

मुद्रांक जिल्हाधिकारी, बोरीवली तालुका, यांचे कार्यालय

एम. एम. आर. डी. ए. इमारत, पहिला मजला,
बांद्रा-कुर्ला संकुल, बांद्रा (पुर्व), मुंबई - 400051.

जा.क्र.मु.जि.बो./मा.यो.2019/अंति.आदेश/ 962

दिनांक
22 JAN 2020

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31(4), 32अ, 33, 33अ व 46 अन्वये आदेश)

प्रस्तुत प्रकरण क्रमांक COB/AY/7887/2019 अन्वये पक्षकार Mr. Fardun H. Powvalla यांनी दिनांक 26/12/2019 रोजी महाराष्ट्र शासन राजपत्र क्र.मुद्रांक-2018/943/प्र.क्र.88/म-1 दि.01/03/2019 नुसार माफी योजना - 2019 अंतर्गत दाखल केले असून प्रकरणी दाखल असलेला संलेखाचा तपशिल खालील प्रमाणे आहे.

संलेख निष्पादनाचा दिनांक	---	28/12/2010
संलेखाचा प्रकार	---	Agreement
Developers	---	M/s. Navshakti Developers
The Member/s	---	Mr. Fardun H. Powvalla
The Society	---	The Malad Sangata Co-op. Hsg. Soc. Ltd.
Property	---	Flat No.16, 1 st Floor, B-Wing, The Malad Sangata Co-op. Hsg. Soc. Ltd., Chincholi Bunder Road, Malad (West), Mumbai 400 064. CTS No.972-D, Village - Malad (South), Taluka - Borivali.
Old Area	---	400 Sq. Ft. Carpet (as per D. A.)
New Area		485 Sq. ft. Carpet (as per D. A.)

अभययोजनासाठी सादर केलेला दस्त हा Agreement चा आहे. सदरील सोबत जोडण्यात आलेल्या Agreement for Development करारनाम्यात सोसायटीच्या सभासदास सदनिका विनामोबदला देण्याचे मान्य केलेले आहे. त्यानुसार प्रस्तुत दस्तान्वये विकासक हे सोसायटीच्या सभासदास 485 चौ. फुट कारपेट क्षेत्र विनामोबदला देत असल्याचे नमुद केलेले आहे. सोसायटी व विकासक यांचे मध्ये 21/12/2006 रोजी निष्पादीत झालेला Agreement for Development दस्त या कार्यालयाने अभिनिर्णित (ADJ/B/2164/2006) केलेला असून दस्त क्र.बदर-12/9085/2006 अन्वये नोंदणीकृत करण्यात आलेला आहे. विकसन करारनामा हा सोसायटी व विकासक यांचेमध्ये निष्पादीत झालेला आहे.

सोसायटीच्या पुर्नविकासामध्ये सभासदास विकसन करारनाम्यानुसार कशा प्रकारे मुल्यांकन करावे याबाबत मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पुणे यांचेकडील बाजारमुल्य तक्त्ये दिनांक 23/06/2015 रोजीच्या परिपत्रकानुसार मार्गदर्शक सूचना दिलेल्या आहेत. त्यानुसार सभासदास विकसन करारनाम्यानुसार देण्यात येत असलेल्या क्षेत्रावर बांधकाम दर विचारात घेऊन बाजारमुल्य रु.5,95,000/- इतके निश्चित करण्यात आले आहे. त्यावर महाराष्ट्र मुद्रांक अधिनियम 1958 मधील अनुच्छेद 25(d) नुसार खालील प्रमाणे मुद्रांक शुल्क देय आहे.

बाजारमुल्य	अनुच्छेद	देय मुद्रांक शुल्क	भरणा केलेले मु.शु.	कमी भरलेले मु.शु.	एकुण दंड (218%)	माफी योजना - 2019 दंड सवलत अंतर्गत एकुण दंडाचे 10% देय रक्कम
रु.5,95,000/-	25 (d)	रु.12,350/-	रु.0/-	रु.12,350/-	रु.26,923/-	रु.2,695/-

(2)

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहिती व प्रकरणामध्ये सादर केलेल्या कागदपत्राच्या आधारे निम्नस्वाक्षरीकार खालील प्रमाणे आदेश देत आहे.

आदेश

1. अभय योजनाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 25 (d) नुसार उर्वरीत मुद्रांक शुल्क ₹.12,350/- व दंड ₹.26,923/- देय होते. तथापि सवलत योजना 2019 अन्वये लागू होणारी एकुण शास्ती ही 10% पर्यंत कमी करण्यात येत असल्याने या प्रकरणात मुद्रांक शुल्क ₹.12,350/- (Scheme Name) 0030052601 व दंड ₹.2,695/- (Scheme Name) 0030054401 देय आहे. हा आदेश प्राप्त झाल्यापासून 60 दिवसांच्या आत Collector of Stamps Borivali या नावाने GRAS या प्रणालीद्वारे <https://gras.mahakosh.gov.in> या वेबसाइट-वरून-ऑन-लाईन करता येईल विहित मुदतीत सादर रक्कम ऑन-लाईन भरल्यानंतर संबंधित पक्षकाराने चलनाची प्रत या कार्यालयात सादर करावी तदनंतर या आदेशाच्या मुळ प्रतीवर त्या आशयाचा शिक्का मारून हेच आदेश अंतिम करण्यात येतील व त्यानुसार सादर दस्त प्रमाणित करण्यात येईल. पक्षकारांच्या विनंती नुसार अंतिम केलेल्या या आदेशाची छायाप्रत (झेरॉक्स प्रत) त्यांना देण्यात येईल.
2. सादर आदेश मिळाल्याच्या दिनांकापासून 60 दिवसांच्या कालावधीच्या आत, मुद्रांक शुल्क व दंडाची रक्कम भरणे आवश्यक आहे. तसे न केल्यास आपण या आदेशांतर्गत देण्यात येणाऱ्या लाभासाठी पात्र असणार नाही.
3. सदरील दस्त हा मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक पुणे यांचे परिपत्रक क्र.का-4/प्र.क्र.617/2011/3008 दिनांक 22/12/2011 नुसार नोंदणी होणार नाही हे स्पष्ट करण्यात येत आहे.
4. प्रस्तुत आदेश मान्य नसल्यास आपण आपले लेखी म्हणणे सदरील आदेश प्राप्त झाल्याच्या दिनांकापासून 15 दिवसांच्या आत निम्नस्वाक्षरीकार यांचेकडे सादर करावा आपले म्हणणे 15 दिवसात या कार्यालयाकडे सादर न केल्यास सादरचा आदेश हा अंतिम आदेश समजण्यात येईल.
5. प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जबाबदारी संबंधित पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, बोरीवली हे जबाबदार राहणार नाहीत.

दिनांक 22 JAN 2020



H. P. P. P.

(विकास नाईक)

मुद्रांक जिल्हाधिकारी, बोरीवली.

प्रति	Mr. Fardun H. Powvalla
पत्ता	Flat No.16, 1 st Floor, B-Wing, The Malad Sangata Co-op. Hsg. Soc. Ltd., Chincholi Bunder Road, Malad (West), Mumbai 400 064.

