

आमन परिपत्रक क्रमांक. २०००/१४/प.क. २५/५-१, ड. २४/३/२०००

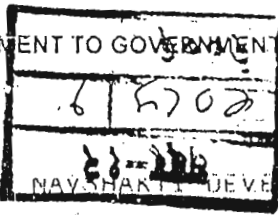
GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No.



Receipt Date

20/12/2006

Received From

NAY SHAKTI DEVELOPERS

On Account of: (105 - (11))

Counter NO.:

DELIVERED

Mode of Payment

DD/PO/CHQ/
RBI-Challan No.

Date

Bank Name &
Branch

Area
Code

Amount
(In Rs.)

PO

27/2000

20 DEC 2006

194000.00

Bank Name: BANK OF MUMBAI (BOM)
Branch Name: SANTA CRUZ (SCW)



DELIVERED

Case No. AL

20 DEC 2006

Lot No.

Lot Date:

Total D. O.

DELIVERED

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)
Total:				



DELIVERED
20 DEC 2006

Rs.: 194000.00

Rupees: One Lakh Ninety Four Thousand

Cashier / Accountant

[Signature]
Collector of Stamps

आगत परिपत्रक क्रमांक. २०००/२४/म.क्र. २५/म-१. डि. २०/३/२०००

GENERAL STAMP OFFICE
TOWN HALL, FORT, MUMBAI - 400 023.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. :

Receipt Date : 15/12/2006

Received From : M/S NAVSHAKTI DEVELOPERS

On Account of :

100-000

DELIVERED
20 DEC 2006

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
Cash		20 DEC 2006			100.00

Case No. :

AD/15/1194/2006

Lot No. :

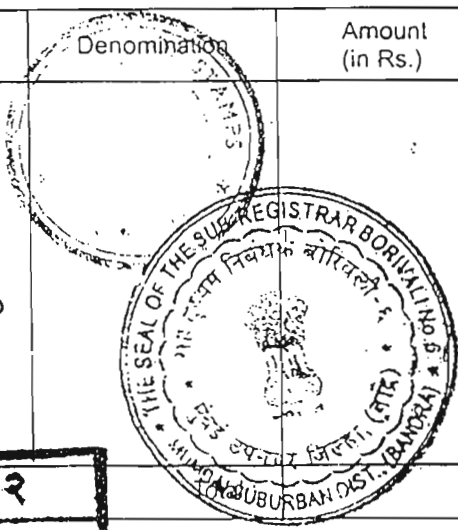
Lot Date :

DELIVERED
20 DEC 2006

Total D. O. :

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)

DELIVERED
20 DEC 2006



Rs. :

100.00

Rupees :

100-00
2006
15

Cashier / Accountant

Signature / Designation
Collector of Stamp, Borivali

2
2687

M.V. 193,780/-
Area. 1387.70 sqm.

Certificate u/s. 32(1) (b) of the Bombay Stamp Act, 1958.

Office of the
Collector of Stamps
Case No. Adj. 113/2084/06
Date 20/12/06

Received from Shri. M. S. Navshakti Dadasal
residing at.....
stamp duty of Rs. (194,000/-) one lakh ninety four thousand only

vide challan No. 2, Dated 20/12/06 Excess Duty Rs. 220/-
Certified under Section 32(1) (b) of the
Bombay Stamp Act, 1958 that the full duty
of Rs. 193,780/- one lakh ninety three thousand seven hundred
with which this instrument is chargeable has
been paid vide article No. 5 (9-A) of schedule. eighty only

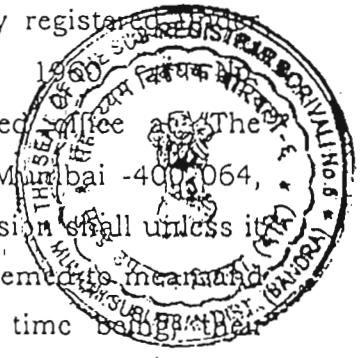
This certificate is subject to the provisions
of section 53-A of Bombay Stamp Act, 1958.

Place. Borivali.
Date. 20/12/06.
Collector of Stamps
Borivali



AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made and entered into at
Mumbai this 2nd day of Dec, in the Christian Year Two
Thousand and Six BETWEEN MALAD SANGATA CO-OPERATIVE
HOUSING SOCIETY LIMITED, a Co-operative Society registered under
the Maharashtra Co-Operative Societies Act, 1960
BOM/HSG/4014 of 1973 and having its registered office at "The
Sangata", Chinchavali Bunder Road, Malad (West), Mumbai -400064,
hereinafter referred to as "the Society" (which expression shall unless it
be repugnant to the context or meaning thereof be deemed to mean and
include the office bearers of the Society for the time being)



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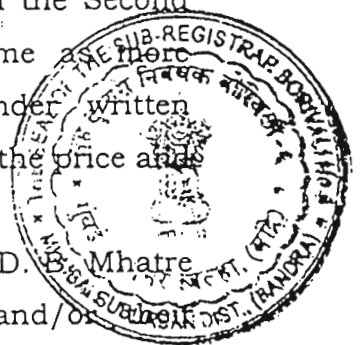
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successors in title, their executors, administrators and assigns) of the ONE PART, AND MESSRS. NAVSHAKTI DEVELOPERS, a partnership concern registered under the provisions of Indian Partnership Act, 1932 and having their principal place of business at 17, Om Plaza, 1st Floor, Vasanji Lalji Road, Kandivli (West), Mumbai -400 067, hereinafter referred to as "**the Developers**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the heirs, executors and administrators of the surviving partners or partner thereof) of the OTHER PART

W H E R E A S:

- (a) By an Agreement for Sale dated 24th July, 1970 entered into between Mr. Edward Joseph D'Souza, therein and herein called the Vendor and one Mr. D. B. Mhatre, as the Promoter of the then proposed Society and now a Member of the Society herein, the said Mhatre agreed to purchase all that piece or parcel of land admeasuring about 2108 sq. yards i.e., 1762.4988 sq. metres situate to the West side of the proposed Municipal Road having its main frontage on the existing Chinchavali Road, formerly known as Bunder Pakhadi Road, Malad (West), Mumbai -400 064, more particularly described in the Second Schedule thereunder written, which is the same as the more particularly described in the schedule hereunder written (hereinafter referred to as "the said land") at or for the price and on the terms and conditions contained therein;
- (b) The said Agreement was entered into by the said D. B. Mhatre for and on behalf of the Members herein and/or predecessors in title who have now formed into and registered the Society herein, as required under Maharashtra Ownership Flat Act (MOFA) as the Chief Promoter of the then proposed society;
- (c) The Members contributed the entire amount for the purchase of the said land and accordingly paid the entire purchase price to the said Vendor and the said Vendor thereafter executed a conveyance dated 20th February, 1974 in the name of the

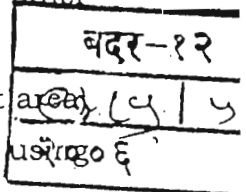
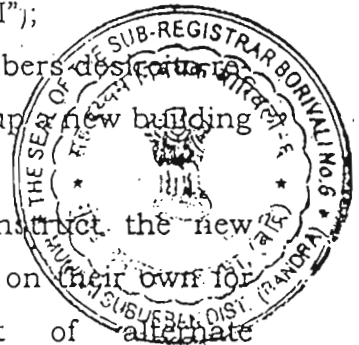


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Society which is registered with the Sub-Registrar of Assurances at Mumbai at No. S/756 of 1975;

- (d) Thus the said Conveyance was taken in the name of the Society only for the sake of convenience and as per requirement of Maharashtra Ownership Flats Act (MOFA) but the Members had contributed the purchase price and thus really the Members are entitled to the said land;
- (e) Thereafter the Members constructed a building for Members now known as "The Malad Sangata" on the said land consisting ground and three upper floors with three wings and having in all 40 tenements, which are occupied by the Members, as per detail set out in Annexure 'A' hereto;
- (f) The Members themselves contributed the construction costs of the said building and other structures standing thereon;
- (g) Accordingly the said building was constructed by the Members and the same belongs to the Members;
- (h) In the premises the Members are entitled to all the benefits of the said land and the said building thereon including the FSI used in construction of the building, the balance FSI, if any, and the Transfer of Development Rights (TDR) which may be permitted to be loaded on the said land and incidental FSI which may be available by way of payment of premium or free of charge (hereinafter referred to as "the entire FSI");
- (i) The said building has become old and the Members desire to develop and re-construct the same by putting up a new building in place and stead of the old building;
- (j) The Members are not in a position to construct the new building by demolishing the existing building on their own for want of funds, including arrangement of alternate accommodation, for lack of expertise, organization and also due to complicated procedure of Government, B. M. C. and other authorities concerned;
- (k) Each Member has himself retained 400 sq. ft. FSI (carpet area) ("retained FSI") and desire to construct flats for himself using the retained FSI for such construction;
- (l) The Members intend to develop and construct such a building by taking help of outsider/ builder/developer and secure



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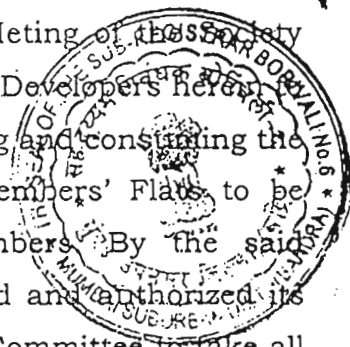
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proposal from reputed, reliable, dependable and financially sound developer who will develop and erect new building and who is capable of obtaining all necessary approvals, sanctions, permissions, N.O.C., from the State of Maharashtra, Collector of Greater Mumbai Suburban District, B.M.C. and all other competent authorities established under Mumbai Municipal Corporation Act, and/or any other legislation in force and demolish the existing old building and construct and erect new building in its place including flats of the Members using and consuming the said retained FSI as per the requirement of the Members and the Developers have represented that they have the aforesaid qualifications;

(m) Therefore, on such representation of the Developers, the Members have decided to grant rights to the Developers to develop the said property, to provide flats to the Members as provided herein ("Members Premises") and sell the remaining premises (hereinafter called the "Developers' Premises") to third parties with a view to inter alia enable such Developers/builders to recover cost of construction and project costs, expenses, their profit etc., without which the project of re-development will not be viable or practical;

(n) The Members have for the aforesaid purpose passed necessary resolutions in the Special General Body Meeting of the Society held on 9th December, 2006 appointing the Developers to develop the said property including by using and consuming the FSI retained by the Members for the Members' Flats to be constructed by Developers for the Members. By the said Resolutions the said Society has appointed and authorized its Managing Committee and Redevelopment Committee to take all decisions relating to the project of re-development and execution of appropriate documents and Power of Attorney etc. in favour of the Developers. A true copy of the said Resolution of the Special General Body Meeting of the Society dated 9th December, 2006 is annexed hereto and marked Annexure 'B';

(o) The Architects of the Developers have verified that after demolition of the existing building standing on the said property, Floor Space Index (FSI) of about 14,929 sq. ft.



