Member(s) nor anyone on his / her / their behalf has otherwise created any adverse rights in respect of the Old Premises or any part thereof;



There are no Prohibitory Orders or any Attachment Orders of or otherwise any liabilities in respect of the Old Premises or any part thereof;

- (ix) There are no Income Tax, Wealth Tax, Sales Tax or other Taxation Proceedings whether for recovery or otherwise initiated by any Taxation Authorities or Local

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Authorities pending whereby the Old Premises or any part thereof is in any way affected and/or jeopardized;

- (x) **MR. SANJAY K. DESHPANDE**, has obtained Housing Loan against the said flat No. **D-11** in Wing **D** on **1st** floor of Akshaya CHS Ltd. And the same flat is Mortgaged with **State Bank of India., RACPC Mumbai South, Chinchpokli East, Mumbai 400013** and thus the said bank is having Lien, Charge, Right or any other Encumbrances or Impediment on the Old Premises or any part thereof; and
- (xi) The Member(s) has/have paid all the rents, taxes, charges and other payments due and payable in respect of the Old Premises payable to the Society or other Authority(s) and there are no arrears in respect of the same.

Z. The Akshaya CHS Ltd. and the Developer Developers LLP have informed the Member(s) of the terms and conditions of the re-development and the Member(s) has/have granted his/her/their irrevocable consent to the scheme of re-development as proposed and has agreed to be relocated and being provided with the permanent alternate accommodation as more particularly set out therein and subject to the condition that the Developer herein, at all times, adheres to the terms & conditions as contained in the said Development Agreement already executed.

AA. The Parties hereto are now desirous of recording the various terms and conditions as mutually agreed between them in this Agreement.

Sanjay K. Deshpande

Sanjay K. Deshpande

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NOW THESE PRESENTS WITNESS AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. All the aforesaid recitals, representations and declarations made hereinabove shall form an integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and shall be interpreted, construed and read accordingly.
2. The Parties agree that the Scheme of Re-development shall include the demolition of the Old Building and construction of new residential building(s) on Akshaya CHS Property and a Commercial Complex on the Jayshree CHS Property collectively known as 'the Larger Property', by the Developer at its own costs, in accordance with the plans and specifications sanctioned by MCGM hereinafter known as **"AKSHAYA CHS LTD AND JAYSHREE CHS LTD REDEVELOPMENT PROJECT"**



It is mutually agreed and understood by and between the parties hereto that for the successful redevelopment of Akshaya CHS Property, the Developer will have to demolish the Old Buildings and the Member(s) voluntarily and without any undue influence hereby agree to vacate the Old Premises and handover quiet, peaceful, vacant and undisputed possession of the Old Premises to the Developer so as to enable the Developer in demolishing the Old Building and proceeding with the redevelopment activities on Akshaya CHS Property in accordance with the terms & conditions as contained in the Redevelopment Agreement already executed between parties hereto.

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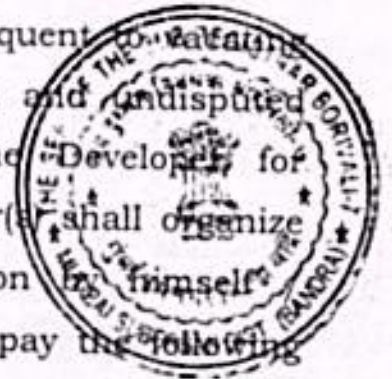
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4. Within 30 (thirty) days from the date when the Developer informs in writing of (1) having obtained the Intimation of Disapproval ("IOD") from MCGM and providing copy thereof to the society and after the Developer (2) having tendered to the Member(s) Rent for the first period of 12 (twelve) months by 12 (twelve) monthly post-dated Cheques and (3) the first instalment of Corpus Fund to the Member(s), the Member(s) shall handover quiet, peaceful, vacant and undisputed possession of the Old Premises within 30 days of receipt of Notice from the Developer so as to enable the Developer to demolish the Old Building and to commence, carry out and complete the construction work in a time-bound manner as mentioned in this Agreement and the Re-development Agreement. Upon receiving such notice from the Developer, the Member(s) shall be liable to handover quiet, peaceful, vacant and undisputed possession of the Old Premises to the Developer within such period as may be stipulated in the notice.

5. The Member(s) explicitly agree that subsequent to vacating and handing over quiet, vacant, peaceful and undisputed possession of the Old Premises to the Developer for demolishing the Old Building, the Member(s) shall organize for a Temporary Alternate Accommodation by themselves. The Developer shall pay the following amounts to the Member(s) from the date the Society hands over quiet, peaceful, vacant and undisputed possession of the Said Property to the Developer:

(a) **Rent:** The Developer shall pay the uninterrupted Rent to all the Society members starting from the date the Society Members vacates and handovers quiet, vacant and



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peaceful possession of the Said Property to the Developer in the following manner:

- (i) An amount of Rs.50.00 per existing Square Feet Carpet Area, i.e., 306.12 Sq. Ft. Carpet Area x Rs.50.00 = **Rs.15,306/-** (Rupees Fifteen Thousand Three Hundred and Six Only) per month for the initial period of 12 (Twelve) months which shall be paid in advance by 12 (Twelve) post-dated cheques ("**First Term**");
- (ii) An amount of Rs.55.00 per Existing Square Feet Carpet Area, i.e 306.12 Sq. Ft. x Rs.55.00 = **Rs.16,837/-** (Rupees Sixteen Thousand Eight Hundred Thirty Seven Only) per month for a next further period of 12 (Twelve) months (i.e., from the 13th month till the 24th month) ("**Second Term**") prior to the expiry of the 11th month of the first period of 12 months.
- (iii) An amount of Rs.60.00 per Existing Square Feet Carpet Area, i.e 306.12 Sq. Ft x Rs.60.00 = **Rs.18,368/-** (Rupees Eighteen Thousand Three Hundred Sixty Eight Only) per month for the next further period of 12 (twelve) months, (i.e., from the 25th month till the 36th month) ("**Third Term**") prior to the expiry of the 23rd month of the second period of 13 to 24 months.
- (iv) An amount of Rs.65.00 per Existing Square Feet Carpet Area, i.e, 306.12 Sq. Ft x Rs.65.00 = **Rs.19,898/-** (Rupees Nineteen Thousand Eight Hundred Ninety Eight Only) per month for the next further extended period of 12 (twelve) months, (i.e., from the 37th month till 48th



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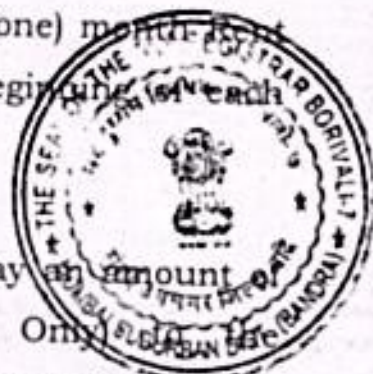
month) ("**Fourth Term**") prior to the expiry of the 35th month of the third period of 25 to 36 months.

For any subsequent period beyond the extended period of 48 (Forty Eight) months, i.e., 49th Month to a maximum tenure of 60 (sixty) months, the Developer shall, in advance pay the Member(s) an escalation in the Rent payable by 15% for the next period of 12 month, i.e. penalty @ Rs.9.75 per Carpet Area of the Existing Flat per month for the period between 49th month up to 60 month over and above the amount of Rent payable at the end of 47th Month for the period from 49th month to 60th month.

(b) **Brokerage:** The Developer shall pay 1 (one) month Rent as Brokerage Charge to the Member(s) for organizing a temporary alternate accommodation prior to the date the Member(s) vacates and handover quiet, vacant and peaceful possession of the Old Premises to the Developer. The Developer shall be liable to pay 1 (one) month Rent as brokerage to the Member at the beginning of each period of 12 (twelve) months.

(c) **Relocation Cost:** The Developer shall pay an amount of Rs.20,000/- (Rs. Twenty Thousand Only) to the Member(s) as onetime relocation cost prior to the date the Member vacates and handover quiet, vacant and peaceful possession of the Old Premises to the Developer till the time Member returns back to the New Premises.

(d) **Inconvenience Hardship Compensation :** The Developer shall pay to the Member(s) a lump sum inconvenience and hardship compensation @ Rs.500.00 (Rupees Five



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Hundred Only) per square feet on the Existing Carpet Area of the Old Premises i.e., an amount of Rs.500.00 x 306.12 Square Feet = **Rs.1,53,060/-** (Rupees One Lacs Fifty Three Thousand Sixty Only) as "**Inconvenience Hardship Compensation**" which shall be payable by the Developer to the Member(s) in the following manner:

- (i) 50% of the Hardship Compensation, i.e. Rs. 250 x 306.12 Square Feet = **Rs.76,530/-** (Rupees Seventy Six Thousand Five Hundred Thirty Only) shall be paid by the Developer to the Member(s), prior to the Member(s) vacating and handing over quiet, vacant and peaceful possession of the Old Premises to the Developer for the purposes of demolition;
- (ii) Balance 50% of the Hardship Compensation, i.e. Rs.250 x 306.12 Square Feet = **Rs.76,530/-** (Rupees Seventy Six Thousand Five Hundred Thirty Only) shall be paid by the Developer to the Member(s) upon the Developer offering and handing over the possession of the Redeveloped New Premises along with OC from MCGM.



terms of the Development Agreement, entered into between the Developer and the Akshaya CHS Ltd., Society and consented to by the Member(s) of the Akshaya CHS Ltd., as Confirming Parties, upon the Developer fulfilling the necessary formalities as specified in the Development Agreement and paying the Members the promised financial amount and upon the Member(s) handing over the peaceful and vacant possession of his / her / their Flats in the Old

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Premises the Developer is entitled to demolish the Old Residential Building to re-construct on the Plot one New Residential Building with the name of "Akshaya Residency". Further, on the plot where the Jayshree CHS Ltd., stands, the Developer will be entitled to demolish the existing Old Building of Jayshree CHS Ltd. and building a new Fully Commercial Complex with the name of "Akshaya Commercial Complex" and both referred to as the "New Building".

The Proposed Project consists of 1 Residential Building with two Wings "A" & "B" known as "Akshaya Residency" and 1 Commercial Complex known as "Akshaya Commercial Complex" with both the Buildings being administered under the aegis of one Registered Co-operative Housing Society under the aegis of "AKSHAYA CO-OPERATIVE HOUSING SOCIETY LIMITED" bearing Registration No. BOM(W-R)HSG(TC)1916/85-86, details of which are as follows:

(a) **01 - Residential Building** consisting of two Wings "A" & "B" with Ground Floor Plus 22 Storeys, each with Ground Floor Stilt (part) Plus 1st to 3rd Podium (Parking) Plus 4th Podium (Part) for Parking and partly for Amenities such as Paved Garden, Fitness Center, Play Area Plus 5th to 22nd Upper Residential Floors to accommodate Residential Flats.

(b) **02 - Commercial Building** consisting of 7 Shops on the Ground Floor + 2nd & 3rd Floors consisting of Parking Podiums Plus 1st, 4th Part Upper Floors comprising Offices on the Project Land.

6. In consideration of the Existing Member(s) consenting to the Redevelopment of Akshaya CHS Property by the Developer

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and the Member(s) handing over quiet, peaceful, vacant and undisputed possession of the Old Premises to the Developer herein, the Developer shall allot free of cost to the Member(s) of the Society, on the basis of Draw by Lots from similarly placed group of Flats after loading the 40% Free of Cost additional Wall to Wall Carpet Area & one free of cost Car Parking Space to be provided by the Developer in lieu of surrendering their old flats for the redevelopment, One free of cost self-contained Residential Premises/Flat admeasuring **520.87** Sq.Ft Carpet Area, comprising the Old Existing Premises of Carpet Area of **306.12** Sq. Ft., **Plus** 40% Free of Cost Extra Carpet Area being **122.45** Sq. Ft., = **428.57** Sq. Ft Carpet Area equivalent to 39.82 Sq. Metres & one free of cost car parking space in the New Residential Building named "**Akshaya Residency**". The allotment of the New Residential Flat in **B** Wing and Flat No. **1005** on the 10th Floor and known as Flat No. **B/1005** & parking space no. 26 on 2nd Podium floor in such Residential Building, "**Akshaya Residency**" to the Existing Member **MR. SANJAY K. DESHPANDE** proposed to be constructed on the Larger Property, post-merger of Jayshree CHS Ltd. into with Akshaya CHS Ltd. with the assistance of the Developer is hereby confirmed by way of this Permanent Alternate Accommodation Agreement on ownership basis along with free of cost (one) Car Parking hereinafter referred to as the **New Flat**".



7. The Member(s) herein is/are desirous of and have agreed to purchase an Additional or Extra Area of **92.30** Square Feet Carpet Area equivalent to 8.57 Sq. Meters over and above his/her/their rightful entitlement hereinabove, for a lump sum consideration of **Rs.20,76,750/-** (Rupees Twenty Lacs

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Seventy Six Thousand Seven Hundred Fifty Only). The Extra/Additional Area of **92.30** Sq. Ft. / 8.57 Sq. Mtr x Rs.22500/ = **Rs.20,76,750/-** (Rupees Twenty Lacs Seventy Six Thousand Seven Hundred Fifty Only) which shall be payable in the manner as set out in Clause No. 9 herein below. This Area is hereinafter referred to as the "**Additional Area**", thereby making Total Carpet Area of the **New Flat** in aggregate to **520.87** Square Feet / 48.39 Square Meter Carpet Area comprising of the aforesaid New Flat admeasuring **306.12** Square Feet of Old area **PLUS 122.45** Square Feet being the 40% free of cost Extra Carpet Area **PLUS** Additionally purchased Carpet Area **92.30** Sq. ft. = **520.87** Sq. feet carpet area, equivalent to 48.39 Sq. Mtrs and the said New Flat and the Additional Area are collectively referred to as the "**New Premises / New Flat**" and more particularly described in the **Fourth Schedule** hereunder written.

8. In view of the aforesaid, the Member(s) is/are entitled free of cost, to the said New Residential Premises Flat in a New Building namely "Akshaya Residency" bearing Flat No. **1005** on the **10th** Floor of the **B** Wing, admeasuring **520.87** Square Feet/ 48.39 Square Meter in the aggregate along with **one** **free of cost Car Parking Space no.26 on 2nd Podium Floor** **Parking** free of cost per Residential Flat to be provided by the Developer herein along with OC from MCGM.

The Member(s) purchasing Additional Carpet Area over and above their eligible area i.e. such Additional Area over and above the Basic Area of their Old Flat Carpet Area Plus 40% free of cost Additional Extra Area to be given by the Developer in lieu of Redevelopment Rights as per the Redevelopment Agreement

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executed, Member is liable to pay monetary consideration to the Developer and in addition thereto is liable to pay GST, Stamp Duty Charges, Registration Charges or any charges levied by any statutory authority, Government or Semi Government only upon the area sought to be purchased by the member herein. The GST, Stamp Duty Charges, Registration Charges on any other charges that may be levied by any Statutory Authority, Government or Semi Government Authority in respect of the existing area and free of cost area to be provided by the Developer to the Member herein shall be solely borne and paid by the Developer herein. The Developer herein shall issue receipt to the Member(s), *inter alia*, confirming receipt of the amount from the Member(s) herein towards purchasing the said Additional Area.

9. The Member(s) shall make the aforementioned payment for the consideration of **Rs.20,76,750/-** (Rupees Twenty Lacs Seventy Six Thousand Seven Hundred Fifty Only) for the purchase of the Additional Area to the Developer in the following manner:



(i) **Rs.8,30,700/-** (Rupees Eight Lacs Thirty thousand Seven Hundred Only) being 40% of the Additional Area cost at the time of signing Permanent Alternate Accommodation Agreement for the New Building.