CHALLAN
MTR Form Number-6



GRN	MH011469328201920M	BARCODE		Date	30/01/2020-16:02:05	Form ID
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Department	Inspector General Of Registration	Payer Details				
Type of Payment	Non-Judicial Stamps Duty on Unstamped or Unsuff Stamped Doc SoS Mumbai	TAX ID / TAN (If Any)				
Office Name	CSB_COLLECTOR OF STAMPS BORIVALI	Full Name	FARDUN H POWVALLA			
Location	MUMBAI	Flat/Block No.	FLAT NO 16 1st FLR B WING THE MALAD			
Year	2019-2020 One Time	Premises/Building	SANGATA CHSL			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030052601 Amount of Tax	12350.00	CHINCHOLI BUNDER ROAD	MALAD WEST MUMBAI		4 0 0 0 6 4	COB/AY/7887/2019
12350.00						
Total	12,350.00	Amount In	Twelve Thousand Three Hundred Fifty Rupees Only			
		Words				

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	00040572020020301726	CPY1892052	
Cheque/DD No.	Bank Date	RBI Date	03/02/2020-00:00:00	04/02/2020	
Name of Bank	Bank-Branch	STATE BANK OF INDIA			
Name of Branch	Scroll No. , Date	236 04/02/2020			

Department ID :
 NOTE:- This challan is a document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर भरलल केवल मुंबई न्यायालयत नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सादर भरलल लागू नाही.
 Mobile No. : 9967862505

Signature Not Verified
 Digitally signed by DS
 VIRTUAL TREASURY
 MUMBAI 02
 Date: 2020.02.27
 13:13:47 IST
 Reason: Secure Document
 Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0006485634201920	27/02/2020-13:13:43	IGR242	12350.00



Total Defacement Amount	12,350.00
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Signature Not
Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 02
Date: 2020.02.27
13:13:47 IST
Reason: Secure
Document
Location: India



CHALLAN
MTR Form Number-6



GRN	MH011469613201920M	BARCODE		Date	30/01/2020-16:04:34	Form ID
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Department	Inspector General Of Registration	Payer Details				
Type of Payment	Non-Judicial Stamps Fine and Penalties SoS Mumbai only	TAX ID / TAN (If Any)				
Office Name	CSB_COLLECTOR OF STAMPS BORIVALI	PAN No.(If Applicable)				
Location	MUMBAI	Full Name	FARDUN H POWVALLA			
Year	2019-2020 One Time	Flat/Block No.	FLAT NO 16 1st FLR B WING THE MALAD			
		Premises/Building	SANGATA CHSL			

Account Head Details	Amount In Rs.							
0030054401 Fines	2695.00	Road/Street	CHINCHOLI BUNDER ROAD					
		Area/Locality	MALAD WEST MUMBAI					
		Town/City/District						
		PIN	4	0	0	0	6	4
		Remarks (If Any)	COB/AY/7887/2019					
	2695.00							
		Amount In	Two Thousand Six Hundred Ninety Five Rupees Only					
Total	2,695.00	Words						

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	00040572020020301697	CPY1892682		
Cheque/DD No.		Bank Date	RBI Date	03/02/2020-00:00:00	04/02/2020		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	236 , 04/02/2020				

Department ID :
NOTE:- This challan is valid document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर भरण केवल नोंदणी कार्यालयात नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सदर चलन लागू नाही.
Mobile No. : 9967862555

Signature Not Verified
Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 02
Date: 2020.02.27
13:14:18 IST
Reason: Secure Document
Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0006485658201920	27/02/2020-13:14:14	IGR242	2695.00



GRN : MH011469613201920M Amount : 2,695.00

Bank : STATE BANK OF INDIA

Date : 30/01/2020-16:04:34

Total Defacement Amount	2,695.00
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Signature Not
Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 02
Date: 2020.02.27
13:14:18 IST
Reason: Secure
Document
Location: India



Franking / Stamp duty pay Slip > (Customer's Copy)


Receipt No. **147050** Date _____

Name and Address of Stamp duty Payee

Mr. Fardan H. Powvalle

Tel. / Mobile No. : _____

Documents Name : *Agreement*

Franking Value	Service Charges	Total Amount
 THE BHARAT CO-OP BANK (MUMBAI) LTD. (MULTI-STATE SCHEDULED BANK)		
Goregaon / MulundBranch		

Franking / Stamp duty pay Slip > (Customer's Copy)

Receipt No. _____ Date _____

Name and Address of Stamp duty Payee

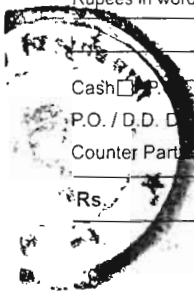
Fardan H. Powvalle

Tel. / Mobile No. : _____

Documents Name : *Agreement*

Franking Value	Service Charges	Total Amount
No. of Doc. <i>1</i>	No. of Doc. <i>1</i>	
X Rs. <i>100</i>	X Rs. <i>10</i>	
=	=	
Rs. <i>100</i>	Rs. <i>10</i>	Rs. <i>110</i>

Rupees in words > *One hundred*



Cash P. / D.D. No. _____

P.O. / D.D. Drawn on _____

Counter Part Name : _____

Rs. _____ PAN No. _____

Purchaser Signature : _____
 (For Bank's use only)

Received Rs. _____

Franking Sr. No. _____

Scroll No _____
 BCB/5000/Bksx5015/RDP/07/2010

[Signature]
 Authorised Signatory

DELIVERED



AGREEMENT

THIS AGREEMENT is made at Mumbai this 28th day of December in the Christian Year 2010 :

BETWEEN

M/S. NAVSHAKTI DEVELOPERS, a Partnership concern registered under the provisions of Indian Partnership Act, 1932, and having principal place of business at Ground floor, Priyaprabha, Daulatnagar Road no. 10, Borivali (E) Mumbai, hereinafter referred to as the "DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its heirs, survivor/s, executors, administrator and assigns) of the FIRST PART;

AND

Ms. Fardun Hoymasji Powvalla

Indian Inhabitant/s, having his/her/their address at B/16 Malad Sangata Chincholi Bunder Road, Malad(W) Mumbai - 64.

hereinafter referred to as "THE MEMBER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and assigns) of the SECOND PART

AND

THE MALAD SANGATA CO-OPERATIVE HOUSING SOCIETY LTD., a Co-operative Society registered under the provisions of Maharashtra Co-operative Society Act, 1960, and the rules framed there under from time to time and bearing Registration No. BOM/HSG/4014/1973 and having its registered address at Chincholi Bunder Road, Malad (W), Mumbai 400 064 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 its successors and assigns) of the THIRD PART;

For NAVSHAKTI DEVELOPERS

[Handwritten signature]

For NAVSHAKTI DEVELOPERS
[Handwritten signature]
Partner

Authorised Signatory
K. J. SHEKHAR

The Bharat Co-Operative Bank
Mumbai Ltd. Goregaon Branch
Shivgiri Pkg No. 11
Santam Estate, Goregaon (East),
Mumbai-400 063
D-5/STP(V)C.R.1063/02/06-18-151

INDIA
160927
DEC 28 2010
15:00
PB5536
MAHARASHTRA

१९५८ च्या अधिनियम १९५८ अन्वये अस्तित्वात प्रत्येकाचे निर्दिष्ट
 मूल्य नोंदवैसादी नोंदणी करिता प्रत्येकाचे मूल्य नोंदवैसात, नोंदी
 या अधिनियमाला लागू झाल्या नंतर प्रत्येकाचे मूल्य नोंदवैसात
 GRN MH 011469328201920M
 GRN MH 011469613201920M

Certificate of s. 41 of the Bombay
 Stamp Act, 1958
 No. 17887/19
 Office of the Collector of Stamps
 Dated 26/12/19

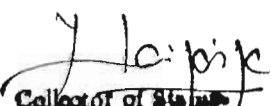
69
 1270

Received from Shri Fardun H. Powally

a sum of Rs. 12350/- Ru. Twelve Thousand Three Hundred Fifty only,
 in different Stamp duty of Rs. 12350/- Ru. Twelve Thousand Three Hundred Fifty only,
 and a sum of Rs. 2695/- Ru. Two Thousand Six Hundred Ninety Five only,
 deposited under article 25(d)
 of Schedule I of Bombay Stamp Act, 1958
 and under Section 41 of the Bombay Stamp Act, 1958 that the stamp duty of
Rs. 12350/- Ru. Twelve Thousand Three Hundred Fifty only
 and a sum of Rs. 2695/- Ru. Two Thousand Six Hundred Ninety Five only,
 under article 25(d) of Schedule I have
 been paid in respect of this instrument.