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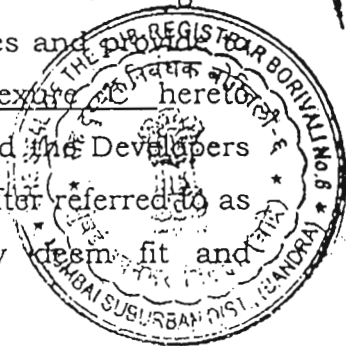
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(exclusive of staircase, lift, passage/landings) would be available for redevelopment purpose of the said property and it would also be possible to load and utilize T.D.R. of about 14,929 sq.ft. on the said property for development;

- (p) The parties hereto have on _____ December, 2006 signed an MOU for development, which is valid and subsisting and had agreed to execute regular Development Agreement;
- (q) Accordingly the parties hereto are recording the terms and conditions of such agreement in to writing being these presents;

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Recitals contained herein, the Schedules and the Annexures hereto form the integral part of this Agreement and the same shall be deemed to have been incorporated herein verbatim.
2. As mentioned above the Members have decided to retain for themselves aggregate area of 16,000 Sq. Ft. (carpet) including the TDR and the Developers shall have the benefit and rights to use, consume and load balance FSI including balance TDR and incidental FSI in any form the same may be available on the said property in the manner set out hereinafter.
3. The Developers will construct the new building including the premises for Members, using and consuming the entire FSI including the said retained FSI at Developers' own costs and expenses and provide to the Members the new premises as set out in Annexure 'C' hereto (hereinafter referred to as "the Members' Premises") and the Developers shall be entitled to sell the remaining premises (hereinafter referred to as "the Developers' Premises") as the Developers may deem fit and appropriate the sale proceeds thereof;
4. The Developers will provide amenities and facilities in the new building as set out in Annexure 'D' hereto, which will be the same for both the Owners' Premises and the Developers' Premises;
5. The Parties hereto desire to record the terms of such understanding being these presents;
6. The Members have appointed the Developers as the Developers and have authorized and empowered the Developers to develop the said property and to re-construct a new building by demolishing the existing building after the Members vacating the premises in their possession and



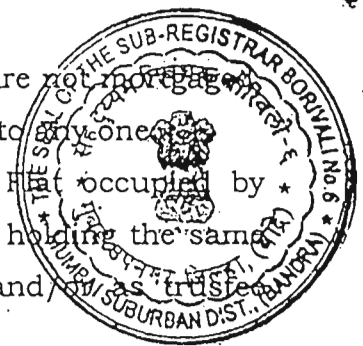
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hand over the same to the Developers for the purpose of demolition and reconstruction of the new building and accordingly the Members hereby grant power and authority to the Developers for the construction and development by using and consuming the entire FSI i.e. the FSI originating from the said land on demolition of the existing structure ("the land FSI") the F.S.I. credit by way of Transfer of Development Rights ("TDR FSI") which may be loaded on the said property and incidental FSI which may be available on payment of premium or otherwise and allotted to the members of the Society, which are reconstructed by the Developers, using and consuming the FSI of 16,000 sq. ft. (carpet) retained by the Members, free of cost.

7. The Developers shall develop the said property in one phase only including in respect of the Members' Premises although the TDR is to be loaded on the said land though the IOD and Commencement Certificate may be one or more subject to approval of Society.

8. The Members of the Society do hereby jointly and severally declare and state as follows:-

- (a) That the flats and shares of the Society held by each Members are not encumbered in any manner whatsoever and are free from all encumbrances;
- (b) That the flats and shares held by them stand in their respective names and no person who is not a member or his family member is residing in his flat.
- (c) The said shares and the flats respectively are not mortgaged, hypothecated, pledged or given as security to any one;
- (d) That each Member is the Owner of the Flat occupied by him/her along with the shares and is not holding the same for and on behalf of any other person and/or as trustee and/or as Nominee of any other person;
- (e) That each Member is in use, occupation and possession of his Flat;
- (f) That each Member is in possession of his shares;
- (g) That the Members are entitled to enter into this Agreement;
- (h) That the Members have paid all outgoing upto entering into this Agreement and shall pay the same till they hand over physical possession of their existing premises to the Developers for the purpose of development and demolition;

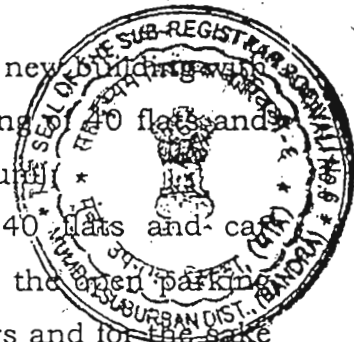


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- 9. (a) The Developers will construct balconies, staircase, passages, lift well, servant's toilet, Society's Office etc., available whether free of FSI or by payment of premium (hereinafter called incidental premises) and the premium (if any) required to be paid shall be paid by the Developers. The Members shall be entitled to the benefits of such incidental premises and common areas and facilities though the same will not be counted in the FSI of Members Flats;
- (b) The Developers shall purchase in the name of the Society the TDR which may be permitted to be used, consumed and loaded on the said land, at their own costs and expenses and within 7 days of such purchase furnish a copy of such agreement to the Society for its record and refence;
- (c) The Developers shall load such TDR and get the plans for construction sanctioned and obtain IOD for loading the same;
- (d) The Developers have agreed to construct a new building with stilt plus 7 upper floors or above consisting of 40 flats and 13 car parking spaces (any basement-podium)
- (e) Out of the construction so put about 40 flats and car parking spaces i.e. 4 in the stilt and 4 in the open parking space, shall belong to the existing Members and for the sake of convenience the same will be handed over to the Society and Society in its turn hand over Flats to the Members and allot car parkings to such Members as is resolved by the Society;



By _____
 Date _____

10.1 In order to enable the existing Members to shift to temporary alternate accommodation / transit accommodation to be arranged by the Members during the period of construction i.e. for a period of 22 months commencing from ___ day of _____, 2007 the Developers will pay as rehab compensation to each Member the amount fixed at Rs. 8,000/- (Rupees Eight Thousand Only) per month from the day the members vacate their respective premises and hand over the same to the Developers for the purpose of demolition and reconstruction till the members through the Society are offered new premises duly constructed together with Occupation Certificate.

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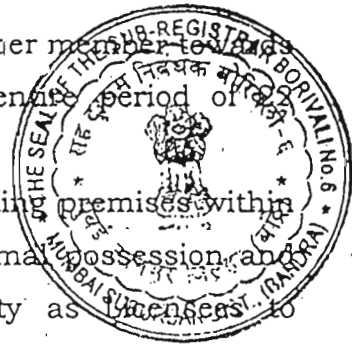
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10.2 The Developers have agreed to pay lumpsum amount of Rs.1,50,000/- to the Society as remuneration for appointing supervisors and miscellaneous expenses at the time of commencement of construction of the building.

10.3 At the time of vacating the existing premises as mentioned above to each member a sum of Rs. 2,000/- will be paid as and by way of one time charges for packing and repacking and shifting and reshifting charges.

10.4 The entire amount mentioned in clause 10.1 and 10.2 above shall be paid in advance on receipt of IOD and on Members vacating and handing over possession to the Developers, in order to enable the Members to acquire transit accommodation and to shift to such transit accommodation.

10.5 The Developers also agree to pay Rs. 15,000/- per member towards brokerage as one time brokerage for the entire period of 6 months.



10.6 The Members have agreed to vacate their existing premises within 30 days of receipt of IOD and hand over formal possession and permit the Developers to enter the property as tenants to demolish the said existing structure which belongs to the Members for and on behalf of Members for the purpose of reconstructing the said proposed building and other premises as recited above and to enter into regular Agreement for Development and give full Power of Attorney for development.

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10.7 Over and above the aforesaid compensation for transit accommodation, the Developers will provide the total lump sum compensation of Rs. 60,00,000/- (Rupees Sixty Lakhs Only) to the Members for the inconvenience and hardship which may be caused to them and/or suffered by them during the period of construction as also for reduction in facilities which are enjoyed by the existing Members at present after the reconstruction including because of curtailment of rights of existing Members in view of new members being admitted and sharing the same and reduction in use and benefit of common amenities and facilities as also nuisance which they may suffer including shifting themselves and family members, relatives, things and matters change of schools. The said amount shall be distributed between existing members as such

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compensation as set out in columns 10.1 to 10.7 of Annexure - 'A' hereto.

11. The payment of compensation as provided in sub clause 10.7 shall be made by the Developers to the existing Members in the following manner:-

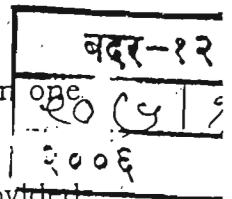
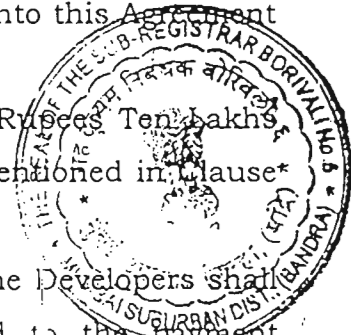
- (a) Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) out of the amount above mentioned paid on execution of the Agreement which is deposited in the name of the Members of the Society (the payment and receipt whereof the Society through each Members doth admit and acknowledge separately by Vouchers);
- (b) Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) will be deposited in the name of Members of the Society at the time of the Members handing over possession of their respective premises to the Developers and entering into this Agreement for Development;
- (c) The balance amount of Rs.10,00,000/- (Rupees Ten Lakhs Only) within 3 months of the payment mentioned in Clause* (b) above.