Rs.5,19,188/- (Rupees Five Lacs Nineteen Thousand One Hundred Eighty Eight Only) being 25% of the Additional Area Cost at the time of Completion of the Plinth Area of the New Building.

(ii) **Rs.5,19,187/-** (Rupees Five Lacs Nineteen Thousand One Hundred Eighty Seven Only) being 25% of

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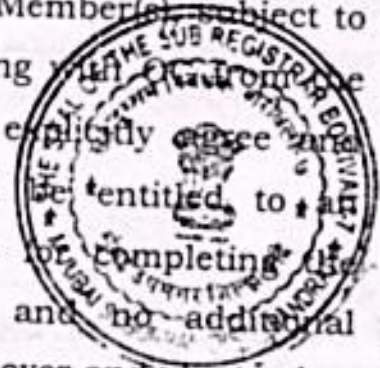
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the Additional Area Cost at the time of Completion of the RCC Structure.

(iv) **Rs.2,07,675/-** (Rupees Two Lacs Seven Thousand Six Hundred Seventy Five Only) being 10% of the Additional Area Cost upon offering possession of the duly completed said New Premises.

Time shall be the essence of the contract for the payment of the aforesaid instalments.

10. The Society hereby explicitly agrees and undertakes that from the date all the Member(s) in the Old Building vacating and handing over quiet, vacant and peaceful possession of their respective premises to the Developer, and thereafter within 36 months from the date of obtaining Commencement Certificate the Developer shall complete the entire Redevelopment Project and shall handover the peaceful possession of the New Premises to the Member(s) subject to Force Majeure and/or Act of God, along with the MCGM. However, the Parties hereto explicitly agree and understand that the Developer shall be entitled to an additional grace period of 12 months for completing the Project and fulfilling its obligations and no additional compensation of any nature whatsoever over and above what is agreed to and recorded in Clause No.5(a)(iv) of this Agreement shall be payable by Developer to the Member(s) for the grace period of 12 months after the initial period of 36 months.



11. The Member(s) hereby agree(s) that the New Premises shall be allotted to him/her/them in lieu of the Old Premises and that the Developer shall provide the Members) with the New

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Premises along with all such amenities as mentioned in Annexure "D" herein.

12. In the event if any of the Member of the society fails to handover vacant peaceful possession of his/her premises after 30 days of receipt of notice to vacate the premises, the Developer shall be at liberty, with the assistance & co-operation of the society, to institute appropriate legal action against said non-consenting / dissenting member and the cost incurred in respect of the same shall be recoverable by the Developer from the said member not limited to the corpus receivable by the said member from the Developer herein.

13. The Member(s) further covenants, agrees and undertakes to pay his/her/their contribution/proportionate share towards the outgoings of the New Premises on account of Municipal and Other Taxes and Levies, Common Electricity. Water Charges, Maintenance Charges, Watch & Ward and Sweepers' Salaries and on Other Expenses /Accounts incidental to the Management and Maintenance of the New Building and property appurtenant to the Akshaya Co-operative Housing Society Ltd., the Housing Society managing the affairs of both the buildings viz. "Akshaya Residency" and "Akshaya Commercial Complex" only after receipt of OC from MCGM by the Developer



The amount of Monthly Maintenance and other Charges in respect of the Residential Flats in "Akshaya Residency" and the Shops, Office & Commercial Galas in "Akshaya Commercial Complex", both Existing and New Members admitted to the Membership of the Society will be determined and advised to all the Members by the Society herein, both

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Existing Members as well as New Members admitted by the Managing Committee of Akshaya Co-operative Housing Society to the Membership of the Society in respect of the Flats in "Akshaya Residency" and the Shops & Office Galas in "Akshaya Commercial Complex".

In respect of the Unsold Developer's Saleable Residential Flats, Shops and Offices/Commercial Spaces in the two Buildings so remaining unsold by the Developer after the date of grant of Occupation Certificates by the MCGM in respect of both the Residential Building and the Commercial Building, the Developer shall pay the Society the Property Taxes and Other Taxes and Maintenance, Common Electricity Charges, Water & Sewerage Charges, Sweeper, Watch & Ward, Gardener and other Staff Salaries and Other Charges and Expenses proportionately due in respect of such unsold Flats, Shops, and Office/Commercial Spaces until the date of its Sale and transfer of the Membership of the Society.

14. The Member(s) hereby undertakes and consents to the Society, Akshaya CHS Ltd., and the Developer, M/s. Developers LLP, that:

(i) the Member(s) shall not make any demand for specific Residential Flat or Shop or Office/ Commercial Space/ unit/premises in the New Building / Structure to be constructed on the Larger Property other than the New Premises that has been agreed to be handed over by the Developer to the Member(s) pursuant to the draw of Lots hitherto undertaken by the society herein;



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(ii) the Member(s) shall not make any demand for any amenities other than as listed in **Annexure "D"** hereto;

(iii) the Member shall neither revoke its consent for the re-development of the Akshaya CHS Property nor terminate this Agreement for any reason whatsoever, subject to the condition that the Developer adheres to the terms and conditions of the Redevelopment Agreement executed between the parties.

(iv) the Member shall not create any kind of hindrances (legal or otherwise) or do any act or omission which may adversely affect the scheme of re-development undertaken by the Developer on the Akshaya CHS Property;

(v) in the event the Member(s) enter(s) into any agreement for sale or otherwise transfers its right or interest in the New Premises or any part thereof to any third party, the same shall be intimated by the Member to the Developer within 7 (seven) days from the date of such transfer / assignment. However, the Member shall at all times be under an obligation to obtain the Society's No Objection Certificate in writing, prior to creating any such third party rights in respect of the New Premises;

(vi) the Member(s) shall extend full co-operation to the Society and the Developer in the development / re-development of the Akshaya CHS Property and shall from time to time and as and when demanded by the Society and/or the Developer sign, execute and deliver



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such papers, writings, deeds, documents, agreements, affidavits, etc. as may be required, to the satisfaction of the Developer;

(vii) the Member(s) warrant(s) that in consideration of the Member(s) (a) having handed over quiet, peaceful, vacant and undisputed possession of the Old Premises to the Developer, the Member(s) is/are entitled to only the free of cost, New Premises alongwith the benefits as already recorded in the Redevelopment Agreement executed between the parties hereto and that the Developer is not liable to pay/give the Member(s) any further consideration and that the Member(s) shall not seek and/or demand any further consideration of any nature whatsoever from the Developer;

(viii) the Member(s) shall not make any claims, demands for compensation or otherwise for any furniture, fittings and fixtures that existed in the Old Premises and left behind by them at the time of handing over the Old Premises to the Developer;

(ix) the Member(s) shall not raise any dispute or objection to the development activities undertaken by the Developer on the Akshaya CHS Property, subject to the condition that the Developer adheres to the terms and conditions of the Redevelopment Agreement executed between the parties hereto;

(x) the Member(s) shall accept and take possession of the New Premises from the Developer, duly completed in all respect, within 30 days from the date the Developer



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offers possession of the New Premises to the Member along with OC from MCGM;

(xi) the Member(s) agree(s) that upon the Developer calling upon him/her/them to take possession of the New Premises along with OC from MCGM, he/she/they shall have no claim of any nature whatsoever against the Developer subject to the Developer complying with its obligations as recorded in the Redevelopment Agreement executed between the parties hereto;

(xii) that the Member(s) shall maintain the New Premises at his/her/their own cost and in good and tenantable state of repairs and condition from the date of possession of the New Premises is offered to the Member(s) along with OC from MCGM and the Member(s) shall not do or suffer to be done anything in or to the new building in which the New Premises are situated or staircase or any passages therein which may be against any Rules, Regulations or Bye-laws of the concerned Government or local or any other authority and/or the Society and the Member shall not change or alter or make additions in or to the new building in which the New Premises is situated or any part thereof without the prior written permission of the Society and/or the Developer;

(xiii) that the Member(s) shall not store in the New Premises any goods or articles which are of hazardous, combustible or dangerous nature (save and except the goods or articles which are used for the domestic purpose) or which are so heavy as to damage the



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construction or structure of the New Building in which the New Premises are situated or storing of which goods or articles is objected to by the concerned Government, local or other authority and the Member shall not keep any article in the common area, passages, lifts, staircases, landings, entrance lobbies, exit areas, terraces or any other common areas on the Land and the New Building thereon and the Member(s) shall not carry or cause to be carried to upper floors any heavy packages which may damage or are likely to damage the lift, staircases, common passages or structure of the Building in which the New Premises is situate, including entrance of the new building;

(xiv) the Member(s) shall after 2 years of defect liability period carry out at its own cost all internal repairs to the New Premises and maintain the New Premises in good condition and the Member(s) shall not do or suffer to be done anything in or to the new building in which the New Premises is situated or in the New Premises which may be against the Rules and Regulations and Bye-laws of the Society or the concerned Local Authority or Public Authority and in the event of the Member(s) committing any act in contravention of the above provision, the Member(s) shall be responsible and liable for the consequences thereof to the Society and/or concerned Local Authority and/or other Public Authority;



(xv) the Member(s) shall not demolish or cause to be demolished the New Premises or any part thereof nor at any time make or cause to be made any additions or

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alterations of whatever nature in or to the New Premises or any part thereof nor any alteration in the elevation, external facade and outside colour scheme of the new building in which the New Premises is situated and the Member(s) shall not fix grills or projections on the exterior of the New Premises and the Member(s) shall not decorate or alter the exterior of the New Premises and the Member(s) shall keep the sewers, drains and pipes in the New Premises and appurtenance thereto in good tenantable repairs and condition and in particular, support shelter and protect the other parts of the new building in which the New Premises are situate and the Member(s) shall not chisel or in any other manner damage columns, beams, walls, slabs or R. C. C. Partis or other structural members in the New Building without the prior written permission of the Society and/or the Developer if required;

(xvi) not to enclose the passages, if any, forming part of the New Premises without the previous written permission of the Society and of the Municipal, MCGM and other concerned authorities; and

(xvii) not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the New Premises in the compound or any portion of the Larger Property and the New Building in which the New Premises is situated and shall segregate "Dry Waste" and "Wet Waste" and deposit the same in two separate bins to be collected by the Society's Sweeping / Housekeeping Staff from the Flats".



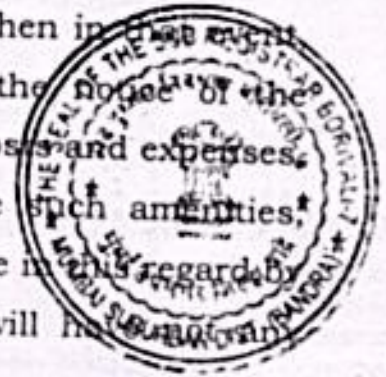
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15. The Society hereby explicitly covenants and warrants to update / amend (as may be required) the Share Certificate so as to record and acknowledge the Member's free of cost entitlement to the New Premises receivable from the Developer herein, in lieu of the Old Premises.
16. Any Party giving Notice or notifying under this Agreement must do so in writing directed to the recipient's address specified hereinabove mentioned in the name clause and sent by speed post only.
17. The Member(s) agree(s) that in the event of any dispute or differences among the other Member(s) of the Larger Property, the same will be sorted out by them, *inter se*, and such dispute or difference shall not cause or result into any loss, damage to the development/re-development of the Larger Property.
18. In case any structural defect is found in the New Premises or if any amenity is not provided as agreed, then in such event the Member(s) shall bring the same to the notice of the Developer. The Developer shall at its own cost and expenses rectify such structural defect and provide such amenities within 30 (thirty) days of request being made in this regard by such Member(s), after that the Member will not have any claim against the Developer in that regard.
19. Under no circumstances, the area of the New Premises (excluding the Car Parking Space) shall be reduced below what is stated in Clause No.6 hereinabove. If there is a shortfall in the offered area due to technical issues, then such shortfall shall not exceed 10 square feet carpet area and such



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shortfall shall be compensated by the Developer to the Member(s) at the Contracted Rate. However, if there is an increase in offered area of the New Premises (excluding the Car Parking Space) due to technical issues, then such increase shall not exceed 10 square feet carpet area and that the Member(s) shall pay for the said increase carpet area to the Developer at the Contracted Rate.

20. It is hereby clarified that, pursuant to the provisions of the Re-development Agreement, Akshaya CHS Ltd. and Jayshree CHS Ltd. shall initiate steps immediately after vacating buildings or upon demolition of their respective buildings to get the Society "Jayshree CHS Ltd." merged with the existing "Akshaya CHS Ltd." at the cost of the Developer and the merged society will be known as **Akshaya Co-operative Housing Society Limited** and the entire Larger Property will be conveyed to Akshaya Co-operative Housing Society Limited, a Co-operative Housing Society bearing Registration No. BOM/(W-R)/HSG/ (TC)/1916/8 who shall deal with all the relevant day to day affairs of the two Buildings "Akshaya Residency" and "Akshaya Commercial Complex". The existing members of Jayshree Co-operative Housing Society Ltd., upon merger with Akshaya Co-operative Housing Society Limited shall be admitted as Members of Akshaya Co-operative Housing Society Limited from the date of such merger. Till the completion of the merger proceedings the respective societies shall manage the day-to-day affairs of their own respective



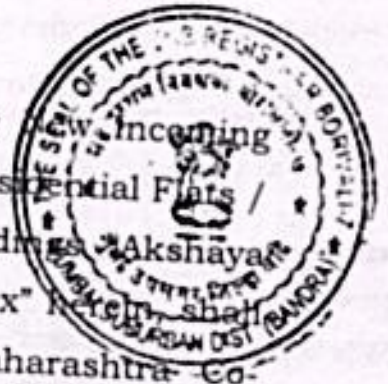
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The Member(s) hereby gives his/her/their free consent to the Society and the Developer to amalgamate Jayshree CHS Ltd. with Akshaya CHS Ltd. and agrees to and as and when

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demanded by the Society, Akshaya CHS Ltd., and/or the Developer, NHI Developers LLP to sign, execute and deliver such papers, writings, deeds, documents, agreements, affidavits, etc. as may be required, to the satisfaction of the Developer in that regard;

22. For the purpose of this Agreement, the term "**Force Majeure**" shall have the same meaning as ascribed to it Clause / Para No.23 of the Re-development Agreement.
23. In the event the Member(s) of the Society commit and/or commit to do any act including but not limited to any structural repairs, changes, additions, alterations, unauthorised changes/ repairs in the New Premises, non-maintenance of fittings and fixtures, etc., the Developer shall not in any manner be liable for the consequences thereof and shall not be liable and/or responsible to rectify any such defects, and the Members of the Society shall solely be liable and/or responsible for the same.
24. The Society and its Members including the Members who have purchased and allotted Residential Flats / Commercial Shops and Offices in the buildings "Akshaya Residency" and "Akshaya Commercial Complex" shall comply with all the provisions of the Maharashtra Co-operative Societies Act, 1960 and other applicable laws, bye-laws of the Society and will not do any act, deed, matter or thing in contravention of the same, or any acts of omission or commission which is prejudicial to the interest of the Developer and/or which is contrary to any of the terms, conditions, covenants and undertakings contained in this Agreement and/ or in the Redevelopment Agreement.



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25. The Member(s) hereby agree(s) to indemnify and keep indemnified, saved, defended and harmless, the Developer against any or all claims, losses, damages, expenses, costs or other liabilities incurred or suffered by the Developer on account of or due to any breach by the Member(s) of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Member(s) in complying/performing his/her/their obligations under this Agreement.