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

Place Borivali
 Date 26/12/19


 Collector of Stamps
 Borivali



- 3 MAR 2020

WHEREAS:—

(i) The Society is seized and possessed of and well and sufficiently entitled to a piece or parcel of land or ground bearing Survey No. 450, Hissa No.1, admeasuring 1387.70 sq mtrs., or thereabout and bearing C.T.S. NO. 972-D and bearing Municipal Ward No. P (South), as per the Property register card, more particularly described in the First schedule hereunder written;

(ii) The members herein are the members of society and as such Members, they are holding 5 shares of Rs.50/- each bearing distinctive Nos. 66 to 70 (both inclusive) vide share certificate No. 55 issued by the Society (hereinafter referred to as the "said Shares");

(iii) As such Members of the Society, the Members are seized and possessed of Flat No. B/16 admeasuring 400 sq. ft. carpet area on the 1st floor of the Society's building "The Malad Sangata Co-operative Housing Society Limited" constructed on plot bearing Malad Survey No. 450, Hissa No.1 and bearing C.T.S. NO. 972-D and bearing Municipal Ward No. P (South) of Second Schedule hereunder written (hereinafter referred to as the "said Existing Flat");

(iv) Vide Development Agreement dated 21/12/2006 (hereinafter referred to as the "said D.R.A.") executed between the Society (therein referred to as the "Society") of the First Part and M/s. Navshakti Developers (therein referred to as the "Developer") of the Second Part, whereby the Society have granted the permission to the Developer to enter upon the said Property, more particularly described in the First Schedule hereunder written, to develop the said Property by demolishing, the existing building on the said Plot and constructing a proposed new building (hereinafter referred to as "PB") Thereon by utilizing existing FSI of the Plot and by acquiring and utilizing a portion of TDR/FSI for providing additional carpet area to the existing members as Contractors and by acquiring and utilizing balance TDR/FSI as Developer on the terms and conditions incorporated in the said D.R.A. The Developer shall in their own right be entitled to sell the balance flats constructed out of balance TDR/FSI. The said D.R.A. is registered with the Sub-Registrar BDR 12-09085/2006. A copy of the said D.R.A. dated 21/12/2006 is attached and marked as Exhibit – "1".

For NAVSHAKTI DEVELOPERS
Partner

For NAVSHAKTI DEVELOPERS
Partner



(v) Pursuant to the Development Agreement, the said Society has also executed an Irrevocable Power of Attorney dated 21/12/2006 in favor of the Developer herein which Power of Attorney has been duly authenticated by the Joint Sub-Registrar ^{24 C 12} ~~9086-2004~~ under serial No. 9136 on 21/12/06 and contains various powers mentioned therein;

(vi) As per Development Agreement, the Developer is entitled to demolish the existing building "The Malad Sangata" and construct thereon a new as per the plans sanctioned by the Municipal Corporation of Greater Mumbai;

It was inter alia agreed in the said Development Agreement that each of the said members shall be provided with a flat, having the carpet area of 485 sq. ft., in the new building on ownership basis;

(viii) The parties hereto have agreed to record the terms and conditions of this agreement as hereinafter stated;

(ix) This document comes under the Maharashtra Ownership Flats Act, 1963.

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

(1) The members hereby confirms that he/she along with the other members and the Society have granted development rights in respect of the said property to the Developer herein on the terms and conditions contained in the said Development Agreement and that by virtue of the said Development Agreement the Developer is entitled to demolish the said existing building known as "The Malad Sangata" and construct a new building in its place as per the plans to be sanctioned by Municipal Corporation of Greater Mumbai and on the terms and conditions contained in the said Development Agreement dated 21/12/2006.

For NAVSHAKTI DEVELOPERS
Partner

For NAVSHAKTI DEVELOPERS
Partner



- (2) The Member herein has been holding 5 shares of Rs.50/- each bearing Distinctive Nos. 66 to 70 (both inclusive) represented by Share Certificate No. 55 and also has been holding Flat No. B/16 on the 1st floor, admeasuring 400 sq. ft. (carpet) and hereinafter called 'the said existing flat'. The Member hereby states and declares that the said existing flat belongs to him/her/them has not entered in to any agreement with any person/persons for sale, lease, development, tenancy or for any other purpose in respect of the said existing flat or the said property of the said Society and has not accepted any token, deposits, earnest money or any consideration and he /she has not created any third party rights save and except the Developer herein. The Member hereby has vacated and handed over the said existing flat to the Developer to enable the Developer to demolish the same along with the other flats for the purpose of redevelopment. The Developer after obtaining the vacant possession of all the flats and other premises in the existing building has got the Building Plans sanctioned and obtained commencement certificate.

- (3) In consideration of the Member agreeing to hand over the vacant possession of the said existing flat to the Developer for the purpose of development, the Developer hereby agrees to give to the Member a flat being Flat No. 16, admeasuring 400 sq. ft. carpet on the 1st floor of the new building proposed to be constructed by the Developer (hereinafter called 'the said new flat') free of cost and on ownership basis. The Member shall not be liable to pay any amount to the Developer by way of construction cost or otherwise like stamp duty/registration charges etc. if applicable. The said new flat allotted to the Member herein is shown in red color boundary lines in the plan annexed hereto and marked as "Exhibit-2".

- (4) The said new flat shall be provided with amenities as per the list annexed hereto and marked as "Exhibit-3". The Developer shall use good quality material and best workmanship for the construction of the entire building and the said new flat.

- (5) The Developer hereby agrees to complete the construction of the building and give possession of the said new flat to the Member within a period of 22 months from the date of the members including the Member herein handing over their respective flats to the Developer.

For NAVSHAKTI DEVELOPERS
Partner

[Handwritten Signature]



- (6) The Developer hereby agrees and undertakes to strictly abide by the building rules, regulations and bye-laws of the MCGM including Development Control Rules and Regulations or any provisions of law.
- (7) On the said new building after getting Occupation Certificate and on intimation the Member shall make arrangements to shift to the said new flat within a period of 1 month from such intimation. The Developer shall not give possession of the Flats and car parking spaces to the prospective purchasers unless and until the members who have signed the Development Agreement including the Member herein are offered possession of the flats.
- (8) The Member shall be liable to pay the taxes and other outgoings in respect of the said existing flat upto the date of his handing over the vacant possession of the said existing flat to the Developer. Thereafter all such charges shall be borne and paid by the Developer alone till the possession is handed over.
- (9) The Stamp Duty and registration fees, advocate fees in respect of this agreement shall be borne and paid by the Developer alone.
- (10) This Agreement is executed in furtherance of the said Development Agreement and shall be in conformity and in addition to the said Development Agreement.