Time for payment shall be essence of the contract. The Developers shall hand over post dated Cheques (PDC) with regard to the payment mentioned hereinabove on or before execution of these presents to the Society. The Developers shall honour each of the Cheques on the date mentioned therein without notice.

12. The Developers shall obtain Commencement Certificate within one month of demolition of the existing building.

13. In the event any Member commits defaults in shifting as provided above, such Member shall be liable to pay liquidated damages to the Developers fixed @ Rs.1,000/- per day i.e. Rs.30,000/- (Rupees Thirty Thousand Only) per month which is considered reasonable by the parties herein.

14. The Society shall immediately after execution of this agreement hand over to the Advocates of the Developers all the original documents of title and permissions or orders in their possession or power to enable the Developers to investigate the title and /or rights of the Society in respect of the said property. The Developers shall be entitled to investigate the title of the Society by taking usual searches and issuing



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entire available F.S.I. and F.S.I. by way of T.D.R. The said approval shall be obtained by the developers, entirely at their own costs and expenses. The Society shall render necessary co-operation to the developers for the same.

- d. The area of the said property is 1387.7 sq. metres. The Society has informed the Developers that the area of the said property is described in the Sale Deed dated 20th February, 1975 as admeasuring 1646 sq. metres. However, part of the said property was affected and lost by set-back for road and after such set-back and as per Property Register Card the area of the said property is 1387.7 sq. metres. The Society is in exclusive and uninterrupted use and possession of the entire area of 1387.7 sq. metres.

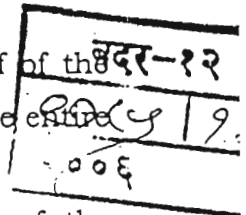
16.1. The Developers will provided on behalf the Members to the Society true copies of the plans for construction and IOD which will be obtained by the Developers.

16.2. The parties have earmarked the Flats and parking spaces which are to be given to the Members as per the particulars set out in Annexure 'E'.

17. The minimum floor height will be 9'-6" between slab of the floor above.

18. The Developers at their own costs, expenses, risk and responsibility, inter alia, do the following:-

- All the original plans will be handed over on behalf of the Members to the Society forthwith on completion of the entire building including sale of Developers premises;
- Obtain Commencement Certificate within 20 days of the demolition of the said Building.
- True copies of the plans sanctioned by MCGM / MHADA and IOD and CC along with the prints showing elevation of the building, its façade and architectural outlines will be furnished by the Developers as soon as each of them are sanctioned to the Society on behalf of the Members for its verification and records;
- Hand over physical possession of new premises duly constructed with occupation certificate with water and electricity within a period of 22 (Twenty two) months from



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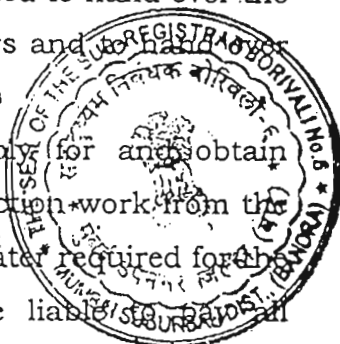
the date of commencement certificate, the Developers shall have a grace period of 3 (three) months. In the event of delay beyond 25 (Twenty five) months from the date of all the 40 Members handing over the possession of their respective flats for developments, the Developers will pay liquidated damages fixed @ Rs. 15,000/- (Rupees Fifteen Thousand Only) per day to the Society which is considered reasonable by the parties hereto.

19. The Developers shall not hand over possession of new premises to any one unless the Developers have offered in writing possession of the new premises to the Members and/or Society with Occupation Certificate and 30 days elapse from giving such notice. If the Members of the Society does not shift in the new premises within 30 days of receipt of notice from the Developers the Builders shall be entitled to hand over the same to the Society for and on behalf of the Members and to hand possession of sale premises to the Purchasers.

The Developers shall at their own cost apply for and obtain separate electricity and water meters for the construction work from the concerned authority and pay for the electricity and water required for the construction work. The Developers shall also be liable to pay all Municipal Taxes from the date the Members vacate and handover possession of their respective premises till fully completed new flats are offered to the Members.

21. It is further agreed that the Developers alone shall be responsible for any claim made by any third party in respect of any flat / premises sold to the prospective Purchaser / Allottee of the flat / premises additional area constructed on the said property and the Developers agree to indemnify and keep indemnified and harmless the Society and the Members from and against all costs, charges and expenses and legal fees by any third party and/or any damage caused to the prospective purchasers / Allottees.

22. All costs, charges and expenses for development and construction envisaged under this Agreement to be entered into shall be borne and paid by the Developers. The Society and/or its existing Members shall not be liable or responsible for the same.



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23. The entire structure of RCC will have new waterproof shuttering plywood and all the slabs, columns, beams will be cast of any reputed brand and per ISO code as laid out in this respect.

24. The structure will be earthquake proof as per the requirement of the MCGM.

25. Along with the possession of flats the Society shall be handed over by the Developers 4 stilt car parking spaces and 4 open car parking spaces for Existing Members and the same will be allotted by the Society to the Existing Members.

26. The Developers shall pay premium deposit and charges of any nature whatsoever required to be paid to any authority.

27. The Developers shall on their account be at liberty to allot on ownership basis on principal to principal the Developers' Premises in the new building to be constructed by the Developers on the said property (save and except the premises to be allotted to the existing members and/or area to be allotted to the Society) as also allot the car parkings to

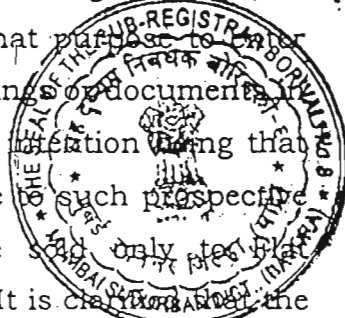
prospective buyers, after providing the same to the existing members, as the Developers may deem fit and proper and for that purpose to enter into agreement, allotment, letters or such other writings or documents in

their own name on principal to principal basis the intention being that the Developers alone shall be liable and responsible to such prospective buyers. However, the parking spaces shall be

Purchasers in the new building by the Developers. It is clarified that the Developers, in any circumstances shall not sell or allot the common areas, lift area, refuse floor or any common area to any proposed member as the same will belong to the Society on behalf of all the members and

all existing and proposed members shall be entitled to use the same and the benefit thereof.

28. The proposed flat purchasers and/or existing members against the security of their flats be entitled to take loan from any financial institution. Such loan shall be taken by them on principal to principal basis and the Society and/or its Existing Members or the remaining proposed Members and shall not in any manner be liable or responsible for the same. This Agreement is the necessary NOC for the purpose. No further writing and/or NOC or any other letter shall be issued or required to be issued by the Society shall be given by the Society. Provided however, that if any bank or financial institution insist



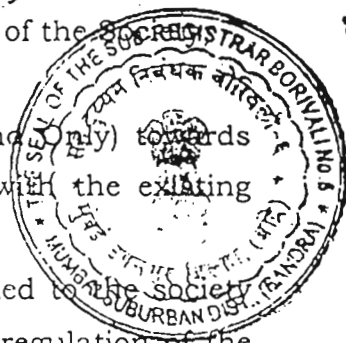
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such persons as the Developers may solely deem fit for residential and commercial use with a copy of such stamped and registered agreement to the Society for its record provided all clearance and formalities as required under MHADA and BMC including for construction and admission of new members are obtained by the Developers and handed over the same to the Society. Only after all the existing Members are given possession of their respective new premises and on the Developers and new flat acquirer requesting in writing to the Society, new flat acquirers will be admitted as Members of the said Society on each complying with the following:-

- (a) Paying share money of Rs. 250/- for 5 shares of Rs. 50/- each;
- (b) Admission fee of Rs.100/-;
- (c) Copy of duly stamped executed Agreement;
- (d) Requisite forms and other papers, including application duly filled and executed required under Maharashtra Co-operative Society Act and Rules therein and the bye laws of the
- (e) All the society dues until the application;
- (f) The sum of Rs.5,000/- (Rupees Five Thousand Only) towards the sinking / maintenance fund i.e. matching with the existing sinking/maintenance fund;
- (g) An undertaking on stamp paper to be furnished to the Society that incoming Member will adhere to rules and regulation of the Society passed from time to time.



40. However, from the day of occupation certificate, the Purchaser flats and/or the Developers shall be liable to pay all outgoings whether the flat is occupied or sold or not.

41. The new Allottees of flats shall abide by the bye-laws rules and regulations of the said Society and also pay their monthly Municipal Taxes, Society Charges and other outgoings as may be decided by the Society from time to time and as per rules and regulations and resolutions of the Society in respect of the flats allotted to them, regularly to the Society.

42. As and when called upon the Members shall, at the costs and expenses of the Developers, sign such Plans and other necessary papers and documents including affidavits, Declaration and Undertakings as and when required and necessary for development. The work of submission of plans, getting the same sanctioned from the Municipal

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Corporation as also of getting the permission of all other authorities, that may be required, shall be attended to by the Developers at the Developers' cost and consequences.

43. At the directions of the Members for the sake of convenience the Society has executed a Limited Power of Attorney in favour of the Developers as per the draft approved between the parties hereto.

44. If during the course of construction any garden, trees, utility lines and/or connections including Telephones, Electricity, water lines, underground tanks, overhead tanks, meter cabin, sewerage or drainage pipes, water meter, electric meter room, trees, T. V. Cables, Internet Cables, etc., need to be shifted or re-located, or removed then as per the advice of the Architects of the Developers, the Members will irrevocably permit and/or cause the Society to permit the Developers to do so, at the costs and expenses of the Developers.