26. The covenants of the Developer as mentioned hereinabove are subject to conditions related to Force Majeure and/or Act of God. The Developer shall not be held liable and responsible for any delay in constructing the new building(s) and/or in offering possession of the New Premises to the Member if such delay has been caused due to reasons related to Force Majeure and/or Act of God as recorded in Clause 22 of the Redevelopment Agreement and the Member(s) shall not claim and/or demand any relief and/or compensation and/or damage from the Developer for such delay rent shall, uninterrupted, continue.



This Agreement constitutes the whole agreement and understanding between the Parties relating to its subject matter and shall be read in conjunction with the Redevelopment Agreement executed between the parties hereto.

28. The Agreement shall not be altered, modified or supplemented except with the prior written approval of the Parties and all such alternations, modifications and

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supplemental writing shall be effective, valid and binding only if the same are recorded in writing and executed by the Parties.

29. No failure of any Party to exercise and no delay by such Party in exercising any right, power or remedy in connection with any provision under this Agreement shall operate as an Estoppel or Waiver of such right, power or remedy and any partial or single exercise of any right, power or remedy shall not preclude any other or further exercise of that right, power or remedy.
30. The Parties shall attend the concerned Office of the Sub-Registrar of Assurances and admit execution of this Agreement and do all acts, deeds, matters and things required to effect the registration of this Agreement, if required.
31. All the rights and entitlements of the Parties as contained in the Redevelopment Agreement shall be deemed to be incorporated herein.
32. All Parties, independent of each other, will be liable and responsible to pay their individual Personal Income Tax and other Taxes.
33. Notwithstanding anything contained herein, the Society, the Member(s) and the Developer hereby agree, acknowledge and covenant that this Agreement is irrevocable and no party shall be entitled to terminate this Agreement and the demolition of the Old Building, the re-development of the said Larger Property and construction of buildings on the Larger



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Property, will not be stopped, affected, prejudiced, and/or halted, etc. under any circumstances including any disputes or differences that the Member(s) and/or any other members may have against the Developer.

34. In the event of any difference or dispute between the Parties with respect to this Agreement and in the event of breach of any of the provisions of this Agreement, the same shall be referred to Arbitration by a panel of three Arbitrators one each to be independently appointed by the Society and the Developer and the two Arbitrators so appointed shall jointly appoint a third Arbitrator as an umpire. Such Arbitration Proceedings shall be held in Mumbai. The Arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996 or any re-enactment or modification thereof.

This Agreement is subject to the jurisdiction of the Courts of Mumbai and no other Courts shall have jurisdiction over any dispute or difference arising hereunder.

The execution of this Agreement does not confer any right / demise in the Property or any part thereof in favour of the Member(s) save and except the right to receive the free of cost New Premises by way of Permanent Alternate Accommodation in the manner set out hereinabove.

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All costs, charges and expenses of this Agreement including Stamp Duty and Registration Charges, Goods & Service Tax and other Levies, excluding the Additional Extra Area, over and above the Eligible 40% Free of Cost Carpet Area the Developer has covenanted to provide the Existing Member(s) of Akshaya CHS Ltd., and to the Existing Members of

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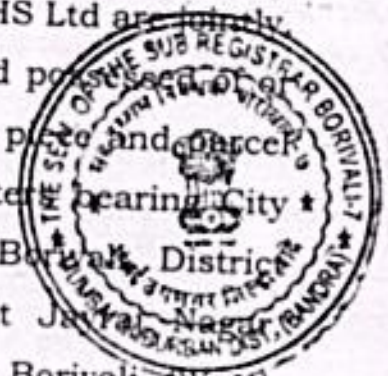
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Jayshree CHS Ltd (who will be merged with Akshaya CHS Ltd.) as consideration for granting Redevelopment Rights to the Developer, shall be borne and paid for by the Developer as mentioned in the Development Agreement. The Cost of the New Premises in excess of the Eligible Carpet Area that would be purchased by the Member(s) along with the Stamp Duty, Registration Charges, Goods & Service Tax and other Taxes and Levies payable on the portion of the said purchased Carpet Area shall be borne by the Member(s) concerned who have purchased the additional area from the Developer herein.

IN WITNESS WHEREOF The Parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Description of the said Larger Property)

The said Akshaya CHS Ltd along with Jayshree CHS Ltd are jointly and severally in respect of their proportionate share, seized and possessed and otherwise well and sufficiently entitled to all that piece and parcel of land totally admeasuring 4918.10 Square Meters bearing City Survey No. 263 (B) in Village Borivali, Taluka - Borivali, District - Mumbai Suburban, situate, lying and being at J. ShriMahishaMardiniMandir Road, Vazira Naka, Borivali (West), Mumbai 400091 hereinafter referred to as "**the said Larger Property**" and more particularly mentioned in **First Schedule** herein and bounded as follows:



On or towards North:	By MahishaMardini Temple Road and Building of Narmada CHS
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On or towards East:	OM Shanti & Nalanda Society
On or towards West:	By Survey No.38, Hissa No.2 and Building Of Narmada CHS
On or towards South:	By Yoganand Society

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Description of the Jayshree CHS Property)

Pursuant to a Corrigendum dated August 26, 2021 passed by the District Deputy Registrar, Co-operative Societies, Mumbai City (4) & Competent Authority under Section 5A of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, the description of Jayshree CHS Property as mentioned in the Order dated November 17, 2014 was corrected to read as 'land having an area admeasuring 858.06 Square Meters and proportionate undivided share in RG admeasuring 155.57 Square Meters and proportionate undivided share in internal road admeasuring 23.50 square metres i.e. total aggregating to 1037.13 Square Meters, out of the land having an area admeasuring 4918.10 Square Meters bearing Survey No. 38, Hissa No. 3 corresponding to C.T.S. No. 263 (B) at Village Borivali, Taluka Borivali, Mumbai along with the structures standing thereon known as 'Jayshree CHS Ltd' and accordingly the term Jayshree CHS Ltd Property will be constructed accordingly and more particularly described in the **Second Schedule**



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THE THIRD SCHEDULE ABOVE REFERRED TO:
(Description of the Akshaya CHS Property)

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Pursuant to a Corrigendum dated August 26, 2021 passed by the District Deputy Registrar, Co-operative Societies, Mumbai City (4) & Competent Authority under Section 5A of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, the description of Akshaya CHS Property as mentioned in the Order dated March 30, 2016 was corrected to read as 'land having an area admeasuring 3210.90 Square Meters and proportionate undivided share in Recreation Ground admeasuring 582.15 Square Meters and proportionate undivided share in internal road admeasuring 87.88 square metres i.e. total aggregating to 3880.93 Square Meters, out of the land having an area admeasuring 4918.10 Square Meters bearing Survey No. 38, Hissa No. 3 corresponding to C.T.S. No. 263(B) at Village Borivali, Taluka Borivali, Mumbai along with the structures standing thereon known as 'Akshaya CHS Ltd' and accordingly the term Akshaya CHS Ltd Property will be constructed accordingly and more particularly described in the **Third Schedule** hereunder written

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(Description of the New Premises)



Flat no. 1005 in B Wing, on the 10th floor, admeasuring in aggregate to 520.87 Square Feet Carpet Area, equivalent to 48.39 Sq. Meters, parking space no. 26 on 2nd Podium floor in the New Residential Building to be constructed at Plot No.263 (B), Taluka & District Borivali, more particularly situated at Jayraj Nagar, Shri Mahisha Mardini Mandir Road, Vazira Naka, Borivali (West), Mumbai 400091.

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SIGNED AND DELIVERED

By the withinnamed "Developer"

NHI DEVELOPERS LLP

Through its Designated Partner

MR. GOPALKRISHNA P. SHETTY

authorised pursuant to a resolution

at meeting of partners on 31st May 2022)



FOR NHI DEVELOPERS LLP

Partner

Partner
Partner

in the presence of...

1. *[Signature]*

2. *[Signature]*

SIGNED AND DELIVERED

By the withinnamed "Society"

AKSHAYA CO-OPERATIVE

HOUSING SOCIETY LIMITED

in pursuance of the Resolution of the

General Meeting of the Society

Dated 3rd Jan., 2021 by

Mrs. Jayshree D. Bangera

(Hon. Chairman)



(2) Mr. Trevor E. V. Pinto

(Hon. Secretary)



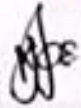
J. Bangera

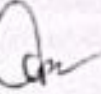


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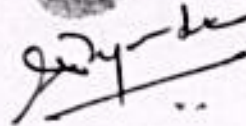
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SIGNED AND DELIVERED)

By the within named "Member(s)")


1) **MR. SANJAY K. DESHPANDE**)

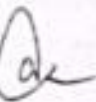






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ANNEXURE A

NHI DEVELOPERS LLP

Shop No. 1 & 2, Satyadeep CHS Ltd., Chikuwadi, Borivali West, Mumbai 400092.

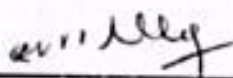
CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE DESIGNATED PARTNERS OF NHI DEVELOPERS LLP AT THEIR MEETING HELD ON MAY 31, 2022 AT THE REGISTERED OFFICE OF THE LLP

Authority for signing of Permanent Alternate Accommodation Agreement.

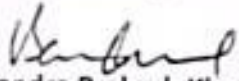
"RESOLVED THAT Mr. Gopalkrishna P. Shetty, Designated Partner of the LLP be and is hereby authorized to execute and sign the deeds and documents, pertaining to Permanent Alternate Accommodation Agreement of Akshaya Co-operative Housing Society Limited & Jayshree Co-operative Housing Society Limited lying at CTS No. 263B Survey No. 38, Hissa No. 3 at Village Borivali, Taluka Borivali situated at Jayraj Nagar, Borivali (West), Mumbai - 400091 on behalf of the LLP.

RESOLVED FURTHER THAT Mr. Gopalkrishna P. Shetty, Designated Partner of the LLP be and is also authorized to present the deeds and documents and appear before the registrar of Assurance for registration of the deeds on behalf of the LLP."

Mr. Gopalkrishna P. Shetty

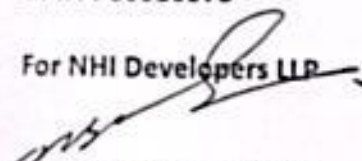

Specimen Signature

For NHI Developers LLP


Chandra Prakash Khandelwal
DPIN : 00016373



For NHI Developers LLP


Jayantkumar J. Ganatra
DPIN : 00054693
(Nominee of Neo Hsg & Infrastructure Dev Ltd.)



Place : Mumbai

Date : May 31, 2022

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ANNEXURE B



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre
Form 19

[Refer Rule 32(1) of the LLP Rules, 2009]

CERTIFICATE OF REGISTRATION ON CONVERSION OF NEO HOUSING AND INFRASTRUCTURE TO NHI DEVELOPERS LLP

LLP Identification Number: AAV-4706

It is hereby certified that NHI DEVELOPERS LLP is this day registered pursuant to section 58(1) of the LLP Act, 2008.

Given under my hand at Manesar this Fourteenth day of January Two thousand twenty-one.


ASST. REGISTRAR OF COMPANIES
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar Office:

NHI DEVELOPERS LLP

Shop 1 & 2, Satyadeep CHS Ltd, BHD Darshan Tower,, Borivali (w), Padma Ngr
Cankuwadi, Mumbai, Mumbai City, Maharashtra, 400092, India



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ANNEXURE C

Share Certificate No. 3 Member's Regn. No. 237 No. of Shares 05

Share Certificate

AKSHAYA CO-OPERATIVE HOUSING SOCIETY LTD.
JAYRAJ NAGAR BORIVALI (WEST) MUMBAI-400091

(Registered under the Maharashtra Co-operative Societies Act, 1960)

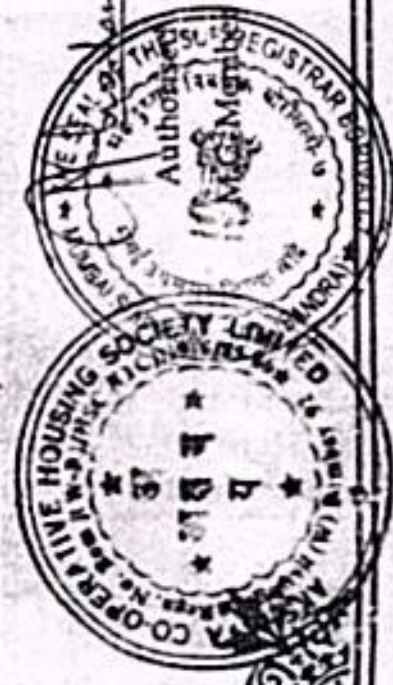
Registration No. _____ Date _____
Regs. No. BOM(W-7)1136/TC/191685-46

This is to certify that Shri/ Smt-/M/s: LAXMAN AITHYA KARKERA
_____ is the Registered Holder of Five fully paid up shares
of Rs. FIFTY each numbered from 00191 to 00195 both inclusive, in Flat No. 11 D' Wing,
of AKSHAYA CO-OPERATIVE HS : SOCIETY LTD., Borivali(W),
Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society on _____

this 14th day of AUGUST 20 1986

[Signature] Secretary
[Signature] Chairman



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P.T.O.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
10-9-2006	-	39. L.A. Karkera	Sanadesh P. Raut <i>[Signature]</i> Authorized M.C. Member Chairman	180 <i>[Signature]</i> Secretary
22.10.2015	-	180 S.P. Raut	Ramrath Ganpat Pathak <i>[Signature]</i> Authorized M.C. Member Chairman	190 <i>[Signature]</i> Secretary
31-08-2019		190	Mrs. CHAUSHILA S. DESAI Mrs. RAJSHIMI R. KARAI A. S. Joshi Authorized M.C. Member Chairman	216 <i>[Signature]</i> Secretary
14.06.2020		216	Mr. SANJAY. K. DESHPANDE P. S. Joshi Authorized M.C. Member Chairman	222 <i>[Signature]</i> Secretary
			Authorized M.C. Member	Secretary



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Annexure D

LIST OF AMENITIES / FACILITIES TO BE PROVIDED

BY NHI DEVELOPERS LLP

IN PROPOSED REDEVELOPED BUILDING OF

AKSHAYA CO-OP. HSG. SOC. LTD.

Sr. No.	Title	Description
1.	Building Elevation, Design & Layout	<p>Modern design elevation of the building from a reputed Architect to make a landmark structure.</p> <p>Subject to the approval of MCGM, the Developers will construct one Residential Building and one Commercial Building over "the said property".</p> <p>The Commercial Building will have frontage of the DP Road (Mahisha Mardini Temple Road) on Plot CTS 263(B).</p> <p>The Residential Building to be provided with MS Grills on all Windows matching the elevation and Design of the building.</p>
2.	RCC Structure of Building	All RCC Work with Pile Foundation and Earthquake Resistant as per Structural Engineer's Design and Specifications and MCGM and Mumbai Fire Brigade requirements.
3.	Entrance Lobby	An attractive Entrance Lobby with Granite Flooring and fancy Name Plate Fittings will be provided at the Entrance Lobby.