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 OF THE PROPERTY

ALL THAT piece or parcel of land bearing C.T.S. No. 972-D, admeasuring 1387.70 sq.mtrs. or thereabouts along with the Ground Plus three upper floors building with three wings standing thereon known as 'The Malad Sangata' situate on Chincholi Bander Road, Malad (W), Mumbai 400 064 in the Village Malad (South), Taluka-Borivali, in the Registration District and Sub District of Mumbai City and Mumbai Suburban with the building thereon is bounded as follows:

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

On or towards the East: By 50' wide D.P. Road

On or towards the South: By Chincholi Bunder Road and

On or towards the West: By CTS No.679 of Village Malad (South) Taluka Borivali



For NAVSHAKTI DEVELOPERS

Partner



Subodh Vallab

THE SECOND SCHEDULE ABOVE REFERRED TO:

Flat No. B/16 admeasuring 400 sq. ft. carpet area on 1st floor of the existing building 'The Malad Sangata' constructed on Chincholi Bander Road, Malad (W), Mumbai 400 064 bearing C.T.S. 972-D in the Village Malad (South), in the Registration District and Sub District of Mumbai City and Mumbai Suburban more particularly described in the first schedule hercinabove written.

SIGNED SEALED AND DELIVERED)

By the with in named "THE DEVELOPER")

M/S. NAVSHAKTI DEVELOPERS)

_____)

In the presence of)

1.

2.

For NAVSHAKTI DEVELOPERS
(Signature)
Partner

SIGNED SEALED AND DELIVERED)

By the with in named "THE MEMBER")

Ms. Fardun Hormasji Powvalla)

_____)

In the presence of)

1.

2.

Subodh Vallab





COMMON SEAL OF THE MALAD SANGATA)
CO-OPERATIVE HOUSING SOCIETY LIMITED)
HEREUNTO AFFIXED IN THE GENERALBODY)
MEETING OF THE SOCIETY HELD)
ON 22/12/2010)



IN THE PRESENCE OF)

1.)
CHAIRMAN Mr. V. T. Narvekar.)

2.)
SECRETARY Mr. M. A. Salvi.)

3.)
TREASURER Mr. P. M. Pawar.)

THE MALAD SANGATA CO-OP. HSG. SOC.

In the presence of)



1.



DUPLICATE Issued in lieu of original share
Certificate No. 14 as per the letter No.
PF/MH/1064/A/c's/XXVIII/358 dated 09/11/98
Issued by the Ass. P.F. Commissioner S.A O MALAD

Share Certificate No.

55

Member's Register No. 14

No. of Shares FIVE

SHARE CERTIFICATE

THE MALAD SANGATA CO-OPERATIVE HOUSING SOCIETY LTD.

Chinchavali Bunder Road, Malad (west), BOMBAY-400 064.

Registered under the Maharashtra Co-operative Societies' Act 1960 (Maharashtra Act XXIV of 1961)
Registration No. BOM/HSG/4014 of 1973

This is to Certify that Shri/Smt. PERINA SAROJI SOLAI.

is the Registered Holder
of FIVE fully paid-up Shares of Rupees **FIFTY** each numbered
from SIXTY ~~SIXTY~~ ^{SIX} to SEVENTY inclusive, in The Malad Sangata Co-op.
Housing Society Ltd., subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at
Bombay, this 24th day of September 1976

Sd
Mg. C. Member



Sd
Hon. Secretary

Sd
Chairman

THE MALAD SANGATA CO-OP. HSG. SOC.

S. N. G.
Chairman
[Signature]
Secretary
[Signature]
M. C. Member

Memorandum of Transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Reg. No. of Transferor	To whom Transferred	Reg. No. of Transferee	Signature of Chairman, Secretary, Treasurer
17/08/2005	13	14	MR. FARDUN HORMASJI POWVALLA	55	  Chairman Secretary The Malad Sanasta Co-op Hsg. Soc Ltd.

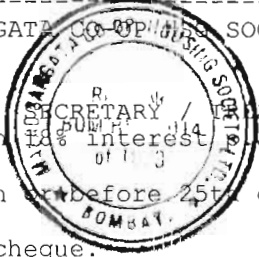


THE MALAD SANGATA CO-OP HSG SOCY LTD
 (Reg. No.: BOM/HSG/4014 OF 1973)
 Chincholi Bunder Road, Malad (W), Mumbai - 400 064

NAME	: MR. FARDUN HORMASJEE POWVALLA	BILL NO. :	336
FLAT	: B/016	BILL DATE :	01-08-2011
AREA	: 0	DUE DATE :	31-08-2011
PERIOD	: AUG-11		

Sr.No.	Particulars	Amount
1	MAINTENANCE CHARGES	1,500.00
	Sub Total	1,500.00
	Interest on Arrears @ 0% p.a.	0.00
	Total	1,500.00
	Previous Balance (Excess) B/F	0.00
	Previous Arrears (Principal) B/F	0.00
	Previous Arrears (Interest) B/F	0.00
	Total Payable (Rounded Off)	1,500.00
	Credit Balance (Rounded Off)	0.00

E. & O. E. For THE MALAD SANGATA CO-OP HSG SOCY LTD



- Terms And Conditions :**
1. if the payment is not made by the end of the month 12% interest p.a. will be charged on the entire amt of this bill
 2. Issue crossed cheque in the name of the society on or before 25th of the month
 3. Please write your flat no. on the reverse of the cheque.
 4. NEFT DETAILS : A/C NO 291200100003863 , IFSC CODE :SRCB0000291, SARASWAT BANK ,MALAD WEST



Fardun Hormasjee Powvala



BRIHANMUMBAI MAHANAGARPALIKA
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

NO. CHE/ 9390 /BP(WS)/AP/XXX 11.8 AUG 2007

COMMENCEMENT CERTIFICATE

To
Shri Manoj Patel C.A. to
Malad Sangata Co. op. Hsg. Sec.

OFFICE OF THE
EX. ENGR. BLDG. PROPL. (W.S.) R & P. WARD
DR. BABASAHEB AMBEDKAR MARKET BLDG
KANDIVALI/WEST, MUMBAI-400 067.

Sir,

With reference to your application No. 9928 dated. 22.03.2007 for Development Permission and grant of Commencement Certificate under Sector 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed building C.T.S. No. ~~XXXX~~ 972-D

at premises at Street Chincholi Bunder Road
Village Malad (S) Plot No. _____
situated at Malad (West) Ward F/South

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

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri V.H.Patil
Ex. ~~XXXXXX~~ Assistant Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to (Pt.) plinth level (Pt.) Stilt slab level of Wing 'A' & stilt slab level of
For and on behalf of Local Authority Wing 8B'
Brihanmumbai Mahanagarpalika

This is Colour Xerox

Ex. ~~XXXX~~ Engineer, Building Proposal (West Sub)
K/W & P' ~~XXX~~ Wards

FOR
MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

CHE/9390/B.P. (W.S.) A.P.

8) This c.c. is now further extended for work of wing A - (PT) G1 + (PT) G2 + 1 upper floor. as per approved plan.

8 JAN 2008

[Signature]
EEBP (W.S.) P.W.D.