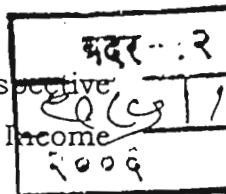
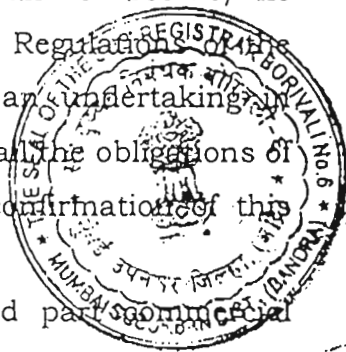
45. If the Members desire to transfer his/her Flat and shares he/she shall be entitled to do so subject to the Rules and Regulations of the Society provided the prospective purchaser gives an undertaking in writing that he / she shall abide by and comply with all the obligations of the Member under this Agreement and a proper confirmation of this Agreement is obtained from the new purchaser.

46. The Developers will construct residential and commercial premises is approved by Members and sanctioned by Municipal Corporation of Greater Mumbai and in the Agreement for Sale thereof specifically provide that they are for residential / commercial use.

47. The Society and its Members shall bear and pay their respective Income Tax and Capital Gains Tax and the Developers will pay Income Tax on the sale proceeds received by them.

48. The Developers shall be liable to pay all outgoing and taxes in respect of the said property from the day the Developers are given license till the occupation certificate is obtained and possession is given to the members including ULC, MHADA charges, premiums and on receipt of Occupation Certificate satisfy the Society on behalf of the Members that the same are paid and there are no arrears and hand over certified copies of bills and receipts to the Society.

49. The Developers shall not be entitled to assign or transfer directly or indirectly including by changing their constitution the benefits of this Agreement in favour of any person or persons nor will they change the



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constitution of the firm. In case of such an event the arrangement of development envisaged under this Agreement shall come to an end, with no obligation on the Society and or its existing members. However, in case of death of the partner the surviving partner has got right to appoint any other person having technical knowledge and/or financial strength as a Partner in the said Firm.

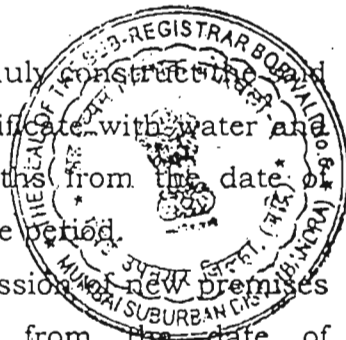
50. The Developers will not change their constitution till the entire project is over and the existing Members are handed over the new premises as provided in these presents. Further, in the event of death the surviving partner has got right to appoint another partner in place of the deceased partner in place of the deceased partner having technical knowledge and/or financial strength. It is agreed by and between the parties that the Society will also not change its Redevelopment Committee Members, Committee Members, Chairman, Secretary & Treasurer.

51. It is the express intention of the parties that by executing this Agreement for the construction of the said new building on the said property by the Developers as aforesaid the Members and/or the Society are not transferring the Ownership of the said property for any part thereof to the Developers.

52. The Developers, subject to force majeure will duly construct the building in all respect and bring Occupation Certificate with water and electricity within a maximum period of 22 months from the date of commencement certificate including 3 months grace period.

53. In the event of delay in handing over possession of new premises within the aggregate period of 22 months from the date of Commencement Certificate with grace period of 3 months the Developers will continue to pay the existing Members of the society compensation for transit accommodation with 20% increase fixed as above per month till the completion of the building in all respect and till the time the Occupation Certificate of new premises to be given to the existing Members is granted by the Corporation and the Developers hand over possession of new premises to the existing Members.

54. After a period of 12 months from the date of giving possession of the premises to the Developers, if the Society is of the opinion that the progress of the work is not satisfactory and the completion of the building will take more than 22 months mentioned above then the



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same provided the Developers pay interest @ 15% per annum from the date of default in payment of such installment.

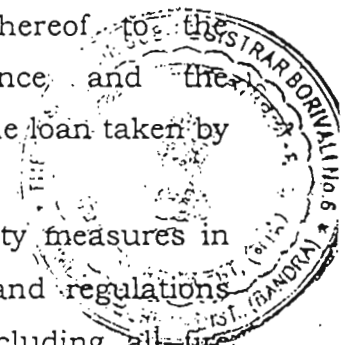
60. In the event of termination of this Agreement the Developers shall bring required NOC from the architects contractors and other agents and personal engaged by them.

61. The Developers shall finance the entire cost of construction including fees, premium, charges and the Developers will be entitled to all refundable deposit and deposits of all kinds to be paid to the MCGM, Government Body or authorities concerned. The Developers shall not create and permit directly or indirectly or by default any right, title or interest of any nature whatsoever in favour of any person including the financial institution on the said land or the building proposed to be constructed or under construction or any part thereof to secure the repayment of any moneys borrowed for redevelopment work and interests/charges thereon. However, this provision will not preclude the developers from taking finance on the Developers' premises and the purchasers of flats from taking any loan from financial institutions on the security of such flat. In the event the developers take any loan they will furnish copy of the document in respect thereof to the Members/Society for their/its record and reference, and the Members/Society will not be in any way responsible for the loan taken by the Developer and/or flat purchasers.

62. The Developers will take all precautions and safety measures in accordance with the various provisions of law, rules and regulations governing the development and construction work including all fire fighting and other installations and provisions for fire fighting equipment and arrangements and indemnify the Society against all claims whatsoever by any agency arising out of the work done by the Developers during the period of construction.

63. The Structure will be earthquake resistant as recommended by RCC consultant and as per the design provided by the Architect. construction material will be of good standard quality.

64. The Developers shall make their own arrangements for power and water during the construction phase for the purpose of constructing up to the time the individual flats are handed over to the Society Members. However the Developers shall be entitle to use tap water for drinking



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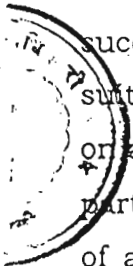
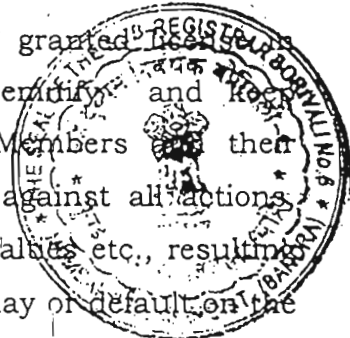
purposes at Developer's own cost and pay the bills thereof as per the meter.

65. The Developers will provide underground and overhead water tanks as per the requirement of Municipal Corporation of Greater Mumbai.

66. The Developers will provide a well designed and spacious lobby.

67. At the time of handing over possession of the premises to the existing Members, the Developers will hand over to the Society the contracts entered into with the supplier of lift, its maintenance and repair contract as also all the original plans, IOD, CC, structural drawings, as built, drawings, plans of buildings, and details drawings for concealed plumbing, electrical wiring, services etc.

68. The Developers shall from the date they are granted possession in respect of the said property save harmless, indemnify and keep indemnified forever the Society and its existing Members and their successors and their estates and effects from and against all actions, suits, costs, charges, expenses, damages, fines, penalties etc., resulting on account of any act or omission or any breach, delay or default on the part of the Developers in developing the said property and/or part thereof of any rules, regulations, terms and conditions of these Agreement or otherwise.



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69. Except overhead water tank and lift room no constructions done on top terrace.

70. The top terrace area or any part thereof will not be sold, leased, given on leave and licence or any other basis and/or encumbered in any manner and will remain the sole and exclusive property of the Society.

71. Within 30 days of the developers offering the possession, the Members will take inspection of their respective flats and point out any defect including in construction, amenities and facilities to the Society, and the Developers shall remove such defect forthwith and in any case before the Members takes formal possession of their flat thereof within 15 days of such offer.

72. Subject to the terms and conditions contained herein each Member irrevocably consents and agree that the Society shall admit without any objection or demur only such persons as new Members to the Society who have been allotted the remaining flats/shops to be constructed by the Developers and proposed in writing by the Developers alone and the

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Society and/or the Members shall not admit any such person / persons or any other person on its own for the balance flats/shops which are being constructed by the Developers and are for sale. The Members / Society further undertake that they shall under no circumstances whatsoever correspond with any proposed new member and all documents including Letters of Allotment, Correspondence, Share Certificate and any other papers will be handed over to the Developers alone. In case for any reason the Developers terminate the Agreement of any prospective flat purchaser the Developers shall forthwith inform the Society about the same in writing. The Members / Society shall fully cooperate with the Developers to ensure that the Developers fully realize all consideration from the flat allottees who have acquired the flats in any of the new building.

73. The entire construction and development shall be done by the Developers including 2 lifts. All the Members and proposed new Members shall be entitled to the benefit and use of the lift. The repairs, maintenance, electric and other charges, for the lift shall be borne and paid equally by the Members and by the proposed new Members.

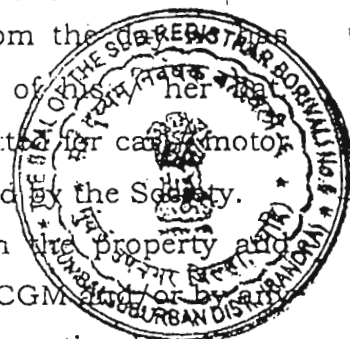
74. Each member shall be bound and liable to pay property tax, maintenance and other outgoings to the Society from the date when they have been put in possession for furniture and interior of the flat. However they will also pay for charges for space allotted for car/motor cycle / scooter on parking on monthly basis as decided by the Society.

75. Each Member will bear and pay his share in the property and taxes, levies, cesses, assessment etc., levied by the MCGM or by any other authority, maintenance and other charges on the Developers handing over to the Members their respective flats.

76. The Developers will at their own costs and expenses carry out their obligations under this Agreement.

77. The Members have agreed to co-operate fully and unequivocally to the terms of agreement between the Society and the Developers for the said purpose.

78. As far as flats to be provided to the existing members the Developers will bear and pay stamp duty, Registration Charges will be borne and and paid by the Developers alone.



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79. This Agreement will automatically come to an end on expiry period of three (3) months from the date the possession of all flats is handed over or offered to the Flat Holders.