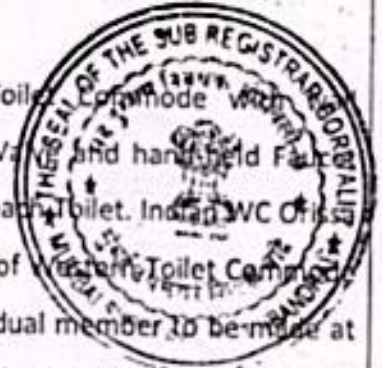
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4.	Provision of Doors in the Flats	<p><u>Main Door</u>: 5 x 2.5 Teak Wood Door Frame, Flush Type Door with Brass Fittings, Stainless Steel Hinges and Safety Latch Locks.</p> <p><u>Bedroom Doors</u> : 4 x 2.5 Teak Wood Door Frame, Flush Type Door with Brass Fittings and Stainless Steel Hinges.</p> <p><u>Toilet & Bathroom Doors</u> : Granite Door Frame with Fibre Moulded (FRP) Shutters.</p>
5.	Provision of Windows in the Flats	Aluminum Anodized Sliding 1" Shutter French Windows with 5mm Bronze Glass with Mosquito Net in all rooms will be provided.
6.	Flooring in Rooms, Bathroom & Toilet	<p><u>In all Rooms</u> : Vitrified Flooring Tiles 600 mm x 600 mm with skirting of RAK or Kajaria or Somani (or other reputed Indian brands will be provided).</p> <p><u>Toilet & Bathroom</u> : Anti-skid Flooring Tiles will be provided in all Toilets and Bathrooms.</p>
	Kitchen Platform & Wall Tiles	<p><u>Main Platform</u>: Black Granite Platform with Stainless Steel Sink with Drain Board will be provided.</p> <p><u>Service Platform</u> : Service Platform of size with one Cock in Stainless Steel Sink will be provided.</p> <p><u>Wall Tiling</u> : Tiles in Kitchen will be provided up to Loft Level.</p> <p>Exhaust Fan in Kitchen will be provided.</p>



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		Provision for operating Clothes Washing Machine with Water In-let and Out-let provision will be made.
8.	Toilet & Bathroom	<p>Designer Wall Tiles will be provided in Toilet and Bathroom.</p> <p>Separate Toilet & Bathroom Units and Wash Basin in Granite Counter with quality Chrome Plated Fittings of Jaguar or equivalent make will be provided in each Flat.</p> <p>Each Master Bedroom will have attached Toilet & Bathroom with a Wash Basin in Granite Counter with quality Chrome Plated Fittings of Jaguar or equivalent make.</p> <p>Hot & Cold Water wall mounted Concealed Single Lever Diverter with Head Shower. of Jaguar or equivalent make in each Bathroom. Instant Geyser / Water Heater In-let and Out-let provision will be made.</p> <p>Wall mounted Western Toilet Commode with wall mounted Push Cock Flush Valve and hand held Floor Shower will be provided in each Toilet. Instant WC Orissa Pan will be provided in lieu of Western Toilet Commode on written request of individual member to be made at time of signing individual Redevelopment Agreement.</p> <p>All CP Fittings in Toilet, Bathroom and Kitchen will be of Jaguar or equivalent make.</p> <p>All Plumbing in Flats will be concealed 'C' Class G.I. Pipes</p>



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२०२२		

		<p>or C.P.V.C. Pipes.</p> <p>A Separate Servant's Toilet and Bathroom in the Society Compound.</p> <p>Exhaust Fan will be provided in each Toilet and each Combined Toilet & Bathroom Units in all Master Bedrooms.</p>
9.	External Walls	6" thick Brick work with Plaster and Water-Proof treatment (aggregate 9" thick) External Walls with Acrylic or Textured Anti-fungal Water-Proof Exterior Paint to all external walls.
10.	Internal Walls	<p>All Internal walls inside the flat to be built with brick / hollow block.</p> <p>Wall Plaster or POP in entire flat with Acrylic/ Plastic Emulsion Paint on Internal Walls.</p>
11.	Electrical Cabling & Fittings	Concealed PVC Pipe & Copper Wiring with Modular Switches of Roma / Anchor or equivalent fittings of ISI Rating. All electrical cabling will be in accordance with BMC and Mumbai Fire Brigade requirements.
12.	Air Conditioner Fitting Arrangements	AC Pipe Cable Conduit to be provided in the Concrete Beam for passing AC Cables from Internal AC Unit to AC Condenser / Compressor Unit on the Exterior of the Flat in Living Room and all Bedrooms with Electrical Points for installation of 2 Tonne Split Air Conditioners.
13.	Fire Fighting System	Fire-Fighting System with underground and overhead

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		water storage tanks as per MCGM and Mumbai Fire Brigade norms and guidelines will be provided.
14.	Elevators / Lift	2 High Speed Lifts of Otis / Schindler / Kone or equivalent reputed Company make – 1 Lift with 10 Passenger Capacity & / or Sick Patient Stretcher carrying capability and the other Lift of 5 to 6 Passenger Capacity will be provided in each wing of the high rise building.
15.	Anti-Termite Treatment	Anti-Termite Treatment will be done for the entire plot of land.
16.	Recreation Garden	Recreation Garden (RG) will be developed with a beautiful landscape comprising of a Lawn, Sitting Benches and Small Children's Play Area will be provided.
17.	Society Office & Health Centre	Free of FSI Society Office & Gymnasium (Health Centre) area as per MCGM's Development Control Regulation (new-DCR) Rules will be provided.
18.	Security Cabin	Security Cabin with Inter-com connectivity and CCTV Display Monitor will be provided at the Entrance Gate.
19.	Intercom Facility	A two-way Intercom facility from Security Cabin in Gate to Individual Flat and from Individual Flat to Security Cabin will be provided.
20.	Video Door Phone	Each Flat will be provided with a Video Door Phone facility.

बरल - ७/		
१०९३९	५३	९०
२०२२		

21.	CCTV Facility	Closed Circuit TV (CCTV) Cameras around Compound, at Entrance Lobby, at Covered Parking Area, and at Recreation Garden with Recording Facility of suitable capacity and CCTV Monitor at Security Cabin will be provided.
22.	Main Entrance Gate	Attractive Main Entrance Arch Gate in Concrete with Society's Name and name of NHI DEVELOPERS LLP with Heavy Duty Decorative M. S. Gate with in-built Pedestrian Gate will be provided.
23.	Rain Water Harvesting	Rain Water Harvesting System will be provided.
24.	Borewell & / or Ringwell	Borewell or Ringwell for Toilet Flushing and Watering Recreation Garden will be provided.
25.	Water Storage and Pumping Arrangement	Pump Room with submersible water pump and Auto Water Lifting System with Underground and Overhead Water Storage Tanks for MCGM Drinking and Potable Water, Toilet Flushing and Fire-fighting System of adequate sizes / capacities will be provided.
26.	Solar Lighting System	Solar Lighting System will be provided for illuminating Main Gate, Security Cabin, Compound Area, Building Entrance Lobby, Staircases, Common Passages, Covered Parking Area, and Society Office and Gymnasium Room. A Compact System with adequate power storage capacity in-built battery will be provided. Photovoltaic Solar Cells will be provided on the Terrace of the building.



बारल - ७/		
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27.	Compound Paving	Concrete Paving in the compound with concealed underground conduit pipes for laying Water Pipes, Electric Cables, Gas Pipeline and Diesel GenSet Cabling with Service Chambers will be provided.
28.	Concrete Block Pedestal on Terrace for DTH Antennas	5 Nos. Concrete Block Pedestals for fixing Common Dish TV Antennas of DTH Service Providers will be provided on the Building Terrace. Provision for laying concealed TV and MTNL Telephone Wire and Electric Wire cabling to be made.
29	INFRASTRUCTURE PROVISIONS FOR CABLE/WIFI	A suitable and proper duct or such provisions to be provided/kept for future use of laying cable/s for WIFI or cable TV etc.
30.	Concrete Block Pedestal for Diesel Generate Set in Compound	A Concrete Pedestal with electrical wiring for fixing Stand-by Diesel Power Generator Set for Emergency Power Supply for running of Lifts and Water Pumps and Lighting of Compound and Covered Parking Area and Common Passages in the building will be provided in the building compound by Developer on the rear side of the building. Diesel Generator Set of adequate capacity to be installed by the Developer.
31	Internal Heights of the flats	The Internal height of the residence flats should be as per the specified heights as per the MCGM rules.



बसल - ७/		
१०९३९	५५	९०
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मालमत्ता पत्रक

जिल्हा/जिल्हे -- **बोरीवली**

तालुका/न.भू.सा.का. -- **न.भू.अ.बोरीवली**

जिल्हा --

क्र.सं.	दिनांक	धरत नंबर	अंश	धारणाधिकार	मालमत्ता (म) / मूबई (म) किंवा धार (म)
२६३	२६/३				
			५८३२.२	क	
			५०५.९		
			५२२०.९		
			३०९.०	२६३ अ कडे	
			४९१८.९		

सुधारणा

स्वतंत्र मूळ धारक [कोणी]

पुत्र

सासा

दाम्नी

दिनांक	कारण	खंड क्रमांक	परिवर्तन प्रकार (धरत/पट्टेदार/किंवा धार)	माहिती
१६/०८/१९८०	विनयलें आदेश	-	सा.उ.नि.अधि.भू./मुबई धांचे कडिल सा.डो.एन.एन./एन.एन.डो./४८२१ दि.२९.२.८० प्रमाणे कि.से.सारा मोंद पोतली ४९३५ चौ.मी	सा.उ.नि.अधि.भू./मुबई धांचे कडिल सा.डो.एन.एन./एन.एन.डो./४८२१ दि.२९.२.८० प्रमाणे कि.से.सारा मोंद पोतली ४९३५ चौ.मी
२३/०६/१९८१	S.I			
२३/०८/१९८५	सा.उ.नि.अधि.भू. वांचेकडिल आदेश क्र.न.भू.अ.२६३ बोरी दि.२३.४.८१ प्रमाणे रजमतीची कायदे क्षेत्र ६०५.९ चौ.मी. कायदे केले			
२३/०८/१९८५	सा.उ.नि.अधि.भू. वांचेकडिल आदेश क्र.बोरीवली बो.र.नं.७०/८४ दि.१०.८.८५ न.भू.अ.२६३ मध्ये २६३अ, २६३ब, असे पोंद हिस्से केले व न.भू.अ.२६३ अ मध्ये न.भू.अ.२६८ अ पोंदोचे क्षेत्र ८६.७ चौ.मी. मों.सामोले केले व न.भू.अ.२६३ ब चे क्षेत्र ६९१८.९ टाउडले केले			
१६/१२/२०१५	सा. उपाकरी आवृत्त आणि संचालक भूमि अधिनियम (म.राज्य) पुणे वांचेकडिल परिपत्रक क्र.न.भू.४/ विद्यकल परिपत्रक अक्षरी नं.८/२०१५, पुणे दिनांक १६/०२/२०१५ व न.भू.अ. बोरीवली धांचे आदेशान्वये सदर विद्यकल परिपत्रकेवर अक्षरी धार हस्तात न.३.३ अंश पुणेक एक रजमती मात्र क्षेत्राची मोंद केले.			



सामोले करणराज - प्रमुख लिपीक वार भूमापन अधिकारी बोरीवली

क्र.क. [२५६३]

१६/०८/१९८० न.भू.अ. बोरीवली

२३/०६/१९८१ न.भू.अ. बोरीवली

२३/०८/१९८५ न.भू.अ. बोरीवली

१६/१२/२०१५ न.भू.अ. बोरीवली

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बोरीवली

बरल - ७/

१०	३९	५६	६०
२०२२			



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

लेखा क्रमांक RC0704180700000	मालमत्ता करवर्ष 2020-2021	देयक क्रमांक 202010BIL12809861 202020BIL12809862	देयक दिनांक 01/01/2021
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करदात्याचे नाव व पत्ता : AKSHAYA CO OP HSG SOCY LTD JARAJ NAGAR, EXTENSION OF SODAWALLA LANE, BORIVALI WEST, MUMBAI 400092	देयक - Asstt. Assessor & Collector, R Central Ward, Municipal Office Building, F. P. 44, T. P. S. No. 1, Chandavarkar Road, S. V. Road, Borivali (West), Mumbai - 400 092. ईमेल - aaorc.ac@mcmgm.gov.in दुरध्वनी क्र. 022 2890 3944
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मालमत्ता क्रमांक, मालमत्ता क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एच.ड. / प्लॉट क्र., गावाचे नाव, वार्ड क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्ग, करदात्याची नावे, R 4754 (5B) EKSAR VILLAGE BORIVALI (W) HOUSE JAYRAJ AP ARTMENT SHRI VASANT PARSHURAM BHANDARI & ORS

दरवारी दिनांक: 01/04/1979 जलसंधारणी क्रमांक: - एकूण बांधवली मूल्य: ₹ 136202615

एकूण बांधवली मूल्य: ₹ Thirteen Crore Sixty Two Lakh Two Thousand Six Hundred Fifteen Only (शरी)

31/03/2010 चा तारखेपर्यंतची थकबाकी ₹ 0 दि. 01/04/2010 ते 31/03/2020 चा तारखेपर्यंतची थकबाकी ₹ 0

दरवारी दिनांक: 01/04/2020 ते 31/03/2021

कराचे नाव	01/04/2020	ते	30/09/2020	01/10/2020	ते	31/03/2021
सर्वसाधारण कर			15970			15970
इतर कर			0			0
जल कर			21241			21241
वसति-गारण कर			0			0
वसति-गारण नाम कर			13239			13239
प.व.पा. शिक्षण उपकर			12315			12315
गावा शिक्षण उपकर			10776			10776
गजगाव हत्ती उपकर			0			0
वृक्ष उपकर			612			612
एच डी			15391			15391
एकूण देयक रक्कम			89544			89544
संयम 152 अ मुदारा दहाची रक्कम			0			0
गावाभाषातील व्याजाची वसुली			0			0
गाव अधिकाऱ्यांचे सभाघोषण			1812			1812
वसतिगारणी निव्वळ रक्कम			87732			87732
उपिदात्याची निव्वळ रक्कम			0			0
शरी मूल्य			₹ Eighty Seven Thousand Seven Hundred Thirty Two Only			₹ Eighty Nine Thousand Two Hundred Forty Four Only
शुद्ध देय दिनांक			31/03/2021			31/03/2021



"To make payment through NEFT:
IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTRC0704180700000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

दरवारी दिनांक हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुंबई महानगरपालिका अधिनियमातील तरतुदीनुसार निरविरत बांधवली आता अंमल बंदर दस्तऐवज त्रुटी मालमत्ता अधिभूत अयल्याचे सूचित करत नाही.

साप्ताहिक व परिशिष्टीतील साध्यावक घोरनेअंतरीत अटी-जाहीची पूर्तता करणा-या एक मालमत्ता मालमत्ता करातील सर्वसाधारण कर या वरकरात 5% ते 15% वाढवत अनुज्ञेय आहे.

साडे सुट्टे नाही जबाबदारी

सं. श. टसनेके
श्री. वसिंत हनुमते
करनिर्धारक व संकलक (स)

- 1) मालक बापरा
- 2) बांधवली हात सुवा
- 3) मुद्रित अंतर राखा

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करदात्यांस सूचना

करदेवघात दंडविनाश एव, अनेक अथवा सर्व कराधिकार उन्मुक्त महापालिका अधिनियम १८८८ मधील कलम २१७ अन्वये अंतिम करपत्रासाठी, देवघ घडविल्यापासून एकवर्षीय विवसांची मुदत आहे.

देव दिवांडावरील अकरावीसह लागू देवघाचे अधिदान न केलेल्या महापालिका अधिनियम कलम २०२ आणि आसन अध्यादेशान्वये दरमहा २% आसनी आकारण्यात येईल, संबंधित कराच्या पूर्ण रकमेचा अर्धा होई पर्यंत उपरोक्त आसनी देव घेणेत.