9) This c.c. is now further extended for entire work i.e. wing A - (PT) G1 + (PT) G2 + 4 + 5th (PT) upper floors & wing B (PT) G1 + (PT) G2 + 5 upper floors as per amended plan approved dt. 5-2-08

14 FEB 2008

[Signature]
7/12/08
EEBP (W.S.) P.W.D.

10) This c.c. is now further extended for entire work i.e. wing 'A' (PT) G1 + (PT) G2 + 5 upper floors + (PT) G1 upper floor of wing B (PT) G1 + (PT) G2 + 6 upper floors as per amended approved plan dt. 25/1/2008

17 OCT 2008

[Signature]
10/10/08
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) P.W.D.

11) This c.c. is now further extended for entire work i.e. wing 'A' (PT) G1 + (PT) G2 + 6 upper floors + (PT) 7th upper floor of wing 'B' (PT) G1 + (PT) G2 + 7 upper floors as per amended approved plan dt. 14/11/2008

4 DEC 2008

[Signature]
11/12/08
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) P.W.D.

[Signature]



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
[CHE/9390/BP(WS)/AP of 15 January 2019]

To,
M/s. Sangata Co. Op. HSG. SOC . Ltd.
M/s. Sangata Co. Op. HSG. SOC . Ltd, Chincholi Bunder Road Village Malad South Malad (West), Mumbai..

Dear Applicant/Owners,

The Part 1 development work of Residential building comprising of wing 'A comprising of part ground + part stilt + 1st to 6th + part 7th upper floors and wing 'B' comprising of part ground (excluding office nos. 5 to 10 at ground floor) + part stilt + 1st to 7th upper floors on plot bearing C.S.No./CTS.No. 972-D of village MALAD (W) at Chincholi Bunder Road is completed under the supervision of Shri. PRATUL B BRAHMBHATT, Architect, Lic. No. CA/93/15847, Shri. BAHUBALI T. DHAMANE, RCC Consultant, Lic. No. STR/D/115 and Shri. Shri Kamlesh Vishram Gurav, Site supervisor, Lic.No. G/203/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/A-9390/BP(WS)AP dated 02 January 2019.

It can be occupied with the following condition/s.

That all the balance conditions of IOD dtd. 28.06.2007 and Amended plan approval dtd. 14.11.2008 shall be complied with before full OCC / BCC .

Copy To :

1. Asstt. Commissioner, P/N Ward
 2. A.A. & C. , P/N Ward
 3. EE (V), Western Suburb II
 4. M.I. , P/N Ward
 5. A.E.W.W. , P/N Ward
 6. Architect, PRATUL B BRAHMBHATT, 10A, Ashinwad Plot no. 11, Sawami Opp. Brighton tower, Andheri west, Mumbai-53
- For information please

Name : ASHOK KUMAR
AGARWAL
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date : 15-Jan-2019 18: 50:51

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
P/N Ward



T. P. 1, 20 00, ... (C) 1916.
Q. R. R. D., No. 6616, dated 19.9.26.

G. P. 3, 90 00.

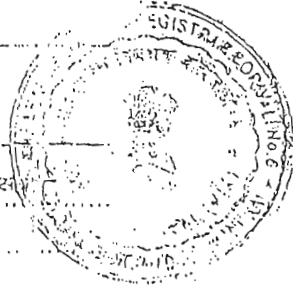
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संख्या	संख्या	संख्या	संख्या
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१२/१०/०५
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१३/१०/०५



तत्वा प्रतिलिपि

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M.V. 19378000/-
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. 13/2084/06
Date 29/12/06

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

vide challan No. 2, Dated 29/12/06 Excess Duty Rs. 220/-
Certified under Section 32(1) (b) of the
Bombay Stamp Act, 1958 that the full duty
of Rs. 1,93,780/- = Rs. one lakh ninety three thousand seven hundred
with which this instrument is chargeable has
been paid vide article No. 5 (2) of
of schedule. eighty only

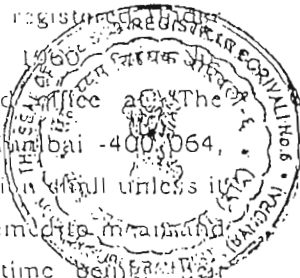
This certificate is subject to the provisions
of section 53-A of Bombay Stamp Act 1958.
Place. Borivali
Date. 29/12/06

Collector of Stamps
Borivali



AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made and entered into at
Mumbai this 21st day of DEC in the Christian Year Two
Thousand and Six BETWEEN MALAD SANGATA CO-OPERATIVE
HOUSING SOCIETY LIMITED, a Co-operative Society registered
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 - 400 064,
hereinafter referred to as "the Society" (which expression shall unless it
be repugnant to the context or meaning thereof be deemed to include
include the office bearers of the Society for the time being



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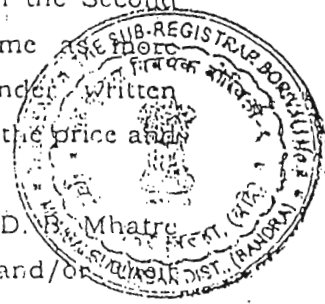
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successors in title, their executors, administrators and assigns) of the ONE PART, AND MESSRS. NAVSHAKTI DEVELOPERS, a partnership concern registered under the provisions of Indian Partnership Act, 1932 and having their principal place of business 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. 1702.4988 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 Palhadi Road, Malad (West), Mumbai -400 064, more particularly described in the Second Schedule thereunder written, which is the same 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



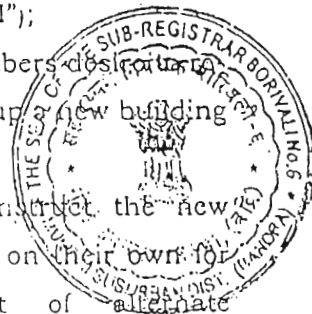
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[Handwritten signatures]

[Handwritten signatures]

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 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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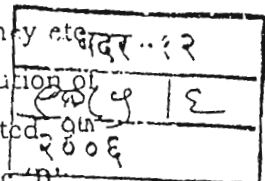
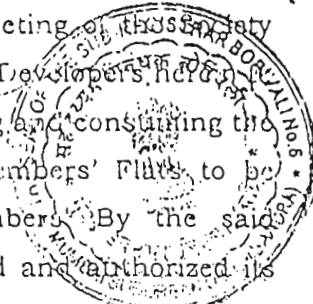
S. M. P. A. 2/1

011. 11/11/12

(Signature)

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 'D'.
- (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.



R. S. G. A. J. /

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.

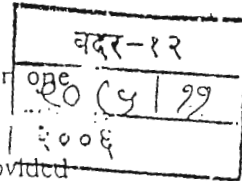
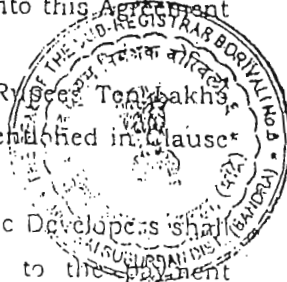
12. The Developers shall obtain Commencement Certificate within one month of demolition of the existing building.

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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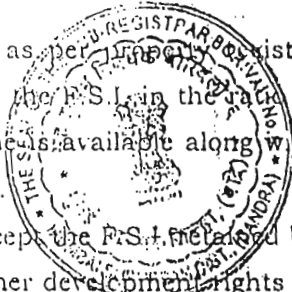
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advertisements in the local newspapers. If any encumbrances or defects or claims are made or found in the course of such investigation by the Developers, the Society and the Members shall be liable to satisfy and /or remove such encumbrance or claim or defect at their costs and expenses.