80. Save and except what is stated hereinabove, in the event the State or Central Government upon approval or sanction of any additional benefit either by way of FSI or TDR or in any manner whatsoever allowed to be loaded on the said property then in that event the profit ratio of the said property shall be divided i.e. 50%/50% between the parties hereto i.e. in equal proportion.

81. All stamp duty and registration charges of and incidental to this Agreement as well as any further documents to be executed pursuant to this Agreement shall be borne and paid by the Developers and the Society shall not contribute any further.

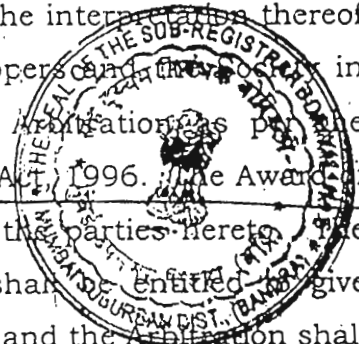
82. The stamp duty and Registration charges on the additional area over and above the additional area to be provided by the Developers to the Existing Members will be borne and paid by the Developers.

83. All disputes and differences that may arise between the Society and the Developers, in regard to these presents, in carrying out of the terms and conditions of these presents and/or the interpretation thereof and/or the said Agreement between the Developers and the Society in any way whatsoever, will be referred to the Arbitrators as per the provisions of the Arbitration and Reconciliation Act, 1996. The Award of the Arbitrators will be final and binding upon the parties hereto. The Arbitrators will have summary powers, and shall be entitled to give interim directions and awards from time to time and the Arbitration shall always be held in Mumbai and Courts in Mumbai shall alone have jurisdiction in the matter.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hand and seal on the day and year 1982 hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land together with the building standing thereon constructed in the year 1976 known as "Malad Sangata" and bearing C.T.S. No. 972 -D and being part of Survey No. 450 Hissa No. 1 admeasuring about 1659.07 sq. yards i.e. 1387.70 sq. metres of Village Malad (South) Taluka Borivali situate to the West side of the proposed Municipal Road having its main frontage on the existing Chincholi Road,



1982
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formerly known as Bunder Pakhadi Road, Malad within the Municipal limits of P (North) Malad (West), Mumbai - 400 064 and bounded as follows:

On or towards the North by CTS No. 973 of Village Malad (South)




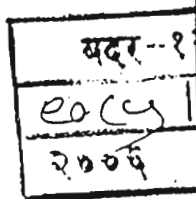

On or towards the South by Chincholi Bunder Road,


On or towards the East by 50' wide D.P.Road, and

On or towards the West by C.T.S. No. 679 of Village Malad (South)

Taluka Borivali.

SIGNED AND DELIVERED BY)
the withinnamed "SOCIETY")
through its:)

Names & Signatures	Photographs:	Left/Right hand thump impression
Mr. (Chairman) <i>Jannam Shankar</i> <i>Parab</i> THE MALAD SANGATA CO-OP. HSG. SOC. <i>Swe</i> Chairman Secretary Treasurer		
Mr. (Secretary) MADHUKAR ATMARAM SALVI THE MALAD SANGATA CO-OP. HSG. SOC. <i>M/S</i> Chairman Secretary Treasurer		
Mr. (Treasurer) <i>PRABHAKAR</i> <i>MAHADEO PAWAR.</i> THE MALAD SANGATA CO-OP. HSG. SOC. <i>M/S</i> Chairman Secretary Treasurer		

Mr. (Development Member)	Committee		
JAGANNATH VITHOBA. SATAM. THE MALAD SANGATA CO-OP. HSG. SOC.			
Chairman	Secretary	Treasurer	

in the presence of

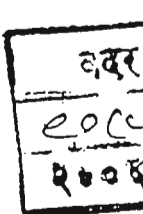
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SIGNED AND DELIVERED)
by the withinnamed "Developers")
M/S. NAVSHAKTI DEVELOPERS)
through its authorized Partner)



Name & Signature	Photograph	Left/Right hand thump impression
Mr. (Authorised Partner)		

~~in the presence of~~

1. Mr. Manoj Malabhai Patel

For NAV SHAKTI DEVELOPERS

MANOJ. M. PATEL.

Partner

2. Mr. Pratul Bhagwatprasad Brahmhatt

For NAV SHAKTI DEVELOPERS

Partner

3. Mr. Dayal Devjibhai Patel

For NAV SHAKTI DEVELOPERS

Partner

RECEIVED of and from the withinnamed)
Developers the sum of Rs.31,00,000/- (Rupees)
Thirty One Lakhs Only) as set out in clause 10:5)
and 11 (a) hereof)Rs. 31,00,000/-

WE SAY RECEIVED

For Malad Sangata Co-op. Housing Society Ltd.

Chairman

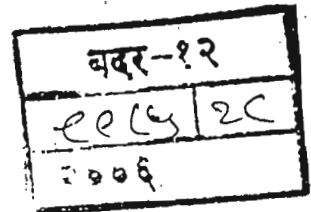
Secretary

Treasurer

Member of Development
Committee

WITNESSES:

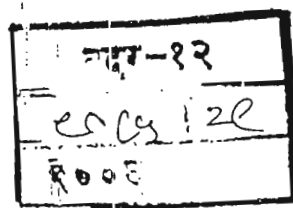
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ANNEXURE-'A'

LIST OF MEMBER'S

NO	NAME OF MEMBER.	FLAT NO	EXISTING CARPET AREA
1	MR.AJIT.SHRIPAL UNHALKAR	A/01	400.SQFT.
2	MR.MANOJ.PRANJIVANDAS. THAKKER	A/02	400.SQFT.
3	MR.JAGANNATH.VITHOBA. SATAM.	A/03	400.SQFT.
4	MR. AMARJEET.VAID & MRS.SUKHWINDER KAUR VAID	A/04	400.SQFT.
5	MR.DATTATRAY. MHATRE.	A/05	400.SQFT.
6	MR.JANARDHAN.SHANKER. PARAB	A/06	400.SQFT.
7	MR. PARSHURAM.LAXMAN.LAD.	A/07	400.SQFT.
8	MR.VASANT.TUKARAM. NARVEKAR.	A/08	400.SQFT.
9	MR. JITENDRA.HARI.PILKE.	B/09	400.SQFT.
10	MR.PRABHAKAR.MAHADEO. PAWAR	B/10	400.SQFT.
11	MR.DINKAR.NANA.PATIL.	B/11	400.SQFT.
12	SM'T.LAXMI.SHRIDHAR. BOVLEKAR.	B/12	400.SQFT.
	MR. VITHAL.VISHRAM.PRABHU.	B/13	400.SQFT.
	MR.BALKRISHNA.RAGHUNATH. MALUSTE	B/14	400.SQFT.
15	MRS.PRITI.KISHOR.SOLANKI & MR.KISHOR.ARJUN.SOLANKI.	B/15	400.SQFT.
16	MR.FARDUN HORMASJEE. POWVALLA.	B/16	400.SQFT.
17	MR.SUDESH.DEVENDRAKUMAR. TENDULKAR.	B/17	400.SQFT.
18	MR.RAJENDRAN. SWAMIDAS.& PACKIALAXMI.SWAMIDAS.	B/18	400.SQFT.
19	MR.RAMESH.LADOBA.LABDE.	B/19	400.SQFT.
20	MR.SHEKHAR.ANGARA.ANCHAN.	B/20	400.SQFT.
21	MR.JESSU.CHELLATHURAL.	B/21	400.SQFT.
22	MR.FALLI.DORABJI.JOKHI.	B/22	400.SQFT.
23	MRS.MEETA.MILIND. SAKHARDANDE & MR.MILIND.B. SAKHARDANDE.	B/23	400.SQFT.
24	MR.RAMESH.SHIVARAM.SAWANT.	B/24	400.SQFT.
25	MR.JAGANNATH.BABAJI.MORE.	C/25	400.SQFT.
26	MR.VITHAL.SAVALARAM.LOKHANDE	C/26	400.SQFT.
27	MRS. BEENA.DEEPAK.KAMDAR.	C/27	400.SQFT.
28	MR.MOTIRAM.SITARAM.BANE.	C/28	400.SQFT.
29	MISS.DHUN.RUSTAMJI.PARDIWALA	C/29	400.SQFT.
30	MR.KISHOR.PANDHARINATH.ACHARDKAR	C/30	400.SQFT.
31	MR.SHANTARAM.SAKHARAM.PAWAR	C/31	400.SQFT.
32	MISS.ANNIE.G.FERNANDES	C/32	400.SQFT.
33	MR.JAYWANT.RAMKRISHNA.SAWANT	C/33	400.SQFT.
34	MR.SHANKAR.RAOJI.DHURI.	C/34	400.SQFT.
35	MR.SAWLARAM.GANGARAM.DHAUSKAR	C/35	400.SQFT.
36	MR.RAMAKANT.GOPAL.SAWANT.	C/36	400.SQFT.
37	MR. LAXMAN.GOVIND.SHIRKE.	C/37	400.SQFT.
38	MR.MADHUKAR.BHIKAJI.BHANDHARI	C/38	400.SQFT.
39	MR.MADHKAR.ATMARAM.SALVI.	C/39	400.SQFT.
40	MR.VINAYAK.MADHUSUDAN.NARVEKAR.	C/40	400.SQFT.
	TOTAL		16000.SQF



NAV SHAKTI DEVELOPERS.

BUILDER'S AND DEVELOPERS

G-19 Kartik, Opp. Laxmi Ind. Estate, New Link Road, Andheri (e) Mumbai-400063

PII.NO 28015043

ANNEXURE D

LIST OF AMENITIES TO BE PROVIDED MEMBERS OF SANGATA

C.H.S. LTD.