उन्मुक्त महापालिका अधिनियम १८८८ मधील कलम १५२अ अन्वये, अर्थी वीधकांघर घालण्या कर व आसनी वगळिले व ती सोडून घालणे, पांचा, अने अर्थी वीधकांघर किंवा पुनर्बांधकाम, हे अस्मितात असतोपर्यंतच्या कोणासाठी काळावरीलसाठी विनिश्चित झाले आहे असा अन्वयार्थ साबला जाणार नाही.

करदात्यांस अधिकारिक हत्यर सेवा पुरविल्याच्या अनुषंगाने, करदात्यांस असा करदाता वेवे की, त्यानी आपनी माहिती महापालिकेच्या www.mcgm.gov.in व संकेतस्थळावरील Property Tax (New) ह्या पर्यायाची निवड करून देवघावरील ११ अंकी सेवा क्रमांक नोंदविल्यानंतर KYC Form मध्ये अकरावक तपशील घडून अडवत करावी. तसेच, पत्रबहाराच्या पत्रावरील घडून घुपचा हावहसोब Change in Billing Name & Address या पर्यायाची निवड करून अडवपात करावा.

अधिदान महापालिकेके दिहित केलेल्या निवडक १० दिवसांघितारित ०१ मघाटी ८.०० ते रात्री ८.०० या वेळेत विभाग कार्यालयावरील लागरी मुविधा वेडार स्वीकारले जाईल. मुबईवाहेरील घनादेभांमध्ये महापालिकेके मंडूर केलेल्या दराने (पाडवरील सेवाकरामह) सेवागुणक अंतर्भूत करावे. देवघावर हावहसोब अकरावील आदेशिका गुणक (शेमेन पी) किंवा दंड (अन असेल तर) पांचा अंतर्भाव केलेला नाही. देवघाचे अधिदान महापालिकेच्या मुदलासाठी वेडार अथवा, ई-वेडेतच्या माधवपासून स्वीकारले जाईल. ह्या संबंधीची अधिक माहिती, महापालिकेच्या www.mcgm.gov.in व संकेतस्थळावर मिळू शकेल.

सूचना-२० वर्षाहून जुन्या इमारतीचे संरचनात्मक परिक्षण करणे अनिवार्य आहे

करांच्या दराचा तक्ता

सन २०२०-२०२१ या वर्षासाठी लागू केलेले करांचे दर

कराचे नाव :	करांची वर्गवारी		
	तक्ता क्र.१ मधील बापरकर्ता प्रवर्ग	तक्ता क्र.२ मधील बापरकर्ता प्रवर्ग	तक्ता क्र.३ मधील बापरकर्ता प्रवर्ग
सर्वसाधारण कर(अधिभवन करामहूत)	0.110	0.270	0.500
जल कर	0.253	0.620	1.148
जल लाभ कर	0.069	0.170	0.315
मलनि.सारण कर	0.163	0.400	0.740
मलनि.सारण लाभ कर	0.043	0.105	0.195
महापालिका शिक्षण उपकर	0.040	0.100	0.190
राज्य शिक्षण उपकर	0.035	0.080	0.148
रोडकार हानी उपकर	0.020	0.020	0.042
बुध उपकर	0.002	0.005	0.010
पथ कर	0.050	0.130	0.230

तक्ता क्र. १ व २ मधील कर विधी महापालिकेच्या www.mcgm.gov.in व संकेतस्थळावर उपलब्ध आहे.



सर्वसाधारण कर व मलनि.सारण कर व मलनि.सारण लाभ कर सोडली विभाग संघर्ष क्र. १९१६,२२६९४७२७
 देवघ घडविल्यापासून एकवर्षीय विवसांची मुदत आहे असा अन्वयार्थ साबला जाणार नाही.
 महापालिका मुख्यालयासाठी २४ तास तात्काळ सेवा घुपवणी क्र.१०९८

Though Hon.HC in W.P.No.2592/2013 has struck down 20,21 & 22 of the CV Rules, the present bill has been raised on protective basis.

सन २०१९ या महागाडू अधिनियम क्र. २४ दिनांक २३ जुलै २०१९ अन्वये 'सर्वसाधारण करामध्ये' याची देवघात आनी आहे.

बरेल - ७/
 १०९३९ ५८ ९०
 २०२२

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34

4

-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक: वी ओ एम (स्वयंशासित)/एचएचएफ(रिस्को)/१९९६/सन ८५-८६

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

अक्षय वोग-कॉपरेटिव्ह लोसिंग सोसायटी लिमिटेड
खळे नं. ३५, हिल्सा नं. ३, सी.पी. खळे नं. २६३, जयराज
नगर, एल.टी.रोड, नशीरा जांका, लेरीजळे(प्रादेश), गुं. नं. ४००००

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

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक ११ मध्येचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण गोडवस्तु वाटणारे आहे.



सही
(संस्था निबंधक)
एच निबंधक
सहकारी संस्था (आर वीए)
मुंबई

मुंबई
दिनांक ६/१२/१९८६

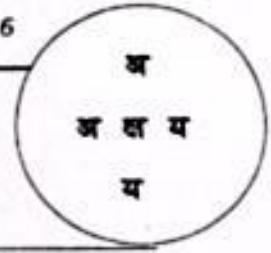
७/१२		
१०९३९	५९	९०
२०२२		

Akshaya Cooperative Housing Society Limited

Regn. No: BOM / (W.R.) / HSG / (TC) / 1916 / 85-86



Jayraj Nagar, Mahisha Mardini Temple Road,
Off. Lokmanya Tilak Road & Borivali Link Road,
Vazira Naka, Borivali (West),
Mumbai - 400 091.



TRUE COPY OF RESOLUTION PASSED BY THE SOCIETY AKSHAYA CO-OPERATIVE HOUSING SOCIETY LTD IN ITS SPECIAL GENERAL BODY MEETING HELD ON 26.06.2022

"This General Body of Members of Akshaya CHS Ltd., do hereby Resolves that in pursuance of the Notice dated 23.05.2022 given by the Builder/Developer NHI DEVELOPERS LLP to the Society to request its Members to vacate their existing premises, and the Builder/Developer having given an extension to the Society and its Members to vacate their existing premises not later than 30.06.2022 do hereby urges and requires of all its Members who have not yet vacated their Premises, for any reason whatsoever, and to immediately vacate the said premises and hand over peaceful possession thereof to the Builder through the Society to facilitate the Redevelopment of the severely dilapidate existing Premises without any further delay and in any case not later than 30.06.2022.

Further Resolved that the Society do hereby proceed with the execution of the Individual Permanent Alternate Accommodation Agreement (PAAA) of Members of the Society as Confirming Party through the hands of its Chairperson, Mrs. Jayshree Dhruv Bangera and its Secretary, Mr. Trevor E. V. Pinto. True Copy of the Extract of the Resolution Passed at the AGM held on 03/01/2021

For Akshaya Cooperative Housing Society Limited

J. Bangera

CHAIRPERSON



वसुल - ७/		
१०२३९	६०	९०
२०२२		



26/7/2021

सूची क्र.2

दुग्धम निबंधक : राहु दु.नि. बोरीवली 5
 दस्त क्रमांक : 9550/2021
 मोदधो :
 Regn 83m

यादीचे नाव : बोरीवली

(1) विवेकाधीन प्रकार	विकसनकरनाम
(2) मीटरदाल	332614000
(3) राजारभाऊ(भाडेपट्टीव्याध) कर्तवितपाटाकार आकारानी देती की पारटदार ले मनुड करणे)	263787000
(4) भू-मापन, पोटारिमा व धारकरांक (मापपत्र)	<p>1) पारिकेचे नाव: मुंबई मनरा इतर कर्षन : इतर माहिती: जमीन आणि बांधकाम, राई नं 38, हिस्सा नं 3 सीटीएस नं 263बी विलेज-बोरीवली, तासुका-बोरीवली, जि. ता. मुंबई उपनगर. एकूण क्षेत्रफळ 3210.90 चौ.मी. अधप को-ओप ही सी.सी., जयराज नगर, एल. टी. रोड, वडिवा नाका, बोरीवली पश्चिम मुंबई - 400091 विकसनकरनामा एडिजे/1100902/260/2021 बाजारभाष रु. 263787000/- मीटरदाल रु. 332614000/- बीक मीटी रु. 40000000/- भरलेले मुद्रांक रुक रु 16830700/- PUI: AC0704180700000 ((C.T.S. Number : 2638 ;))</p>
(5) शंभरकाज	1) 3210.90 चौ.मीटर
(6) आकारानी किवा जुटी देण्यत असलेले लेखा.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किवा देणा-या व्यापारयाचा एकुलत्या किंवा अर्देच असल्यात, प्रतिपादिते नाव व पत्ता.	<p>1): नाव:-अधप को-ओप ही सी.सी. व्हा वे.अरमन जयशी डी. बंगेरा वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अधप को-ओप ही सी.सी., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर महिशा मडिनी टेंपल रोड, वडिवा नाका, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AABAA0452E</p> <p>2): नाव:-अधप को-ओप ही सी.सी. व्हा वे.संकेतरी देवा रं. व्ही. पिटे वय:-68; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अधप को-ओप ही सी.सी., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर महिशा मडिनी टेंपल रोड, वडिवा नाका, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AABAA0452E</p> <p>3): नाव:-अधप को-ओप ही सी.सी. व्हा वे.छजिनदार अतुल एस. सोनेजी वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अधप को-ओप ही सी.सी., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर महिशा मडिनी टेंपल रोड, वडिवा नाका, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AABAA0452E</p> <p>4): नाव:-मान्यता देणार -अधप को-ओप ही सी.सी. व्हा वे.सधसद नरेच तीतीबा कदम वय:-32; पत्ता:-प्लॉट नं: सदनिका क्र ए/01, माळा नं: -, इमारतीचे नाव: अधप को-ओप ही सी.सी., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर महिशा मडिनी टेंपल रोड, वडिवा नाका, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AEFPK1254H</p> <p>5): नाव:-मान्यता देणार -अधप को-ओप ही सी.सी. व्हा वे.सधसद अदित्य मनीहर बागडे वय:-32; पत्ता:-प्लॉट नं: सदनिका क्र ए/02, माळा नं: -, इमारतीचे नाव: अधप को-ओप ही सी.सी., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर महिशा मडिनी टेंपल रोड, वडिवा नाका, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AYIPB1092R</p> <p>6): नाव:-मान्यता देणार -अधप को-ओप ही सी.सी. व्हा वे.सधसद मेधा मनेहर बागडे वय:-63; पत्ता:-प्लॉट नं: सदनिका क्र ए/02, माळा नं: -, इमारतीचे नाव: अधप को-ओप ही सी.सी., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर महिशा मडिनी टेंपल रोड, वडिवा नाका, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-ACFPB2698N</p> <p>7): नाव:-मान्यता देणार -अधप को-ओप ही सी.सी. व्हा वे.सधसद सुकडा व्ही. सरपोतदार वय:-56; पत्ता:-प्लॉट नं: सदनिका क्र ए/11, माळा नं: -, इमारतीचे नाव: अधप को-ओप ही सी.सी., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर महिशा मडिनी टेंपल रोड, वडिवा नाका, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AXWPS2901D</p> <p>8): नाव:-मान्यता देणार -अधप को-ओप ही सी.सी. व्हा वे.सधसद जयशी डी. बंगेरा वय:-51; पत्ता:-प्लॉट नं: सदनिका क्र ए/21, माळा नं: -, इमारतीचे नाव: अधप को-ओप ही सी.सी., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर महिशा मडिनी टेंपल रोड, वडिवा नाका, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AGDPB7640N</p> <p>9): नाव:-मान्यता देणार -अधप को-ओप ही सी.सी. व्हा वे.सधसद सुव व्ही. बंगेरा वय:-55; पत्ता:-प्लॉट नं: सदनिका क्र ए/21, माळा नं: -, इमारतीचे नाव: अधप को-ओप ही सी.सी., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर महिशा मडिनी टेंपल रोड, वडिवा नाका, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AMOPB0075C</p> <p>10): नाव:-मान्यता देणार -अधप को-ओप ही सी.सी. व्हा वे.सधसद नरेच तीतीबा कदम वय:-32; पत्ता:-प्लॉट नं: सदनिका क्र ए/22, माळा नं: -, इमारतीचे नाव: अधप को-ओप ही सी.सी., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर महिशा मडिनी टेंपल रोड, वडिवा नाका, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AAMPS4398H</p> <p>11): नाव:-मान्यता देणार -अधप को-ओप ही सी.सी. व्हा वे.सधसद राजेश टी. बंगेरा वय:-50; पत्ता:-प्लॉट नं: सदनिका क्र ए/31, माळा नं: -, इमारतीचे नाव: अधप को-ओप ही सी.सी., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर महिशा मडिनी टेंपल रोड, वडिवा नाका, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AHTPS8372H</p> <p>12): नाव:-मान्यता देणार -अधप को-ओप ही सी.सी. व्हा वे.सधसद विनेतर ए. कुंदर वय:-75; पत्ता:-प्लॉट नं: सदनिका क्र ए/41, माळा नं: -, इमारतीचे नाव: अधप को-ओप ही सी.सी., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर महिशा मडिनी टेंपल रोड, वडिवा नाका, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-ALJPK1737C</p> <p>13): नाव:-मान्यता देणार -अधप को-ओप ही सी.सी. व्हा वे.सधसद वीणा डी. बंगेरा वय:-38; पत्ता:-प्लॉट नं: सदनिका क्र ए/42, माळा नं: -, इमारतीचे नाव: अधप को-ओप ही सी.सी., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर महिशा मडिनी टेंपल रोड, वडिवा नाका, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-ARQPK3787M</p> <p>14): नाव:-मान्यता देणार -अधप को-ओप ही सी.सी. व्हा वे.सधसद रोशन आर. कांचन वय:-43; पत्ता:-प्लॉट नं: सदनिका क्र ए/42, माळा नं: -, इमारतीचे नाव: अधप को-ओप ही सी.सी., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर महिशा मडिनी टेंपल रोड, वडिवा नाका, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AJIPK6848D</p> <p>15): नाव:-मान्यता देणार -अधप को-ओप ही सी.सी. व्हा वे.सधसद घाटीन आर. कांचन वय:-41; पत्ता:-प्लॉट नं: सदनिका क्र ए/42, माळा नं: -, इमारतीचे नाव: अधप को-ओप ही सी.सी., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर महिशा मडिनी टेंपल रोड, वडिवा नाका, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-ACXPK6146L</p> <p>16): नाव:-मान्यता देणार -अधप को-ओप ही सी.सी. व्हा वे.सधसद नदिमाली सुब्रमणियन सुमार वय:-48; पत्ता:-प्लॉट नं: सदनिका क्र बी/01, माळा नं: -, इमारतीचे नाव: अधप को-ओप ही सी.सी., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर महिशा मडिनी टेंपल रोड, वडिवा नाका, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-ACFPN1442M</p> <p>17): नाव:-मान्यता देणार -अधप को-ओप ही सी.सी. व्हा वे.सधसद अरोपल के. सी.डी. व्हा वे. सदनिका क्र बी/02, माळा नं: -, इमारतीचे नाव: अधप को-ओप ही सी.सी., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड</p>