15. The said property was originally reserved for public housing and housing for dishoused and that pursuant to their representations the Municipal Corporation of Greater Mumbai the Corporation has vide their communiqué dated 20th April, 1982 released the land from such reservation.

16. The Society confirms that the plot area as per the Register card is 1387.7 and as per the prevailing norms the F.S.I. in the ratio of one to one and T.D.R. in the ratio of one to one is available along with incidental FSI to be utilized on the said property.



a. It is expressly agreed that save and except the F.S.I. retained by the Society as mentioned above, all other development rights in respect of the said property including the F.S.I. if available and right to utilize T.D.R. or other F.S.I. as may be available against payment of premium, or T.D.R. and/or otherwise howsoever shall hereafter belong to the Developers herein.

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b. The Developers through their Architect have prepared the tentative building plans of the proposed new building that is to be constructed on the said property and the same have been approved by the Society. Copies of the said tentative building plans of the proposed new building are initialed by the Managing Committee and the Developers and one copy of the same is kept with both the parties hereto. The developers shall at any time hereafter and subject to the approval from concerned authorities be entitled to amend or modify the said plans PROVIDED THAT such amendments or modifications do not affect the area retained by the Society and rooms to be provided therein and to be constructed for the society and its members as per this Agreement.

c. Immediately after execution of this Agreement the developers shall be entitled to apply in the name of the Society for approval from the Municipal Corporation of Greater Mumbai for carrying out the redevelopment of the said property by utilizing the

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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 measuring 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.

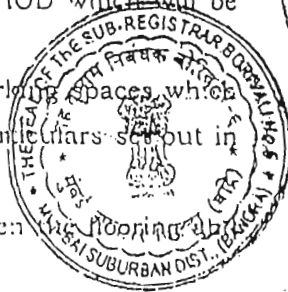
16.1. The Developers will provided on behalf the Members to the Society true copies of the plans for construction and IOD which will be obtained by the Developers.

16.2. The parties have earmarked the Flats and parking spaces, which are to be given to the Members as per the particular 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:-

- (a) All the original plans will be handed over on behalf of the Members to the Society forthwith on completion of the building including sale of Developers premises;
- (b) Obtain Commencement Certificate within 20 days of the demolition of the said Building.
- (c) 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;
- (d) 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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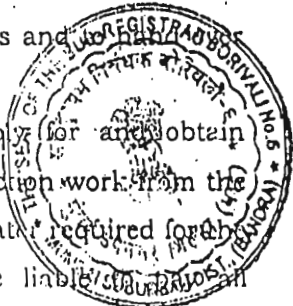
the date of commencement certificate, the Developers shall have a grace period of 3 (three) months. In the event of delay beyond 25 (Twenty five) months from the date of all the 40 Members handing over the possession of their respective flats for developments, the Developers will pay liquidated damages 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 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 for 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

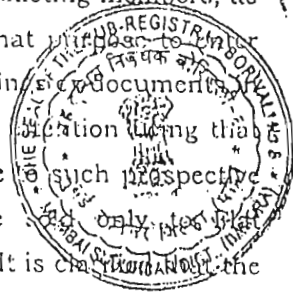
prospective buyers, after providing the same to the existing members, as the Developers may deem fit and proper and for that purpose they shall enter into agreement, allotment, letters or such other written documents in their own name on principal to principal basis the

the Developers alone shall be liable and responsible for 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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on a No-objection in a particular format, the Society shall be bound to give the same, provided there is no liability of any sort on the Society or its Members.

29. Subject to the provisions hereof the Developers alone shall be entitled to receive and retain with them all the monies from the persons to whom such premises are sold or allotted by the Developers or otherwise as the case may be in the building/s to be constructed by the Developers on the said property (save and except the premises and property to be allotted to the existing members and/or belonging to the Members / Society) including flats and parking spaces and to appropriate the same in such manner as the Developers may deem fit.

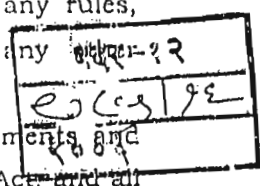
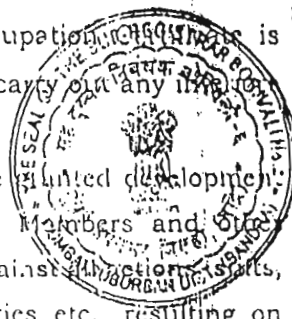
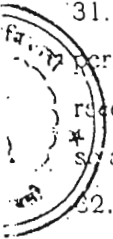
30. The Society shall not be liable or responsible in any manner to any such persons so far as the said monies are concerned either for refund thereof or for any misapplication thereof in any other manner whatsoever.

31. The Developers shall be liable for all defects in construction for a period of 3 (three) years from the date the Occupation Certificate is received Provided that the flat purchasers do not carry out any alterations as to harm the structure of the building.

32. The Developers shall from the date they are granted development rights save harmless and keep indemnified the Members 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 of any rules, regulations, terms or conditions of this Agreement or any document or writing.

33. The Developers alone shall be responsible for all payments and expenses including liability of ESIS, P. F. Workmen Scheme Act and all other statutory liabilities and indemnify and keep indemnified the said Society and the Existing members. In the event the Society has to pay any amount the Developers will forthwith reimburse the Society failing which the Society will be entitled to a compound monthly interest of 12% per annum and other incidental damages.

34. The Developers shall also take suitable insurance policy, including third party and keep the same renewed from time to time for the building under construction in the name of the Society and hand over such policy



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to the Society. In the event within 45 days of handing over vacant and peaceful possession of the premises by the respective members, the Developers fail to forward such insurance policies, the Society will at its own wish and at the cost of the Developers and expenses may take policies and the Developers will forthwith reimburse the Society for the same failing which the Society will be entitled to a compound monthly interest at 12% per annum.

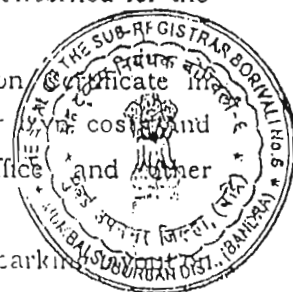
35. On handing over quiet vacant and peaceful possession of the premises by the respective Members the Developers will be entitled to install a Site Office and Store Room within the premises of the Society and the Developers shall within 3 months of receipt of Occupation Certificate remove the same at their own costs and expenses. The Developers must obtain permission of the authorities concerned for the construction of such Site Office / Store room.

36. Within 2 (two) months of receipt of Occupation Certificate in respect of the building, the Developers shall at their own costs and expenses remove the workers, security, Site Office and other construction so put up.

37. The parties hereto shall finalise and earmark the parking the plans for construction on the same being sanctioned and IOD being issued as also earmark the new flats to be given to the existing members and earmark the premises which are common to the society including Top Terrace of the building.

38. As provided above the Developers will not put in possession any allottee / purchaser of the flats purchased by him from the Developers till the Developers have offered and given possession to the existing Members, possession of their respective new premises in the new building by giving 30 day's written intimation after application of O.C. In the event existing member does not take or fails to take possession within the aforesaid period the same will be handed over to the Society for and behalf of such Existing Member. Members will be asked to shift in the premises on receipt of Occupation Certificate as mentioned above.