LIST OF AMENITIES

1. R.C.C. Frame Structure with R.C.C. Footings, Columns, Beams, Slab, O.H., Tanks U.G. Tanks, Lift Machine Room, etc.
2. The external walls shall be in 5"-6" thick Brick blocks with ¾" sand face Plaster externally & internal gypsum plaster. POP moulding work in living room only.
3. The internal walls shall be in 4" thick brick masonry with Cement plaster With Nero finish and White wash.
4. ELEVATOR : OTIS Elevator for Stilt + 7 upper Floors.
5. ENTRANCE LOBBY : Decorative Entrance Lobby.
6. SOCIETY OFFICE : Well furnished & equipped (200 SFT CARPET) Society Office in still area. With 1 P.C.
7. FLOORING : Self Contained, Entire flooring of all Living Rooms, Bed Rooms & Kitchen will be of Vitrified flooring. Toilets shall contain Spartex / Marble flooring. Every tread and riser of staircase and all landing of staircase will be finished with Kota



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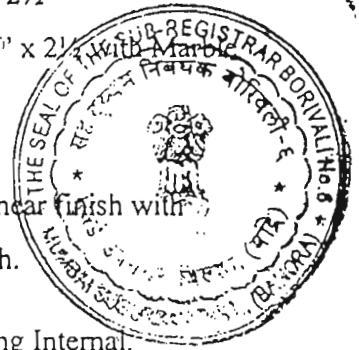
stone and Lobby on every floor shall have Granite flooring. Window will be of Marble and Granite framing.

8. KITCHEN PLATFORM : Black Granite with Marble stands, and Tiles up to beam bottom of Reputed Brand (size = 12" x 8") & Nirali Steel Sink. 24" x 18".
9. BATHROOM & W.C. : 7'-0" Ft. Height Glazed Tiles of Reputed brand (size = 12" x 8") up to ceiling.
10. ALLUMINIUM WINDOW : Powder coating black/brown, 3 Track with 3 shutter & additional mosquito net protection directly above marble framing with 3 sliding shutters. ¼ series medium section (18 Gauge). 4mm Tinted Glass with M.S. Grill to all Windows / Balcony.
11. PAINTING : Internal white wash, External Sandtax. Oil paints to Doorframes, Doors.
12. PLUMBING BATHROOM : Wall Mixer (Reputed brand) I Instant Geyser of ISI mark! Wash basin - Light Colour, Hot & Cold in Shower & Spout. Complete Concealed with Machine Test (pressure pump) 'C' class G.I. pipe with ½" G.I. Concealed with accessories & Sintex tank - 500 litres



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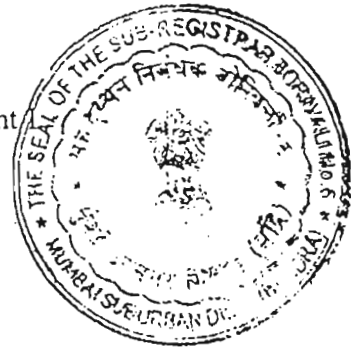
13. TERRACE LOOPING & DOWN TAKE : Providing & Fixing 'C' class take G.I. Pipe line in terrace and on wait with pump Delivery line one with registered non return Valve inside G.I. pipe line with I.S.I. and G.I. fittings, Stop cock to each inlet pipe in each flat.
14. PLUMBING FIXTURES IN W.C. : Wester W.C. or Indian - Light Colour. 1 Flush Valve or Flush Tank. 1 Bibcock, 1 cock connected in bathroom.
15. DRAINAGE PIPELINE : PVC, SWR (PRINCE & SUPREME MAKE) Pipe & C.I. Fitting (NICO) C.I. Pipes Up to first floor level & PVC Pipe above 1st floor, complete underground drainage work including Laying 6" and & 4" dia, SW pipe, gully trap, sewer trap and inspection chamber also the excavation work for the same as per the BMC rules & regulations.
BORE WELL to be provided.
16. DOOR FRAME & SHUTTERS : Main door frame 5" x 2 1/2"
Internal Door frame 4" x 2 1/2"
Or Granite Frame
Internal Flush Door.
Main Door outside vinar finish with Melamine spray polish.
17. ELECTRIC : Conceal Copper Wiring Internal.



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२००६ / ३२
२००६

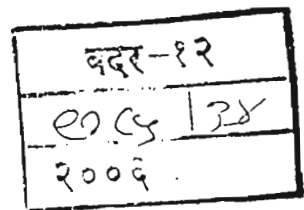
Modular – Switches WHITE / IVORY

- a) LIVING ROOM : Ceiling Light point 2
Fan point 1
Common TV Antenna Point 1
Telephone points 1
5 Amp. Plug point 1 A/C Point 1
- aa) : Electric Meter Cabin
- b) BEDROOM : Fan Points 1
Light Point 2
5 Amp plug Point 1
Telephone Point 1
TV Point 1
A/C Point 1
- c) KITCHEN : Fan Point 1
Exhaust Fan Point 1 with fan
Aqua Guard Point 1
Light Point 1
5 Amp Plug Point 2
15 Amp Plug Point 1
2 1/15 Amp Pl. pts..
- d) BATHROOM : Light Point
15 Amp Plug Point
- e) W.C. : Light Point 1
- f) PASSAGE : Light Point 1
Bell Point 1
Wash Basin -- 5/15 Power Point.
1 Light Point.



बदर-१२	
२०१५	३३
२००६	

- g) STAIRCASE MID LANDING : Light Point 1
Light Point 1
- h) COMPOUND : Garden Light, Stilt Light,
Gate Light Security Cabin
Light, Gate Light.
Children Playing area with
Playing Apparatus.
18. DOOR FITTINGS :
- a) MAIN DOOR (BRASS FITTINGS) : Night Latch
Handle
Door peep
Safety Chain
Tower Bolt
Altrap
Door Stopper /
Letter Plate on main door
- b) INTERNAL DOOR : Mortise Lock 1
Tower Bolt 1
- c) BATHROOM & W.C., DOOR : Baby Latch 2
Handle 2
19. PLINTH PORTECTION IN COMPOUND : Full paving with plain chips
Except R.G. area, complete storm
water Drain with chequered tile
finish.



20. WATER PROOFING : On Terrace with brick Bat coba and China Mosaic finish. Bathroom & W.C. with brick Bat coba. Overhead & Underground tank water Proofing. Lift Machine Room top.
21. Attractive Entrance M.S. Gate with Security Cabin.
22. Anti-termite treatment at plinth/Footing Level.
23. M.S. Grill to Balcony, W.C. & Bathroom Window.
24. Safety Doors
25. Intercom System
26. Pipe Gas Connection
27. Common / Antena / Dish Antenna
28. Servant's Toilet
29. Two Wheeler Stand.
30. List of approved material is mentioned below :

<u>NO.</u>	<u>MATERIAL</u>	<u>APPROVAL BRANDS</u>
1.	Cement O.P.C. Grade 43	ACC, Gujrat Ambuja, L & T, Birla
2.	Bricks	Ordinary clay bricks of any brand confirming to I.S. 1077 minimum crushing strength 35 kg/sq.cm. Water absorption allowed 25% for bricks used in paneled walls. 20% for bricks used in load carrying
3.	Water proofing compound	'Imperno', 'Cicco', Roff, 'Supanda chemical', 'Scott No.1', Krishan Chemical, M.C. bauch.
4.	White Cement	'ACC', 'JK While', 'Birla'.

बदा-१२
२०२५
२००६

5. C.I. Pipes confirming to ISI standard.
6. P.V.C. pipes 'Supreme', 'Prince', confirming to IS 13592 and ISI and weight of pipes shall be 6 Kg/MT.
7. Concrete additives
- a. Polymers Roffe
Sika, Sunanda, Krishan Chemical, MC bauch.
- b. WP Compound Roffe
Sika, Sunanda
- c. Repair mortar Roffe
Sika, Sunanda
- d. Plasticizers Roffe
Sika, Sunanda
- e. Epoxy Ciba, Choksy
8. Sand Sand shall be river sand with silt content less than 3% by volume.
9. Water Potable water free from organic or any other deleterious substances.
10. G. I. Pipes C Class of Tata & Zenith or any other brand confirming to ISI standards with weight of pipes as follows :
- ½" dia 1.51 kg/meter
¾" dia 1.97 kg/meter
1" dia 3.08 kg/meter
1½" dia 3.97 kg/meter

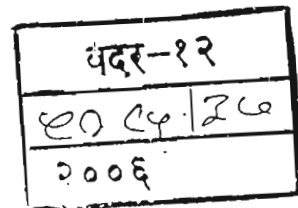


बदर-१२
ए. सी. २६
२००८

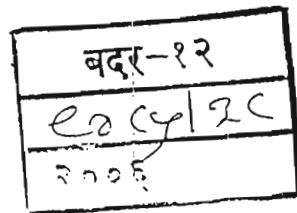
1½" dia 4.53 kg/meter

2" dia 6.38 kg/meter

11. Ceramic tiles Johnson & Johnson
Nitco tiles / Kajaria / Naveen
or equivalent make.
12. Vitrified Euro, or any equivalent make
13. G. I. Fitting Jaquar or marc
14. Floor height 9'-6"
15. Loft over toilet with Sintex tank 500
16. Decorative grills to all window of same design in Chhaja line.
17. Decorative elevation.
18. Separation of commercial area and residential area from security reasons/point of view, by proposing separate and altogether independent entrances.
19. Electrical connection and overhead water tanks for commercial and residential area.
30. Work Progress Chart / Bar Chart : Work Schedule regarding the reconstruction work to be carried out in stages for the proposed redevelopment of the Malad Sangata Co-op. Hsg. Soc. at Chhotli Bunder Road, Malad (W), Mumbai.