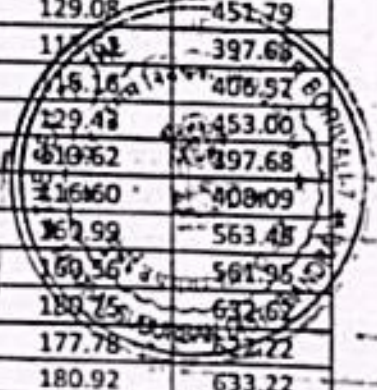
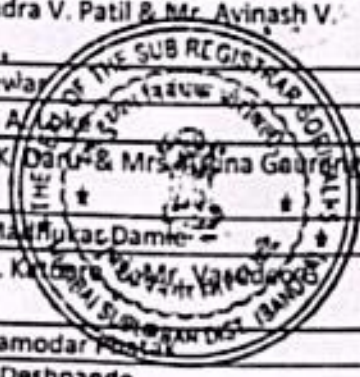


बोरल - 01
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 2022 7/26/2021

ANNEXURE J

LIST OF MEMBERS OF AKSHAYA CO-OPERATIVE HOUSING SOCIETY LIMITED

FLAT NO	Name	Old Area	40% Extra Carpet Space	Total Carpet Area
		a+b	c	a+b+c
A/01	Mr. Naresh Tatoba Kadam	406.02	162.41	568.43
A/02	Mr. Aditya Manohar Bagde & Mrs. Megha Manohar Bagde	413.66	165.46	579.12
A/11	Mrs. Sukhada V. Sarpotdar	448.21	179.28	627.49
A/12	SUMAN MANOHAR BASRUR	450.15	180.06	630.21
A/21	Mrs. Jayshree D. Bangera & Mr. Dhruv V. Bangera	455.00	182.00	637.00
A/22	Mr. Ganesh B. Suvarna	456.18	182.47	638.65
A/31	Mr. Rajesh T. Sable	455.43	182.17	637.60
A/32	Mrs. Anaxi Mohan Praxi & Mr. Ritesh Praxi	458.44	183.38	641.82
A/41	Mr. Vinodar A. Kunder	458.87	183.55	642.42
A/42	Mrs. Veena D. Bangera, Mr. Roshan R Kanchan & Mr. Yatin R. Kanchan	452.62	181.05	633.67
B/01	Mr. Nadiminti Subramaniyam Kumar	298.59	119.44	418.03
B/02	Mrs. Saroja K. Shetty	263.07	105.23	368.30
B/03	Mr. Sunil Mohan Harshe	266.41	106.56	372.97
B/11	Ms. Sushama Tukaram Sable	323.45	129.38	452.83
B/12	Mr. Parag Narayan Bhosale & Mrs. Sunita Parag Bhosale	277.71	111.08	388.79
B/13	Mrs. Vandana Vinayak Dhamankar & Mr. Vinayak Vishnu Dhamankar	293.32	117.33	410.65
B/21	Mr. Prabhakar S. Kanchan	322.81	129.12	451.93
B/22	Mr. Chandrakant Rajaram Tikam	284.06	113.62	397.68
B/23	Mr. Suresh Keshav Mahajan & Mrs. Sarita Suresh Mahajan	294.50	117.80	412.30
B/31	Mr. Pandurang V. Khamkar	322.71	129.08	451.79
B/32	Mr. Ramchandra Sagon Bagwe	284.06	113.62	397.68
B/33	Mrs. Sumathy Ramesh Gujuran	290.41	117.19	407.60
B/41	Mrs. Kokila Sheth	323.57	129.43	453.00
B/42	Mr. Santosh Pandurang Khamkar	284.06	113.62	397.68
B/43	Mrs. Geeta D. Shriyan	291.49	119.60	411.09
C/01	Mr. Vinayak D. Rane	402.47	161.99	564.46
C/02	Mrs. Rohini Somappa Suvarna	401.39	160.56	561.95
C/11	Mr. Sainath V. Chitre	451.87	180.75	632.62
C/12	Mr. Vikas R. Shanbhag	444.44	177.78	622.22
C/21	Mr. B. Vishwanath Shettigar	452.30	180.92	633.22
C/22	Mr. Shankar Bangera & Mrs. Chetna Pradeep Mulki	443.30	177.52	621.32
C/31	Mr. Nitinchandra V. Patil & Mr. Avinash V. Patil	451.98	180.79	632.77
C/32	Mrs. Gracy Tewari	446.06	178.42	624.48
C/41	Mr. Atmaram A. Daru & Mrs. Vidya Georgina Daru	453.60	181.44	635.04
C/42	Mr. Gaurang K. Daru & Mrs. Vidya Georgina Daru	443.37	177.15	620.52
D/01	Mr. Manish Manoj Damle	292.24	116.90	409.14
D/02	Mr. Govind H. Khatke & Mrs. Vandana Khatke	370.50	148.10	518.60
D/03	Mr. Govind Damodar	491.48	196.99	688.47
D/11	Mr. Sanjay K. Deshpande	306.12	122.45	428.57
D/12	Mr. Gangadhar T. Mendon	406.67	162.67	569.34

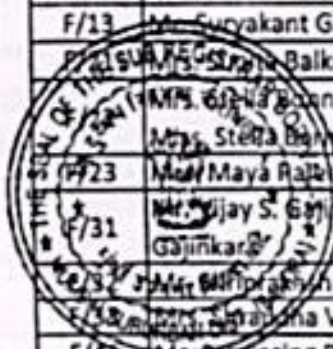


620.52	409.14	800
518.60	518.60	

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LIST OF MEMBERS OF AKSHAYA CO-OPERATIVE HOUSING SOCIETY LIMITED

FLAT NO	Name	Old Area	40% Extra Carpet Space	Total Carpet Area
		a+b	c	a+b+c
D/13	Mr. Trevor E. V. Pinto & Mrs. Gladys Pinto	544.22	217.69	761.91
D/21	Mr. Ramesh D. Salian Mrs. Jayanthi Shenkar Salian	308.28	123.31	431.59
D/22	Mr. Ramesh D. Salian	410.11	164.04	574.15
D/23	Mrs. Akalpita Radhakrishna Weling	547.78	219.11	766.89
D/31	Mr. Sundar B. Amin	307.85	123.14	430.99
D/32	Mr. Vishwanath L. Kunder	413.04	165.22	578.26
D/33	Mr. Rahul Ashok Gholap	544.98	217.99	762.97
D/41	Mr. Lingappa V. Poojary	310.22	124.09	434.31
D/42	Mr. Krishna Sanjeeva Puthran	409.89	163.96	573.85
D/43	Mr. Vaman R. Shetty	550.79	220.32	771.11
E/01	Mrs. Nirmala Sampatrao Khurdal & Mr. Sampatrao H. Khurdal	483.63	193.45	677.08
E/02	Mr. Dattatreya B. Shringarpure	367.16	146.86	514.02
E/03	Mr. RAMCHANDRA N. AYARE	286.54	114.62	401.16
E/11	Mr. Gerald John Lobo	543.36	217.34	760.70
E/12	Mrs. Hemangini Tushar Desai	410.33	164.13	574.46
E/13	Mr. Sandesh Tatoba Kadam	302.15	120.86	423.01
E/21	Mrs. Jennifer B. Fernandes & Mr. Joel Jude Fernandes	544.98	217.99	762.97
E/22	Mrs. Sulbha V. Rajadhyaksha	411.40	164.56	575.96
E/23	Mr. Mohan Shantaram Mahadik	304.30	121.72	426.02
E/31	Mrs. Smita Dilip Jayakar & Mr. Dilip G. Jayakar	538.53	215.41	753.94
E/32	Mr. Mahavir Ramswaroop Varma	413.02	165.21	578.23
E/33	Mr. Pradeep Yashwant Rogye & Mrs. Pranjali Pradeep Rogye	304.30	121.72	426.02
E/41	Mr. Kishore B. Mirchandani & Mrs. Mamta K. Mirchandani	549.51	219.80	769.31
E/42	Mr. Nikhil Nandkishor Karangutkar	409.68	163.87	573.55
F/01	Mr. Suresh Maruti Korake	306.66	122.66	429.32
F/02	Mrs. Gangabai Ganpat Chandivade & Mr. Shantaram Ganpat Chandivade	290.52	116.21	406.73
F/03	Mr. Dayanand R. Salian, Mrs. Swathi D. Ghosh & Mr. Dibyendu Ghosh	370.82	148.33	519.15
F/04	Mrs. Florine Fernandes & Mr. Gilbert Norman Fernandes	485.56	194.22	679.78
F/05	Mr. Prashant V. Valdyia	306.46	122.58	429.04
F/12	Mr. Rajkumar S. Jha & Mrs. Usha Rajkumar Jha	410.00	164.00	574.00
F/13	Mr. Suryakant Gangaram Pol	534.33	213.73	748.06
F/14	Mr. Balkrishna Dalvi	309.03	123.61	432.64
F/23	Mrs. Bonnie Lobo (Maiden Name Mrs. Stella Bernard Fernandes)	407.31	162.92	570.23
F/31	Mr. Maya Rajiv Nadkarni	545.95	218.38	764.33
F/32	Mr. Vijay S. Gajikar & Mrs. Snehlata S. Gajikar	308.61	123.44	432.05
F/33	Mr. H. Biyani	410.64	164.26	574.90
F/42	Mr. Vinay Ursekar	542.29	216.92	759.21
F/43	Mr. Pravin Singh Padamsing Patil	309.36	123.74	433.10



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LIST OF MEMBERS OF AKSHAYA CO-OPERATIVE HOUSING SOCIETY LIMITED

FLAT NO	Name	Old Area	40% Extra Carpet Space	Total Carpet Area
		a+b	c	a+b+c
F/42	Mrs. Vrushali Dilip Rane & Mr. Dilip Gajanan Rane	410.64	164.26	574.90
F/43	Mr. Shashikant Sadashiv Pawar	542.72	217.09	759.81
G/01	Mr. Atul S. Soneji, Mr. Viren S. Soneji & Mr. Ajay S. Soneji	490.30	196.12	686.42
G/02	Mrs. Anupama J. Basrur & Mr. Jagdish M. Basrur	374.69	149.88	524.57
G/03	Mrs. Deepa Mandar Naik & Mr. Mandar Gajanan Naik	290.63	116.25	406.88
G/11	Mrs. Leela Varkey	547.67	219.07	766.74
G/12	Mrs. Vinita Mahendra Sawant & Mr. Mahendra B. Sawant	412.91	165.16	578.07
G/13	Mr. Govinda S. Banjan	308.78	123.31	431.59
G/21	Mr. Prashant Prabhakar Velankar & Mrs. Jayashri Prabhakar Velankar	551.66	220.66	772.32
G/22	Mr. Ratilal Laxmichand Shah & Mrs. Anjana Ratilal Shah	415.39	166.16	581.55
G/23	Mr. Raghu G. Poojary	308.93	123.57	432.50
G/31	Mr. Sharad Premanand Sirur	552.73	221.09	773.82
G/32	Mr. Tukzram A. Kotian	416.56	166.62	583.18
G/33	Mrs. Uma Govind Sawant & Mrs. Nisha Vivek Bhagat	312.69	125.08	437.77
G/41	Mrs. Sunita N. Sawant, Mrs. Shruti R. Sawant and Mr. Rahul N. Sawant	549.94	219.98	769.92
G/42	Mr. C. Padmanabha Shetty	414.20	165.68	579.88
G/43	Mr. Sanjiva P. Poojari	316.78	126.71	443.49
TOTAL		38103.40	15241.30	



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Form -----
88in replying please quote No.
and date of this letter.

MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. P-8453/2021/(263/B)/R/C
Ward/BORIVALI-R/C/IOD/1/New

MEMORANDUM

Municipal Office,
Mumbai

To,

SHRI GOPALKRISHNA P. SHETTY PARTNER OF M/s. NHI DEVELOPERS LLP, CA TO
AKSHAYA AND JAYSHREE CHS LTD.

SHOP NO. 1 AND 2, SATYADEEP CHS LTD., CHIKUWADI, BORIVALI (WEST), MUMBAI:
400092

With reference to your Notice 337 (New) , letter No. 6197 dated. 7/9/2021 and the plans, Sections Specifications and description and further particulars and details of your buildings at PROPOSED REDEVELOPMENT OF BUILDING KNOWN AS AKSHAYA CHS LTD. AND JAYSHREE CHS LTD. AT JAYRAJ NAGAR, BORIVALI WEST, MUMBAI. FOR BUILDING. NO. 1 CTS/CS/FP No. 263/B furnished to me under your letter, dated 7/9/2021. 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 Mumbai Municipal Corporation Act as amended up to-date, my disapproval for reasons thereof.

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the commencement certificate under section 45/69 (1)(a) of the M.R.T.P. Act will not be obtained before starting the work.
- 2 That the notice in form of Annexure XIII of DCPR-2034 (Work Start Notice) shall be submitted.
- 3 That this provisional I.O.D. shall be used as an instrument to vacate the occupancy of the building without following due process of law.
- 4 That the consent/agreement with existing tenements along with the plans for demolition of their tenements for acceptance of alternate accommodation will not be submitted before C.C.
- 5 That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the 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 Regulation No.37(24) of DCPR-2034.
- 6 That the low lying plot will not be filled up to a reduced level of at least 27.55 mtr. T.H.D. or 0.15 Mtr. above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.

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Ward/BORIVALI-R/C/10D/1/New

- 7 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 8 That the soil investigation will not be done and report thereof will not be submitted with structural design.
- 9 That the NOC from Collector (M.S.D.)/N.O.C. for Royalty/filling of land shall not be obtained and the requisitions mentioned therein shall not be complied with.
- 10 That the requirements of N.O.C. of i) Reliance Energy/Tata Power ii) S.G. iii) P.C.O. iv) A.A. & C. v) S.P. vi) S.W.D. vii) M.T.N.L. viii) H.E. ix) CFO will not be obtained and the requisitions if any will not be complied with before starting the work.
- 11 That the requisitions of clause 49(3) & (4) of DCPR 2034 shall not be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
- 12 That the specifications for layout/D.P./or access roads/development of setback land will not be obtained before starting of construction work and setback land will not be developed accordingly including providing street light and SWD completion work will not be obtained before B.C.C.
- 13 That the Structural Engineer will not be appointed, Supervision memo as per Annexure 5 [DCPR 10(3)(ix)] will not be submitted by him.
- 14 That the appointment and acceptance of all consultants as per E.O.D.B shall not be submitted.
- 15 That all the requisite document/remark from consultants as per E.O.D.B. shall not be submitted before asking for C.C.
- 16 That the Janata Insurance Policy shall not be submitted.
- 17 That the One time PCO charges shall not be paid before asking for C.C.
- 18 That the road setback/reservation demarcation shall not be obtained from AE (Survey).
- 19 That the Indemnity bond indemnifying the corporation and its officers and specific clause in the sale agreement for a) Against any action pending on existing structure b) Against any legal dispute of plot/owner/c) Damages, risk, accidents etc & nuisance to occupier & neighbourhood during construction d) Against any litigation, claims, disputes arising out the proposed inadequate width/sizes of kitchen/rooms, AVS, etc. e) That more height of stilt will not be misused f) Against inconvenience/accident caused due to installation of mechanized stack parking g) inadequate ratio of car parking h) deficient open spaces and future development of neighborhood shall not be submitted before CC.
- 20 That the registered undertaking and indemnity bond regarding following shall not be submitted before asking for the C.C. a) Agreeing to comply all the conditions mentioned as under: - i) For the Mechanized parking system shall be equipped with electric sensor devices and also proper precaution and safety measures shall be taken to avoid any mishap/ the damages occurred due to flooding in pit if any and maintenance of the same shall be done regularly. ii) Mentioning that the area reserved for parking shall be used / utilized for the purpose of parking only. iii) Mentioning that the special attendant will be deployed to control the maneuvering and the movement of car between entry and exit gates and at the junctions of mechanized parking system. b) Mentioning that the clauses will be incorporated in the sale agreement of prospective buyers/members stating: - a. That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future. b. That the buyer / member agrees for no objection for the neighbourhood development with deficient open space in future. c. That the buyer / member will not be held M.C.G.M. liable for failure of

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Ward/BORIVALI-R/C/IOD/1/New

mechanical Parking system in future. d. That there is inadequate maneuvering space of car parkings and buyer / member will not make any complaint to M.C.G.M. in this regard in future. c) Mentioning that the additional parking spaces will be surrendered to MCGM free of cost if full FSI including fungible is not utilized by way of submitting amended plans.