39. On receipt of sanctioned plans and IOD and the existing Members shifting to the transit accommodation after vacating their respective premises the Developers may, at their risk and responsibility, enter into Agreement for allotment of the Flats / Tenements / premises which are to be constructed on the said property in pursuance of these presents to



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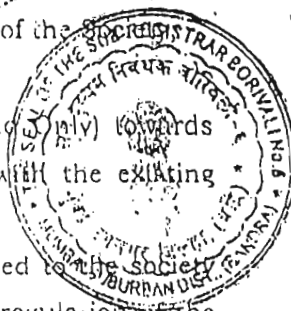
such persons as the Developers may solely deem fit for residential and commercial use with a copy of such stamped and registered agreement to the Society for its record provided all clearance and formalities as required under MHADA and BMC including for construction and admission of new members are obtained 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 Society;
- (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 of 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. In 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.

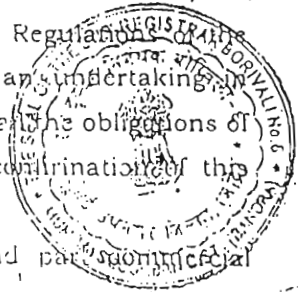
45. If the Members desire to transfer his/her Flat and shares he/she shall be entitled to do so subject to the Rules and Regulations of the Society provided the prospective purchaser gives an undertaking in writing that he / she shall abide by and comply with all the obligations of the Member under this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

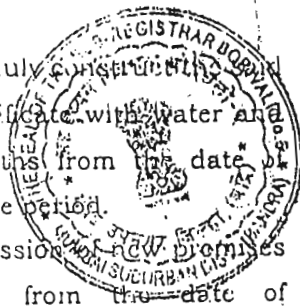
50. The Developers will not change their constitution till the entire project is over and the existing Members are handed over the new premises as provided in these presents. Further, in the event of death the surviving partner has got right to appoint another partner in place of the deceased partner 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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Developers will forthwith pay compensation for temporary accommodation in advance for such estimated delay in the work to the existing members.

55. Subject to act of God, act of state, circumstances beyond the control of the Developers in the event default is committed by the Developers in completing the construction of the premises to be given to the existing Members within a period of 22 months of entering into this Agreement with 3 months grace period the Society will give 30 days notice calling upon the Developers to complete the construction within 30 days of such notices and/or terminate / revoke this Agreement, the Society will at their own discretion appoint Contractors to complete the construction or the building without payment or any compensation or damages to the Developers.

56. As per the terms of this Agreement, the Developers will prepare the Agreement for Sale of remaining premises (i.e. remaining after Members' premises) balance flats and other premises allocated to the Developers.

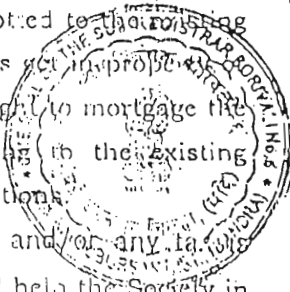
The new Members will be at par with the existing Members except they will have no claim on the premises and parkings allotted to the existing Members and concession if any the existing members get in respect of other taxes. The Developers will have the absolute right to mortgage the Sale Flats/shops (i.e. remaining Flats after allotting to the existing Members / Tenants) to any Bank's / Financial Institutions.

57.1 In the event any concession in property tax and/or any tax is available to the existing Members the Developers will help the Society in obtaining the same at the cost, expenses and liability of the Developers.

57.2 In the event any concession in property tax and/or any tax is available to the existing Members the Developers will obtain the same and the Developers will help the Society in obtaining the same.

58. From time to time the Developers will furnish certified true copies of all approvals, licenses, agreements, permissions etc., governing the construction activity including certified true copies of agreements for purchasing TDR/FSI the agreements with the purchasers of flats to the Society forthwith on the Developers receiving / entering the same.

59. The time is the essence of this contract for the payment referred to above. In the event of default in payment of the installments as referred above, the developers will have a grace period of 60 days to pay at the



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

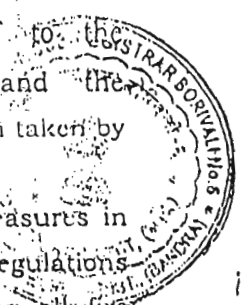
60. In the event of termination of this Agreement the Developers shall bring required NOC from the architects contractors and other agents and personal engaged by them.

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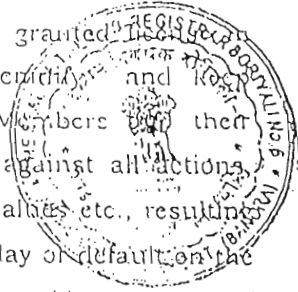
purposes at Developer's own cost and pay the bills thereof as per the meter.

65. The Developers will provide underground and overhead water tank 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, indemnified and hold 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 for part thereof of any rules, regulations, terms and conditions of these Agreements or otherwise.



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

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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.

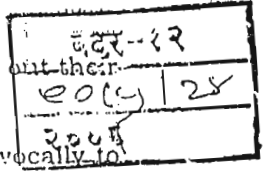
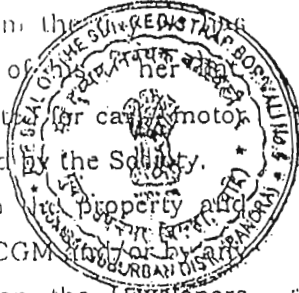
74. Each member shall be bound and liable to pay property tax, maintenance and other outgoings to the Society from the time they have been put in possession for furniture and interior of their flats. However they will also pay for charges for space allotted for car/motor cycle / scooter on parking on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

75. Each Member will bear and pay his share in property 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 Developer 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.

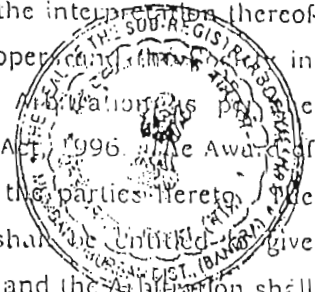
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hand and seal on the day and date hereinabove written.

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,

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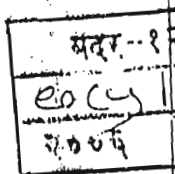



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formerly known as Bunder Pakhadi Road, Malad within the Municipal limits of P (North) Malad (West), Mumbai - 400 064 and bounded as follows:

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>Janardan Shanker Parab</i> THE MALAD SANGATA CO-OP. HSG. SOC. Chairman Secretary Treasurer		
Mr. (Secretary) MAHAJIKAR P. T. RAM SAIJI THE MALAD SANGATA CO-OP. HSG. SOC. Chairman Secretary Treasurer		
Mr. (Treasurer) PRABHAKAR MAHADEO KHAR THE MALAD SANGATA CO-OP. HSG. SOC. Chairman Secretary Treasurer		

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

in the presence of

1.

2.