S.N.	ACTIVITY	TIME PERIOD (IN DAYS)
1.	DEMOLITION OF THE EXISTING BUILDING	30 DAYS
2.	PILE FOUNDATION WORK	45 DAYS
3.	PILE CAPS AND CONSTRUCTION OF PLINTH I.E. BASEMENT AND BASEMENT RAMP	90 DAYS
4.	LAYING OF THE 1 ST SLAB	15 DAYS
5.	LAYING OF THE 2 ND SLAB	15 DAYS
6.	LAYING OF THE 3 RD SLAB	15 DAYS
7.	LAYING OF THE 4 TH SLAB	15 DAYS
8.	LAYING OF THE 5 TH SLAB	15 DAYS
9.	LAYING OF THE 6 TH SLAB	15 DAYS
10.	LAYING OF THE 7 TH SLAB	15 DAYS
11.	CONSTRUCTION OF BRICK WORK	30 DAYS
12.	EXTERNAL AND INTERNAL PLASTER	30 DAYS
13.	PLUMBING AND ELECTRICAL WORK	30 DAYS
14.	FLOORING AND TILING WORK	45 DAYS
15.	DOORS AND WINDOW FIXING	30 DAYS
16.	MICELANEOUS WORKS	50 DAYS
	TOTAL	540 DAYS (18 MONTHS)



Y. P. 1, 20 (S) - 1929 - WCA-5 - (Ca) 216.
 G. P., R. D., No. 8616, dated 19.9.25.)

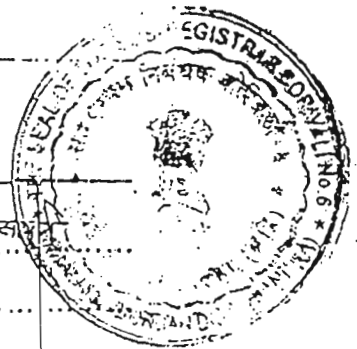
C. T. N. 70 c

RULED CARD

28832

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२०२६	रकम का प्र. र. म. २८२००/- ००९- ६.१६०८/१६४२	(H) गांधी संघता को. ऑ. ए. सो. का. प्र. १६२
	संश्लि. स. शी. म. अंगर नु माफक आदि म. आ. म. म. म. म. म. म. आवेदा का ५५५२२ २०/१२/२०२५ २००५५	



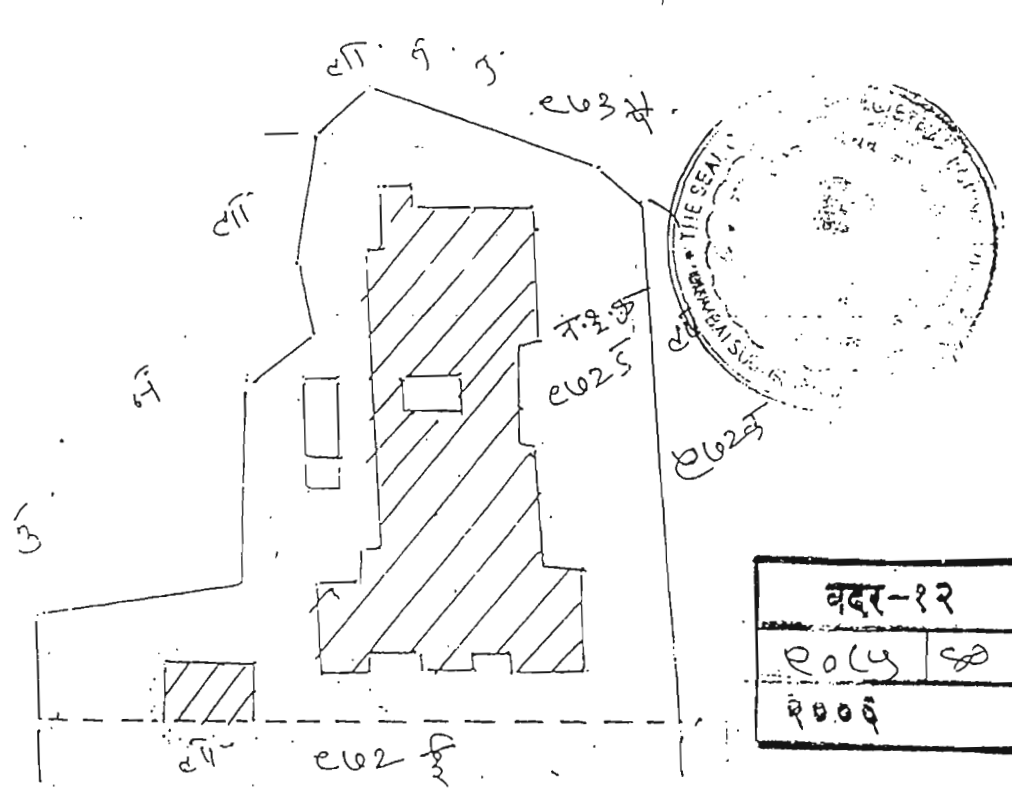
बदर-१२
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१३/१०/०५
 १३/१०/०५
 २१/१०/०५
 १३/१०/०५
 १३/१०/०५



तत्त्व प्रतिलिपी
 गांधी संघता को. ऑ. ए. सो. का. प्र.
 १६२

अजय रामदास गोपाळ सावन संतप दि १३) २०१७चे दिनांक अजयविक्रम गो
 मालाड (दक्षिण) येथील स.उ.३ २०२५ची पुनर्विगणन आ.क्र. १०५५२०१०१
 केवळी करणा करती करण.



वदर-१२
२०१५
२००६

टिप : न.उ.३ २०२५ मध्ये काळ्या शाईने दोन बांधकामे
 आहेत. सधर बांधकामे, आधिकृत/अभाधिकृत बाळत
 संबंधीत खात्याकडून पेशकी होणेची अस.

सं. १३/०५ २०१७
 स.उ.३ २०१७
 २९/१०/१७
 ०२



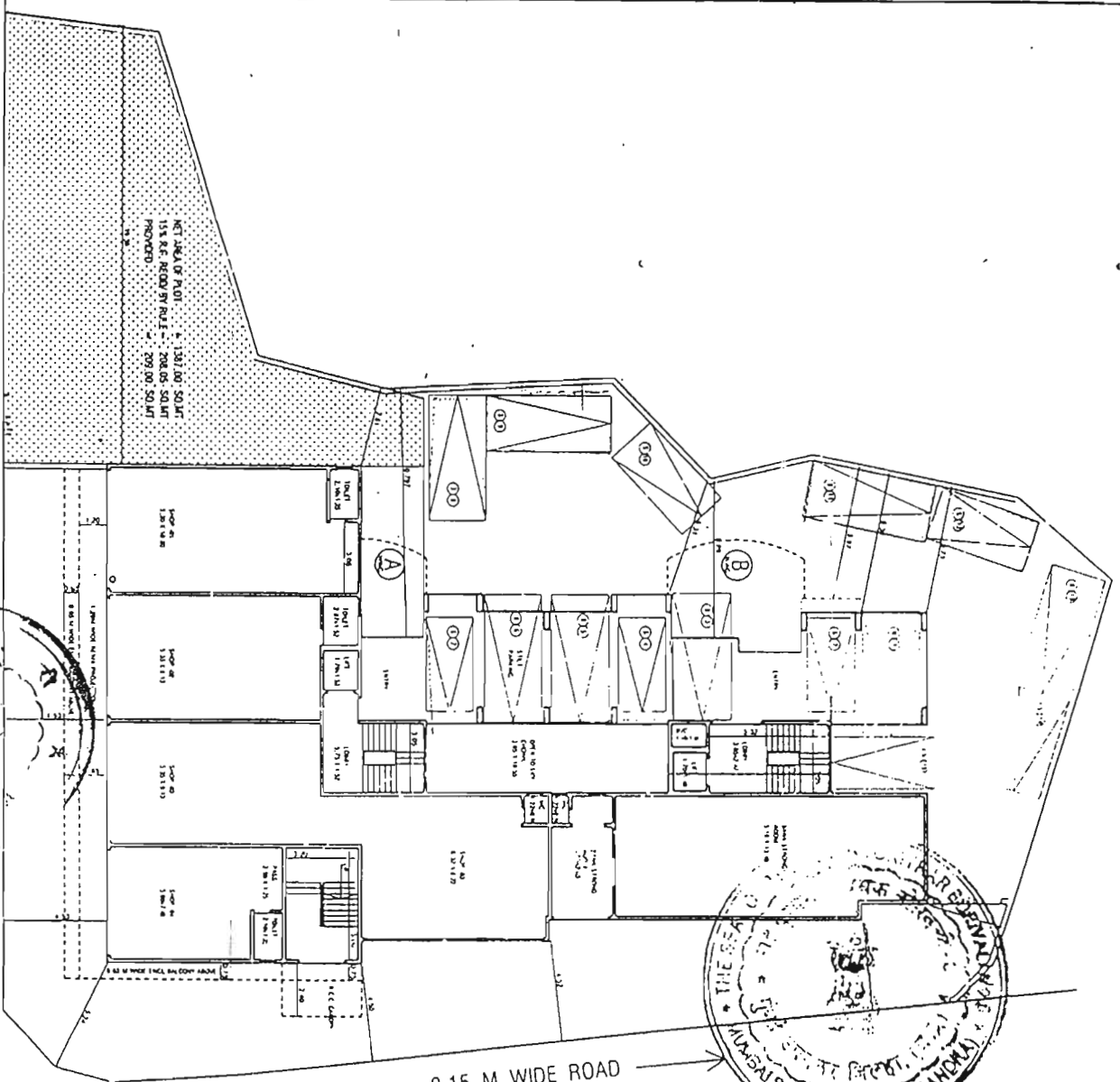
सत्य प्रतिबिम्ब
 गणराज्य महाराष्ट्र
 माळार.