- 21 That the work shall not be carried out between 6.00am to 7.00pm only in accordance with rule 5A(3) of the noise pollution (Regulation & control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed.
- 22 That all the conditions in the orders of Hon'ble Supreme Court of India dated 15.03.2018 in the case of Dumping Ground should not be complied with.
- 23 0 That all the conditions in the NOC u.no. /0/2022/R/C/WSII Dated 21.01.2022 from SWM department obtained online in response to application under no.P-8453/2021/(263/B)/R/C Ward/BORIVALI-R/C-SWM/1/New, dated - 21.01.2022 to transport & deposit /dump / level the C & D Waste at only designated unloading site -Plot Bearing Survey No.14/1/B,14/2,14/4,14/5,14/6,15,16,16/B,17/3,17/4/A,17/4/B,17/5,19/A,19/B,19/C,19/D,20/1/1, 21/1,21/2,21/3,21/4,21/5,21/6,21/7,21/8,21/9,21/11/B,22,24,25/1/2,25/2,26/1,26/2,26/3,26/4,26/5, 26/6,26/8,27/1/A,27/2,27/3/A,27/3/B,28/1/A,28/1/C,28/1/D,30/1,30/2,30/4,31/A,39/B,41/1 Ecohomes-Townships LLP,Village-Ranjnoli,Taluka-Bhivandi,Dist-Thane & validity 19.12.2022. shall not be complied with.
- 24 That the valid Bank Guarantee of Rs. 25,00,000/- shall not be furnished solely for the purpose of ensuring compliance of the conditions in the Waste Management Plan/Debris Management Plan approved by SWM department of MCGM, till grant of full Occupation Certificate.
- 25 That the adequate safeguards should not be employed for preventing dispersal of particles/particles through the Air (or even otherwise) & adequate record shall be maintained & uploaded for every single trip for disposal of C&D waste, at the time of loading the C&D waste in the vehicle, after loading the C&D waste in the vehicle during the hauling.
- 26 That the construction site & landfill site shall not be inspected by the Licensed Architect/ Licensed Engineer, the compliance report thereof shall not be uploaded, any breach in respect of the same will not entail the cancellation of the building permission or the IOD & the work shall not be liable to be stopped immediately.
- 27 That the construction is being permitted with a condition that the debris shall not be deposited on pre-identified site with due consent/NOC of the land owner.
- 28 That C&D Waste of large scale above 20MT shall not be disposed off as per Waste management plan approved online & as per Construction and Demolition Waste Management Rules 2016.
- 29 That the debris shall not be deposited on pre-identified site with due consent / NOC of the land owner.
- 30 That in the event the consent given by the disposal site owner/authority is revoked for any reasons, and/or in the event the time limit during which disposal site was available gets expired, the relevant construction activity shall not be stopped & show cause notice shall not be given & till such time Waste Management Plan/Debris Management plan is amended to provide the new site for dumping of C&D Waste and got approved online, construction work shall be recommenced.
- 31 That the comprehensive registered undertaking as per EODB shall not be submitted.
- 32 That any officer of MCGM/ Monitoring Committee shall not be entitled to inspect the record of grant of IOD, visit & inspect landfill sites, as well as, MCGM Officers/ Monitoring Committee shall not be entitled to bring to the notice of MCGM any breach in the IOD conditions. The order passed by MCGM on the

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reported breaches shall not be final & binding.

- 33 That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load shall not be submitted before C.C.
- 34 That the building shall not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.
- 35 That the borewell shall not be constructed in consultation with Hydraulic Engineer.
- 36 That set-back/D.P. Road/D.P. Reservation/Amenity Space area shall not be handed over to M.C.G.M.
- 37 That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
- 38 That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
- 39 That the RUT shall not be submitted stating that during COVID-19 pandemic situation all guidelines from Central Govt./State Govt./MCGM will be strictly followed on construction sites.
- 40 That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.
- 41 R.U.T. shall not be submitted for handover excess parking to MCGM free of cost in case full permissible F.S.I./T.D.R. is not consumed in future.
- 42 That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
- 43 That in breach of any of the above said conditions; this approval is liable to be revoked.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the notice in the form of Annexure-14 of DCPR-2034 (Intimation of completion of plinth by site supervisor) shall not be submitted.
- 2 That the plinth dimensions shall not be got checked from this office before asking for further C.C. and plinth.
- 3 That the structural stability certificate through Regd. Structural engineer regarding stability of constructed plinth shall not be submitted before asking for CC beyond plinth.
- 4 All the payments as intimated by various departments of MCGM shall not be paid.
- 5 Revalidated Janata Insurance Policy shall not be submitted.
- 6 That the material testing report shall not be submitted.
- 7 That the monthly progress report of the work will not be submitted by the Architect.
- 8 That in the event setback is not handed over then at FCC, area equivalent to the area of Setback shall be restricted till such area is handed over or as per circular issued from time to time.
- 9 That the extra water and sewerage charges shall not be paid and requisite No Due pending certificate of Asst. Engineer (Water Works) shall not be submitted.
- 10 That the application for separate P.R.C. in the name of M.C.G.M. for road set back/D.P. Road shall not be submitted.

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11 That the all conditions mentioned in amended plan approved time to time shall not be complied with.

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That the dust bin shall not be provided.
- 2 That the NOC for vermiculture bin shall not be submitted.
- 3 That 3.00mt. wide paved pathway upto staircase shall not be provided.
- 4 That the open spaces as per approval, parking spaces and terrace shall not be kept open.
- 5 That the name plate/board showing Plot No., Name of the Bidg. etc. shall not be displayed at a prominent place.
- 6 That the carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 7 That terraces, sanitary blocks, nahanis in kitchen shall not be made Water proof and same shall not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test shall not be done in presence of licensed plumber.
- 8 That final N.O.C. from concerned authorities / empanelled consultants for a. S.W.D. b. Sewerage c. Water Works d. CFO / Fire Fighting Provisions e. Tree authority f. Hydraulic Engineer g. A.A & C R Ward h. Rain water harvesting completion, i. Roads, shall not be submitted before Occupation.
- 9 That Structural Engineer's final Structural Stability Certificate along with upto date License copy and R.C.C. design final plan shall not be submitted.
- 10 That completion plans shall not be submitted along with Notice of Completion of work u/sec. 353 A of M.M.C. Act for work completed on site.
- 11 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 12 That a sample Registered Agreement with prospective buyers/members shall not be submitted before O.C. with clauses as per comprehensive undertaking submitted.
- 13 That the PRC in the name of MCGM for set-back area shall not be submitted.
- 14 That the Completion certificate from the rain water harvesting consultant for the completion and functioning of RWH system shall not be submitted and quantum of rain water harvested from the RWH completed scheme on the site shall not be uploaded on RWH tab in online Auto-Registration Portal.
- 15 The Dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately as the same plot by the resident/occupants of the building in the jurisdiction of MCGM. The necessary condition in the sale agreement to that effect shall be incorporated by the developer/owner.
- 16 That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and that drainage system or the residential part of the building will not be affected if applicable.
- 17 Water available from rain water harvesting shall not be used from toilet flushing. OC shall be granted only after compliance of the same.
- 18 That certificate under Sec. 270A of B.M.C. Act will not be obtained from H.E. Department regarding



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adequacy of water supply.

- 19 That B.C.C. will not be obtained and I.O.D. and Debris deposit etc. will not be claimed for refund within a period of 6 years.



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() That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 30 January day of 2023 but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals,
Zone, Wards.

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-

- Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street
- Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (150 cms.) of such building
- Not less than 92 ft. ([TownHall]) above Town Hall Datum.

4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property tax, is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

5. Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

Page 7 of 12 On 31-Jan-2022

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No. P-8453/2021/(263/B)/R/C
Ward/BORIVALI-R/C/10D/1/New

8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.



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No. P-8453/2021/(263/B)/R/C
Ward/BORIVALI-R/C/10D/1/New

No. EB/CE/ /BS /A/

NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for their construction purposes. Failing this, it will be presume that Municipal tap water has been consumed for the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street. The owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to

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No. P-8453/2021/(263/B)/R/C
Ward/BORIVALI-R/C/IOD/1/New

avoid the excavation of the road and footpath.

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (1) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.

If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-

- i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
- ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
- iii. Plans showing the phased programme of constructions has to be duly approved by this office before

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No. P-8453/2021/(263/B)/R/C
Ward/BORIVALI-R/C/10D/1/New

starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito net made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito net of hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screw on highly serving the purpose of lock and the warning pipes of the rabbit pretented with screws of doming shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder. The upper ends of the ladder should be earmarked and extended 40 cms above where they are fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)
b Lintels or Arches should be provided over Door and Windows opening
c The drains should be laid as require under Section 234-1(a)
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.

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No. P-8453/2021/(263/B)/R/C
Ward/BORIVALI-R/C/IOD/1/New

Executive Engineer, Building Proposals
Zones wards.

P-8453/2021/(263/B)/R/C Ward/BORIVALI-R/C/IOD/1/New

Copy To :- 1. Anil V. Shirgaonkar
20/B, Court Cambers, S.V. Road, Opp. Bhatia Hall, Borivali(W) 20/B, Court Cambers, S.V. Road, Opp. Bhatia Hall, Borivali(W)

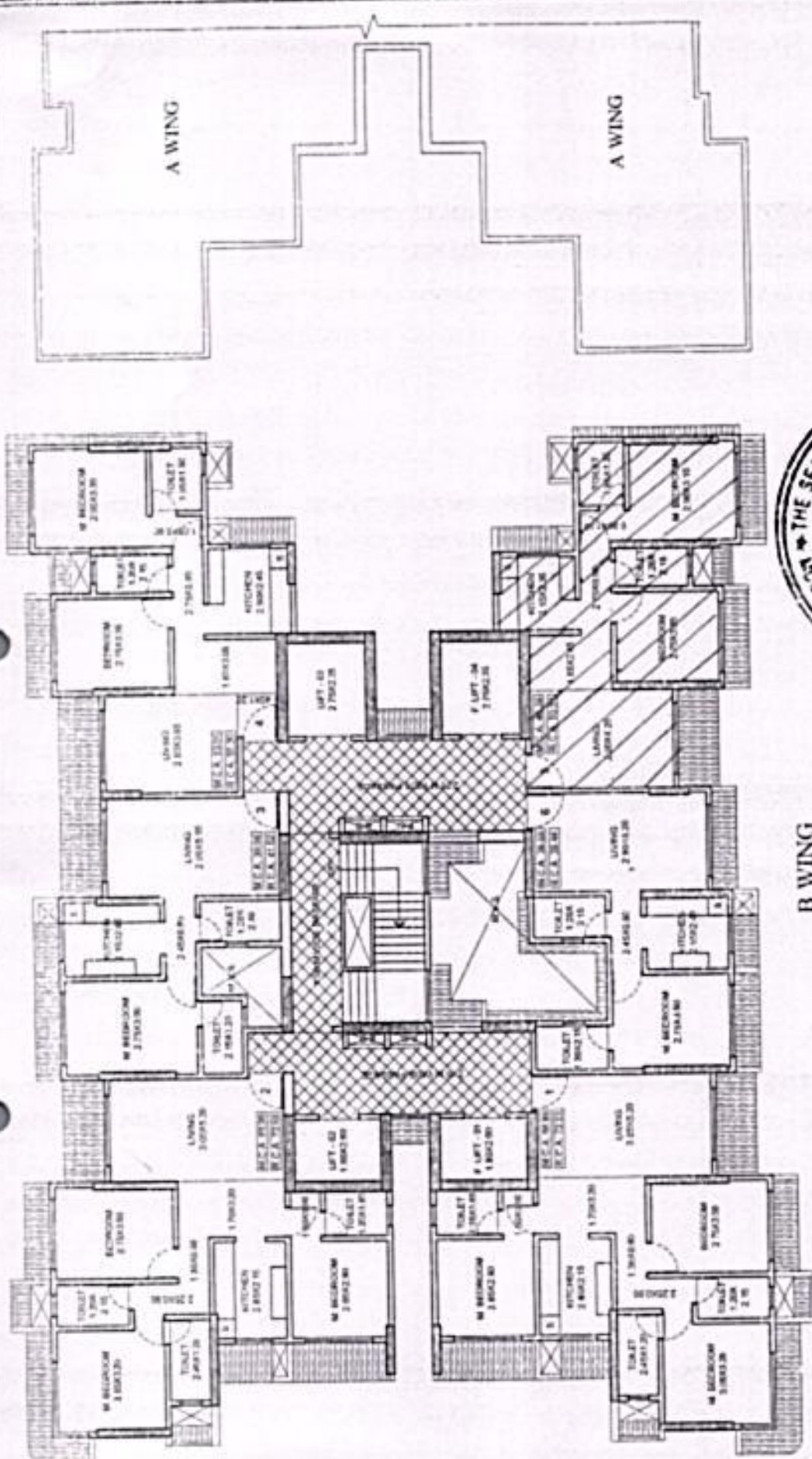
2. Asst. Commissioner R/C Ward.
3. A.E.W.W. R/C Ward.
4. Dy.A & C. Western Suburb II
5. Chief Officer, M.B.R. & R. Board R/C Ward .
6. Designated Officer, Asstt. Engg. (B. & F.) R/C Ward ,
7. The Collector of Mumbai



✓
Name : Hanuman Sedashwar
Bure
Designation : Executive
Engineer
Organization : Personal
Date : 31-Jan-2022 16:55:57

बुरल - ७/
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२०२२

D-11



<p>DEVELOPER'S SIGNATURE FOR NHI DEVELOPERS LLP</p>		<p>DEVELOPER'S SIGNATURE NHI DEVELOPERS LLP.</p>		<p>DEVELOPER'S SIGNATURE Partner / 6111111111 Partner</p>	
<p>MEMBER'S NAME MR. SANTANAY K. DESHPANDE</p>		<p>CONSULTING ARCHITECTS VIVEK BHOLE ANGHRI (M), MUMBAI - 400 033</p>		<p>ARCHITECTS MHATRE, WAGLE, SHERGONKAR & V. M. ASSOCIATES E. T. ROAD, BORIVALI (W), MUMBAI - 400 042</p>	
<p>PROPOSED FLOOR 10th</p>	<p>FLAT NO. 1005</p>	<p>PROPOSED AREA 520.87 59.47</p>	<p>REGISTRAR BOARD THE SEAL OF THE REGISTRAR BOARD</p>		
<p>PLBERS AND REGISTERED NHI DEVELOPERS LLP. PLOT NO. 10, BORIVALI (W), AP. NO. 10, MUMBAI - 400 042</p>		<p>AKSHAYA AND JAYSHREE CHS PLOT NO. 10, BORIVALI (W), AP. NO. 10, MUMBAI - 400 042</p>			

बरल - ७/
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2022

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
SANJAY K DESHPANDE K S DESHPANDE 14/09/1965		
Permanent Account Number AELPD2333N		
 Signature		



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AASFN3123H

NHI DEVELOPERS LLP

14/01/2021

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AKSHAYA CO-OPERATIVE HOUSING SOCIETY

06/02/1986
Permanent Account Number

AABAA0452E

Attested
Akshaya Co-operative Housing Society Limited

[Signature]
SECRETARY



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHETTY GOPALKRISHNA PANDU
PANDU THOMANNA SHETTY

10/10/1962

AKXPS6590C

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAYSHREE DHRUV BANGERA
RAJU MUTHAYA BANGERA

18/08/1969
Permanent Account Number
AGDPB7640N

[Signature]
Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TREVOR L V PINTO
JOSEPH FRANCIS PINTO

18/06/1953
Permanent Account Number
AABPP7612G

[Signature]
Signature

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAVINDRA VASUDEV BHOIR
VASUDEV RAMCHANDRA BHOIR
24/05/1983

Permanent Account Number
AOBPB3491H

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



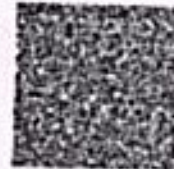
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
HSFPK3381E

नाम / Name
PRATHAMESH RAVINDRA KEN

पिता का नाम / Father's Name
RAVINDRA HARISHCHANDRA KEN

जन्म की तिथि /
Date of Birth
08/10/1989

हस्ताक्षर / Signature



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GRN : MH005937031202223E Amount : 200.00 Bank : STATE BANK OF INDIA Date : 03/08/2022 09:54:14

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Total Deferencement Amount					200.00



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CHALLAN
MTR Form Number-6



GRN	MH005613684202223E	BARCODE	[Barcode]		Date	27/07/2022-16:30:21	Form ID	25.2
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
			PAN No.(If Applicable)					
Office Name	BRLS - JT SUB REGISTRAR BORIVALI 5		Full Name	SANJAY K DESHPANDE				
Location	MUMBAI		Flat/Block No.	FLAT NO. 1005 10TH FLOOR B WING AKSHAYA				
Year	2022-2023 One Time		Premises/Building	RESIDENCY				
Account Head Details			Amount in Rs.					
1030045501 Stamp Duty			124700.00					
1030063301 Registration Fee			20800.00					
			Road/Street					
			JAYRAJ NAGAR, SHRI MAHISHA MURDINI MANDIR ROAD VAZIRA NAKA					
			Area/Locality					
			BORIVALI WEST MUMBAI					
			Town/City/District					
			PIN					
			4 0 0 0 9 1					
			Remarks (If Any)					
			SecondPartyName=NHI DEVELOPERS-					
			Amount In					
			One Lakh Forty Five Thousand Five Hundred Rupees					
			Words					
			nly					
Total			1,45,500.00					
Payment Details			STATE BANK OF INDIA					
Cheque/DD Details			FOR USE IN RECEIVING BANK					
			Bank CIN	Ref. No.	000405720220			
Cheque/DD No.			Bank Date	RBI Date	27/07/2022-04:32:39			
Name of Bank			Bank-Branch					STATE BANK OF INDIA
Name of Branch			Scroll No. , Date					209 , 28/07/2022



Department ID: **Validity unknown** be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No.: 9892527630

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Digital signed by: VIRTUAL REGISTRAR, MUMBAI 03, Date: 2022-08-03 12:31:51, Reason: GEAS Secure Document, Location: India

Sr. No	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
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GRN : MH005613684202223E Amount : 1,45,500.00 Bank : STATE BANK OF INDIA Date : 27/07/2022-16:31:23

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Total Defacement Amount					1,45,500.00



D ocument H andling C harges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0308202201870	Receipt Date 03/08/2022
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Received from PURCHASER, Mobile number 0000000000, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered on Document No. 10939 dated 03/08/2022 at the Sub Registrar office Joint S.R. Borivali 7 of the District Mumbai Sub-urban District.



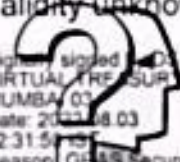
Payment Details

Bank Name SBIN	Payment Date 03/08/2022
0004152022080301753	REF No. CHK0822309
Deface No 0308202201870D	Deface Date 03/08/2022



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दम्न मोपकारा भाग-1

बरल7

दम्न क्रमांक: 10939/2022

दम्न क्रमांक: बरल7 /10939/2022

वाडार मूल्य: ₹. 17,01,000/-

मोबदला: ₹. 20,76,750/-

अगस्त्य मुद्रांक शुल्क: ₹. 1,24,800/-

नादणी फी माफी अगस्त्यान तपशिल :-

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

इ. नि. मद्र. दु. नि. बरल7 चांचे कार्यालयान

पावती:11480

पावती दिनांक: 03/08/2022

क्र. क्र. 10939 वर दि.03-08-2022

मादरकरणागचे नाव: मंजय के. देगपारे

गोरी 12:25 म.न. वा. इतर केवा.

नोदणी फी

₹. 20900.00

दम्न हाताळणी फी

₹. 1800.00

पुढाची संख्या: 90

एकूण: 22700.00

दम्न इतर करणाऱ्यांची मारी:

Shavan

म. नि. वा. घांठीघाटी

पुसह. दुय्यम निबंधक बोरीवली-७,

मुंबई उपनगर जिल्हा, कर्नाट

Shavan

पुसह. दुय्यम निबंधक बोरीवली-७,
मुंबई उपनगर जिल्हा.

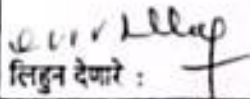
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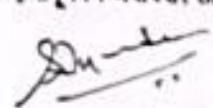
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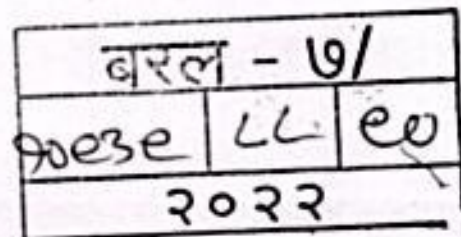
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पतिज्ञापत्र

सदर दस्तऐवज व नोंदी कायदा १९०८ अंतर्गत अखिलेख तरतुदीनुसारच नोंदीस दाखल केलेला आहे. * दस्तावेज संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व साक्षी जोडलेल्या कायदापत्रांची सत्यता उपस्थिती आहे. * दस्तावेज सत्यता, वैधता कायदेशीर बाबीसोठी दस्त निष्पादक व अनुत्तीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे: 









लिहून घेणारे: 



08/2022 12:36:44 PM

दस्त क्रमांक:बरल7/10939/2022

दस्ता प्रकार:-पर्यायी जाणेचा करार





क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम:मान्यता देणार -अक्षय को-ऑप ही सो ली ज्या चेअरमन अक्षय डी. बरेरा पत्ता:प्लॉट नं: प्लॉट नं 263बी, माळा नं:-, इमारतीचे नाव: अक्षय को-ऑप ही सो ली, ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर, श्री महिषा मर्दिनी मंदिर रोड, बसिरा नाका, महाराष्ट्र, मुम्बई. पिन नंबर:AABAA0452E	मान्यता देणार वय :-53 स्वाधरी:-		
2	नाम:मान्यता देणार -अक्षय को-ऑप ही सो ली चे सेक्रेटरी ट्रेव्हर ई. श्री. पिटो पत्ता:प्लॉट नं: प्लॉट नं 263बी, माळा नं:-, इमारतीचे नाव: अक्षय को-ऑप ही सो ली, ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर, श्री महिषा मर्दिनी मंदिर रोड, बसिरा नाका, महाराष्ट्र, मुम्बई. पिन नंबर:AABAA0452E	मान्यता देणार वय :-69 स्वाधरी:-		
3	नाम:वेमर्स एनएचआय टेक्नोलॉजी एलएलपी चे भावीदार गोपालकृष्ण पी. शेठ्टी पत्ता:प्लॉट नं: भांडे नं 1 एण्ड 2, माळा नं:-, इमारतीचे नाव: सायरीप को-ऑप ही सो ली, ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: विक्रमाडी, महाराष्ट्र, मुम्बई. पिन नंबर:AASFN3123H	विहून देणार वय :-60 स्वाधरी:-		
4	नाम:सजय के. देगपाडे पत्ता:प्लॉट नं: सहनिका क डी-11, माळा नं: पहिला मजला, बिस डी, इमारतीचे नाव: अक्षय को-ऑप ही सो ली, ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: जयराज नगर, श्री महिषा मर्दिनी मंदिर रोड, बसिरा नाका, महाराष्ट्र, मुम्बई. पिन नंबर:AELPD2333N	विहून देणार वय :-56 स्वाधरी:-		

रीज दस्तऐवज करण देणार तधाकधीत पर्यायी जाणेचा करार चा दस्त ऐवज करण दिव्याचे कबुल करतात.

शिफा क्र.3 ची वेळ:03 / 08 / 2022 12 : 33 : 45 PM

वेळ:-

दालीय समय अने निवेदीत करतान की ते दस्तऐवज करण देणा-यानां अक्कीम: ओळखतात, व त्यांची ओळख पटवितात

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम:प्रधवेश केणी वय:23 पत्ता:दुकान नं 5 बोरीवली आशीवांड बसिरा नाका बोरीवली पश्चिम मुंबई पिन कोड:400091	स्वाधरी		
2	नाम:रविंद्र भोईर वय:38 पत्ता:दुकान नं 5 बोरीवली आशीवांड बसिरा नाका बोरीवली पश्चिम मुंबई पिन कोड:400091	स्वाधरी		

शिफा क्र.4 ची वेळ:03 / 08 / 2022 12 : 34 : 21 PM

Shavan
मुख्यमंनियर्थक बोरीवली-७,
मुंबई उपनगर जिल्हा.



बरल - ७/
90E3E Le eo
२०२२

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANJAY K DESHPANDE	eChallan	00040572022080366551	MH005937031202223E	100.00	SD	0002973637202223	03/08/2022
2	SANJAY K DESHPANDE	eChallan	00040572022072748182	MH005613684202223E	124700.00	SD	0002973629202223	03/08/2022
3		DHC		0308202201870	1800	RF	0308202201870D	03/08/2022
4	SANJAY K DESHPANDE	eChallan		MH005937031202223E	100	RF	0002973637202223	03/08/2022
5	SANJAY K DESHPANDE	eChallan		MH005613684202223E	20800	RF	0002973629202223	03/08/2022

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

10939 /2022

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बरल - ७/		
१०९३९	९०	९०
२०२२		

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण.....
पाने आहेत.

बरल- ७/१०९३९/२०२२

पुस्तक क्रमांक - १ वर नोंदला

दिनांक: ०३ ऑगस्ट २०२२

Shavan

प्रसह. दय्यम निबंधक बोरीवली- ७



04/08/2022

सूची क्र.2

दुपय निबंधक : सह दु.नि. बोटीवली 7

दस्त क्रमांक : 10939/2022

मोदणी :

Regn.63m

माचाने नाव : बोटीवली

(1) विलेखाचा प्रकार	पदाची जागेचा करार
(2) नोंदवला	2076750
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलेपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1701000
(4) मू-मापन,पोटहिसा व चरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्गन :सदनिका नं: सदनिका क्र 1005, माळा नं: 10वा मजला,डी बिल्ड, इमारतीचे नाव: अक्षय रेसिडेन्सी, ब्लॉक नं: बोटीवली पश्चिम मुंबई, रोड : जबरज नगर,बी महिला मर्दिनी मंदिर रोड,बसिरा नाका, इतर माहिती: जुन्या जागेच्या बदल्यात नवीन जागा.....सोबत एक पोटहिसा पहिला मजला कार पार्किंग स्पेस नं 26((C.T.S. Number : 263(B) ;)
(5) क्षेत्रफळ	1) 58.08 चौ.मीटर
(6) आकारणी किंवा जुबी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करन देणा-या/लिट्टून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेहता एनएचआय डेव्हलपर्स एनएलपी चे प्रायिदार गोपालकृष्ण पी. शेटी बच:-60; पत्ता:-प्लॉट नं: सांघ नं 1 एच 2 , माळा नं: -, इमारतीचे नाव: सायवीव को-ऑप ही सो सी , ब्लॉक नं: बोटीवली पश्चिम मुंबई, रोड नं: चिडूबाडी , महापट्ट, मुम्बई. पिन कोड:-400092 पॅन नं:-AASFN3123H 2): नाव:-मान्यता देणार -अक्षय को-ऑप ही सो सी ज्या चेअरमन जयजी डी. बंगेरा बच:-53; पत्ता:-प्लॉट नं: प्लॉट नं 263बी, माळा नं: -, इमारतीचे नाव: अक्षय को-ऑप ही सो सी, ब्लॉक नं: बोटीवली पश्चिम मुंबई, रोड नं: जबरज नगर, बी महिला मर्दिनी मंदिर रोड, बसिरा नाका , महापट्ट, मुम्बई. पिन कोड:-400091 पॅन नं:-AABAA0452E 3): नाव:-मान्यता देणार -अक्षय को-ऑप ही सो सी चे सेक्रेटरी ट्रेव्हर ई. श्री. विठो बच:-69; पत्ता:-प्लॉट नं: प्लॉट नं 263बी, माळा नं: -, इमारतीचे नाव: अक्षय को-ऑप ही सो सी, ब्लॉक नं: बोटीवली पश्चिम मुंबई, रोड नं: जबरज नगर, बी महिला मर्दिनी मंदिर रोड, बसिरा नाका , महापट्ट, मुम्बई. पिन कोड:-400091 पॅन नं:-AABAA0452E
(8) दस्तऐवज करन देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संजय के. देशपांडे बच:-56; पत्ता:-प्लॉट नं: सदनिका क्र डी-11, माळा नं: पहिला मजला, विंग डी, इमारतीचे नाव: अक्षय को-ऑप ही सो सी, ब्लॉक नं: बोटीवली पश्चिम मुंबई, रोड नं: जबरज नगर, बी महिला मर्दिनी मंदिर रोड, बसिरा नाका , महापट्ट, मुम्बई. पिन कोड:-400091 पॅन नं:-AELPD2333N
(9) दस्तऐवज करन दिव्याचा दिनांक	03/08/2022
(10) दस्त नोंदणी केव्याचा दिनांक	03/08/2022
(11) अनुक्रमांक, खंड व पृष्ठ	10939/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	124800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	20900
(14) तैरा	

मुद्रांकनासाठी विचारात घेतलेला तपशील:- मुद्रांकनाची आवश्यकता नाही कारण दस्तऐवजातूनसार आवश्यक नाही कारणचा तपशील दस्तऐवजातूनसार आवश्यक नाही

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

मुलम व्यवहारासाठी मापरिकाचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे मुहामुंबई महालयपालिकेस पाठविलेले आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

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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 03/08/2022) toMunicipal Corporation of Greater Mumbai.

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

Import Booked Token

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANJAY K DESHPANDE	eChallan	00040572022080366551	MH005937031202223E	100.00	SD	0002973637202223	03/08/2022
2	SANJAY K DESHPANDE	eChallan	00040572022072748182	MH005613684202223E	124700.00	SD	0002973629202223	03/08/2022
3		DHC		0308202201870	1800	RF	0308202201870D	03/08/2022
4	SANJAY K DESHPANDE	eChallan		MH005937031202223E	100	RF	0002973637202223	03/08/2022
5	SANJAY K DESHPANDE	eChallan		MH005613684202223E	20800	RF	0002973629202223	03/08/2022

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