५२

GROUND FLOOR PLAN

18.30 M WIDE ROAD

NET AREA OF FLOOR - 1,134.00 SQ.M
 1/5% R.F. RESERVE RULE - 228.00 SQ.M
 PROVIDED - 299.00 SQ.M

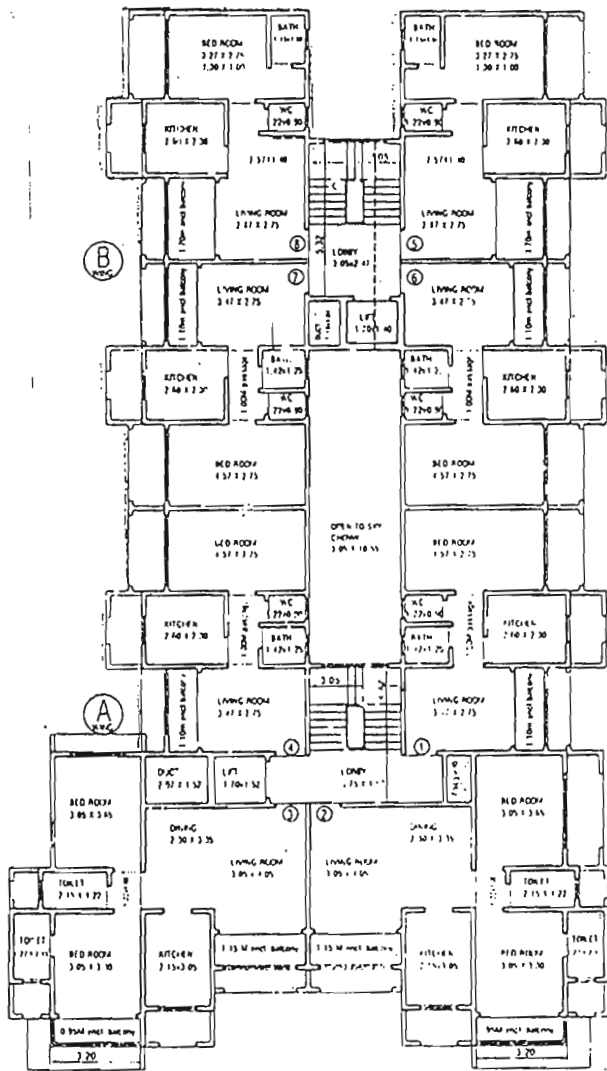


9.15 M WIDE ROAD



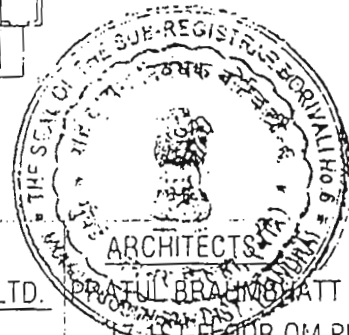
PROPOSED BUILDING ON PLOT BEARING C.I.S. NO. 972-D OF W.L.C.E. MALD WEST, MALD	
Authorised by Municipal Corporation, Bhanu	
Date of Issue: 27/08/2024	
Scale: 1:100	
Project No: 18/2024	
Date: 27/08/2024	
Authorised by: NUS PRATUL BRAHMBHATT AND ASSOCIATES	
Project No: 18/2024	
Date: 27/08/2024	

चक्र-१२
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 २००५



TYPICAL FLOOR PLAN

TYPICAL FLOOR. PLAN OF THE MALAD SANGATA CO-OP.HSG.SOC.LTD.



PRATUL BRAHMBHATT & ASSOCIATES
 17, 15TH FLOOR, OM PLAZA
 KANDIVLI (W) MUMBAI-67

बदर-१२
२००५/४२
२००६

ANNEXURE B

The Malad Sangata Co-operative Housing Society Ltd.

(Reg. No. BOM / HSG / 4014 OF 1973)

Ref. No. _____

Date _____

THE RESOLUTIONS PASSED AT THE SPECIAL GENERAL BODY MEETING OF THE MALAD SANGATA CO-OPERATIVE HOUSING SOCIETY LTD, HELD ON 9TH DECEMBER 2006.

1. Resolved that the property of the Society viz. all that piece or parcel of land together with the building standing thereon constructed in the year 1976 known as "Malad Sangata" bearing C. T. S. No. 972 (part), Survey No. 450, Hissa No. 1, admeasuring about 2108 Sq. Yards i. e. 1762. 4988 Sq. Meters of Village Malad (south), Taluka Borivali, M.S.D. situated on or towards the West the proposed Municipal Road having its main frontage on the existing Chincholi Road, popularly known as Bunder Pakhadi Road, Malad (the said property) and for that purpose M/s Navshakti Developers, a partnership firm having its principal place of business at 17, Om Plaza, 1st Floor, VasANJI Lalji Road, Kandivali (W), Mumbai - 400 067, be appointed as the Developers to redevelop and reconstruct the said property.

Proposed By - Mr. Madhukar Bhikaji Bhandari
Seconded By - Mr. Vasant Tukaram Narvekar

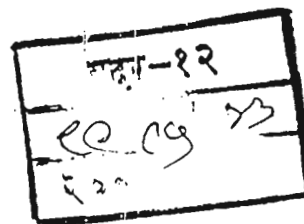
2. Resolved that the Drafts of the Memorandum of Understanding for Development, a limited Power of Attorney and plans of redevelopment work of the Society building as well as Amenities provided by the Developers are put up before the Special Body Meeting of the society and are approved and initialed by the Chairman of the Meeting Shri. Janardan. Shankar Parab.

Proposed by - Mr. Kishor Pandharinath. Acharekar,
Seconded By - Mr. Milind B. Sakhardande

3. Resolved that the Special General Body Meeting has empowered a sub committee of members namely :

- 1) Shri Janardan Shankar Parab -- Chairman
- 2) Shri Madhukar Atmaram Salvi - Secretary
- 3) Shri Prabhakar Mahadeo Pawar - Treasurer and
- 4) Shri Jagannath Vithoba Satam - member of Re-development Committee, to sign all relevant documents pertaining to the redevelopment work of behalf of our Housing Society and liaise/Co-ordinate with the developers and oversee the redevelopment work till completion of the work.

Proposed by - Shri. Vasant Tukaram Narvekar
Second by - Shri. Shekhar Angara Anchan



The Malad Sangata Co-operative Housing Society Ltd.

(Reg. No. BOM / HSG / 4014 OF 1973)

Ref. No. _____

Date _____

4. Resolved that the Development Committee consisting of the following persons be & appointed and they are authorised to take all the decisions for development of the said property and their decision shall be final and binding on all the members of the Society. They are –

1. Shri, Janardan Shankar Parab
2. Shri Madhukar Atmaram Salvi
3. Shri Prabhakar Mahadeo Pawar
4. Shri Ramakant Gopal Sawant
5. Shri Laxman Govind Shirke
6. Shri Jaganath Vithoba Satam
7. Shri Shankar Raoji Dhuri
8. Shri Jaganath Babaji More
9. Shri Vithal Sawalaram Lokhande

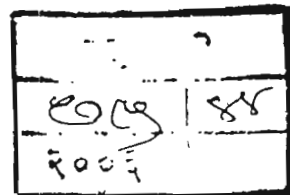


Proposed by – Sh. Balkrishna Raghunath. Maluste
Seconded by – Sh. Jitendra Hari Pilke


CHAIRMAN


SECRETARY


TREASURER





21/12/2006

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर12

11:03:12 am

सह दु.नि.का-बोरीवली 6

दस्त क्र 9085/2006

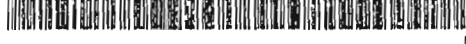
दस्त क्रमांक : 9085/2006

दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
1	नाम: मे. नवशक्ती डेव्हलपर्स चे भागीदार मनोज मालाभाई पटेल - - पत्ता: घर/फ्लॅट नं: 17 गल्ली/रस्ता: यसनजी लालजी रोड ईमारतीचे नाव: ओम प्लाझा ईमारत नं: - पेट/वसाहत: - शहर/गाव: कांदिवर	लिहून घेणार वय 49 सही		
2	नाम: मे. नवशक्ती डेव्हलपर्स चे भागीदार प्रतुल भगवतप्रसाद धम्भट - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: वरीलप्रमाणे ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: -	लिहून घेणार वय 36 सही		
3	नाम: मे. नवशक्ती डेव्हलपर्स चे भागीदार दयाल देवजीभाई पटेल - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: वरीलप्रमाणे ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नं: -	लिहून घेणार वय 41 सही		
4	नाम: मालाड सांगता को.ऑ.हो.सो.लि.चे चेअरमन जनार्दन शंकर परब - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: धिचोली वंदर रोड ईमारतीचे नाव: दि सांगता ईमारत नं: - पेट/वसाहत: - शहर/गाव: -	लिहून देणार वय 61 सही		
5	नाम: मालाड सांगता को.ऑ.हो.सो.लि.चे सेक्रेटरी मधुकर आत्माराम साळवी - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: वरीलप्रमाणे ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: -	लिहून देणार वय 54 सही		
6	नाम: मालाड सांगता को.ऑ.हो.सो.लि.चे खजिनदार प्रभाकर मंडोटेकर - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: वरीलप्रमाणे ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: -	लिहून देणार वय 60 सही		



बदर-१२
२००६



21/12/2006

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर12



11:03:12 am

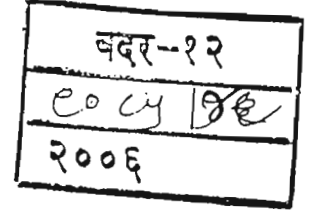
सह दु.नि.का-बोरीवली 6

दस्त क्र 9085/2006

दस्त क्रमांक : 9085/2006

दस्ताचा प्रकार : करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठस
7	नाव: मालाड संगता को.ऑ.हो.सो.लि.चे कमिटी सभासद जगन्नाथ विठोबा साठम - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: वरीलप्रमाणे ईमारत नं: - पेट/यसाहत: - शहर/गाय: - तालुका: - दि	लिहून देणार वय 63 सही	 16588 - 51	



(I)



Thursday, December 21, 2006

10:59:00 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 9135

गावाचे नाव मालाड

दिनांक 21/12/2006

दस्तऐवजाचा अनुक्रमांक वदर12 - 09085 - 2006

दस्ता ऐवजाचा प्रकार करारनामा किया त्याचे अगिलेख किया करार संक्षेपलेख
5-ग-अ

सादर करणाराचे नाव: भे. नवशक्ती डेव्हलपर्स चे भागीदार मनोज मालाभाई पटेल

नोंदणी फी - 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), - 960.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (48)

एकूण रु. 30960.00

आपणास हा दस्त अंदाजे 11:13AM ह्या वेळस मिळेल

दुय्यम निवधक

पहिले नोंदणी अधिकारी

बाजार मुल्य: 19378000 रु. मोबदला: 60000000 रु. मुंबई उपनगर जिल्हा.
भरलेले मुद्रांक शुल्क: 193780 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ बडोदा, सांताक्रुज प मु 54.;

डीडी/धनाकर्ष क्रमांक: पे ऑर्डर नं 322536; रक्कम: 30000 रु.; दिनांक: 20/12/2006

REGISTERED DOCUMENT

DELIVERED ON 21/12/06