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



Name & Signature	Photograph	Left hand thumb impression
Mr. (Authorised Partner)		

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~~in the presence of~~
 1. Mr. Manoj Malabhai Patel

For NAV SHAKTI DEVELOPERS
 MANOJ. M. PATEL.
 Partner

2. Mr. Pratul Bhagwatprasad Brimbhatt

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:

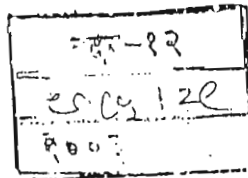
- 1.
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ANNEXURE-'A'

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. SUKH'WINDER 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	SMT. LAXMI. SHRIDHAR. BOVLEKAR.	B/12	400.SQFT.
13	MR. VITHAL. VISHRAM. PRABHU.	B/13	400.SQFT.
14	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. POWJALLA.	B/16	400.SQFT.
17	MR. SUDESH. DEVENDRAKUMAR. TENDULKAR.	B/17	400.SQFT.
18	MR. RAJENDRAN. SWAMIDAS. & PAKIALAXMI. SWAMIDAS.	B/18	400.SQFT.
19	MR. RAMESH. LADOBALABDE.	B/19	400.SQFT.
20	MR. SHEKHAR. ANGARA ANCHAN.	B/20	400.SQFT.
21	MR. JESSU. CHELLATHURAI.	B/21	400.SQFT.
22	MR. FALLI. DORABJI. JOKHI.	B/22	400.SQFT.
23	MRS. MEEVA. 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. SAVAIARAM. 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. ACHAR	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. RAO. JI. 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. MADHUKAR. ATMARAM. SALVI.	C/39	400.SQFT.
40	MR. VINAYAK. MADHUSUDAN. NARVEKAR.	C/40	400.SQFT.
TOTAL			16000.SQFT.



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NAV SHAKTI DEVELOPERS.

BUILDER'S AND DEVELOPERS

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

PH. NO 2 8015045

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 1/2" 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 I.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 landings 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 wall with pulnp 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.

: Western 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"
Or Granite Frame
Internal Flush Door.
Main Door outside vinyl finish with
Melamine spray polish.



17. ELECTRIC

: Conceal Copper Wiring Internal.

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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.



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- g) STAIRCASE MID LANDING : Light Point :
Light Point 1
- ii) COMPOUND : Garden Light, Stilt Light,
Gate Light Security Cabin
Light, Gate Light.
Children Playing area with
Flaying 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.



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20. WATER PROOFING : On Terrace with brick Bat coba and China Mosaic finish. Pathroom & 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 bearing walls.
3.	Water proofing compound	'Imperno', 'Cicco', Roff, 'Suparda chemicals', 'Scott No.1', Krishan Chemical, M.C. bauch.
4.	White Cement	'ACC', 'JK White', 'Birla'.

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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 batch.
 - 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

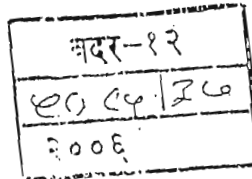


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1½" dia 4.53 kg/meter

2" dia 6.38 kg/meter

11. Ceramic tiles Johnson & Johnson
Niteco tiles / Kajaria / Navcen
or equivalent make.
12. Vitrified Euro, or any equivalent make
13. G. I. Fitting Jaquar or niarc
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 Malvi Sangata Co-op. Hsg. Soc. Unit Chhatrapati 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)



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T. P. P. 12068... (C) 1955
Q. R. R. D., No. 6516, dated 19.9.54

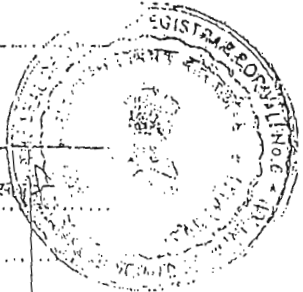
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२७७००	संगता	०००००	०
२८८००	संगता	०००००	०
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६१८००	संगता	०००००	०
६२९००	संगता	०००००	०
६४०००	संगता	०००००	०
६५१००	संगता	०००००	०
६६२००	संगता	०००००	०
६७३००	संगता	०००००	०
६८४००	संगता	०००००	०
६९५००	संगता	०००००	०
७०६००	संगता	०००००	०
७१७००	संगता	०००००	०
७२८००	संगता	०००००	०
७३९००	संगता	०००००	०
७५०००	संगता	०००००	०
७६१००	संगता	०००००	०
७७२००	संगता	०००००	०
७८३००	संगता	०००००	०
७९४००	संगता	०००००	०
८०५००	संगता	०००००	०
८१६००	संगता	०००००	०
८२७००	संगता	०००००	०
८३८००	संगता	०००००	०
८४९००	संगता	०००००	०
८६०००	संगता	०००००	०
८७१००	संगता	०००००	०
८८२००	संगता	०००००	०
८९३००	संगता	०००००	०
९०४००	संगता	०००००	०
९१५००	संगता	०००००	०
९२६००	संगता	०००००	०
९३७००	संगता	०००००	०
९४८००	संगता	०००००	०
९५९००	संगता	०००००	०
९७०००	संगता	०००००	०
९८१००	संगता	०००००	०
९९२००	संगता	०००००	०
१०००००	संगता	०००००	०



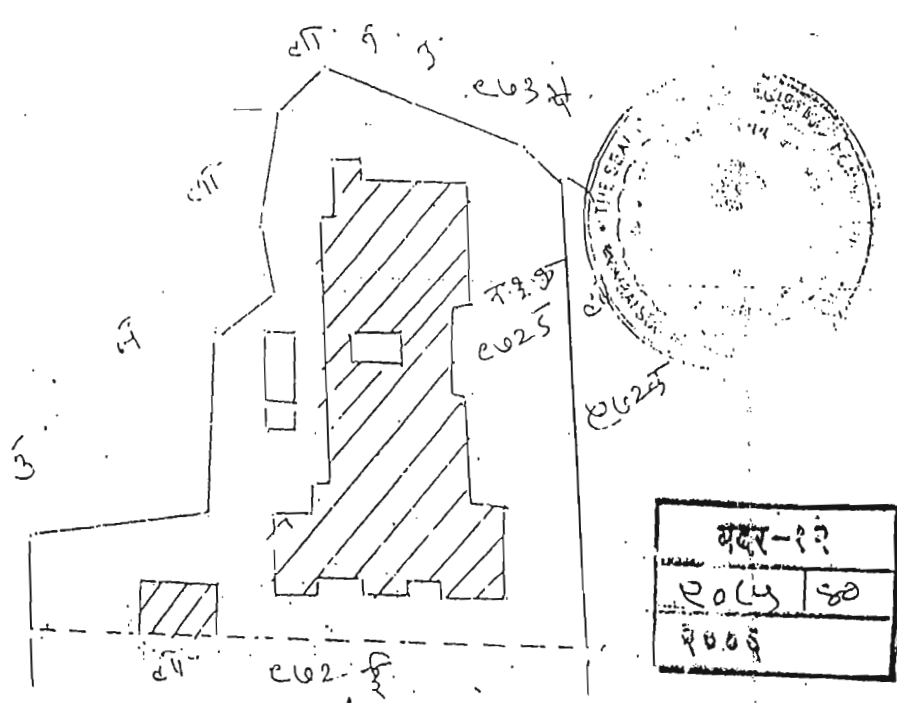
वदर-१२
२०६ १२२
२०६३



सत्या प्रतिनिधि
२०६३

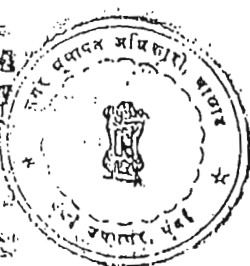
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सविनयनान्नं गोपाल सावन संघी १३१ बांधणे किंवा अन्य प्रकारचे कोणते
 आवाज (दफतीर) येथील नं. ३३ २०२५ ची पुनर्विचारात आले १०५ वरून मर्याद
 केलेली कारण पुरती नसल्या.

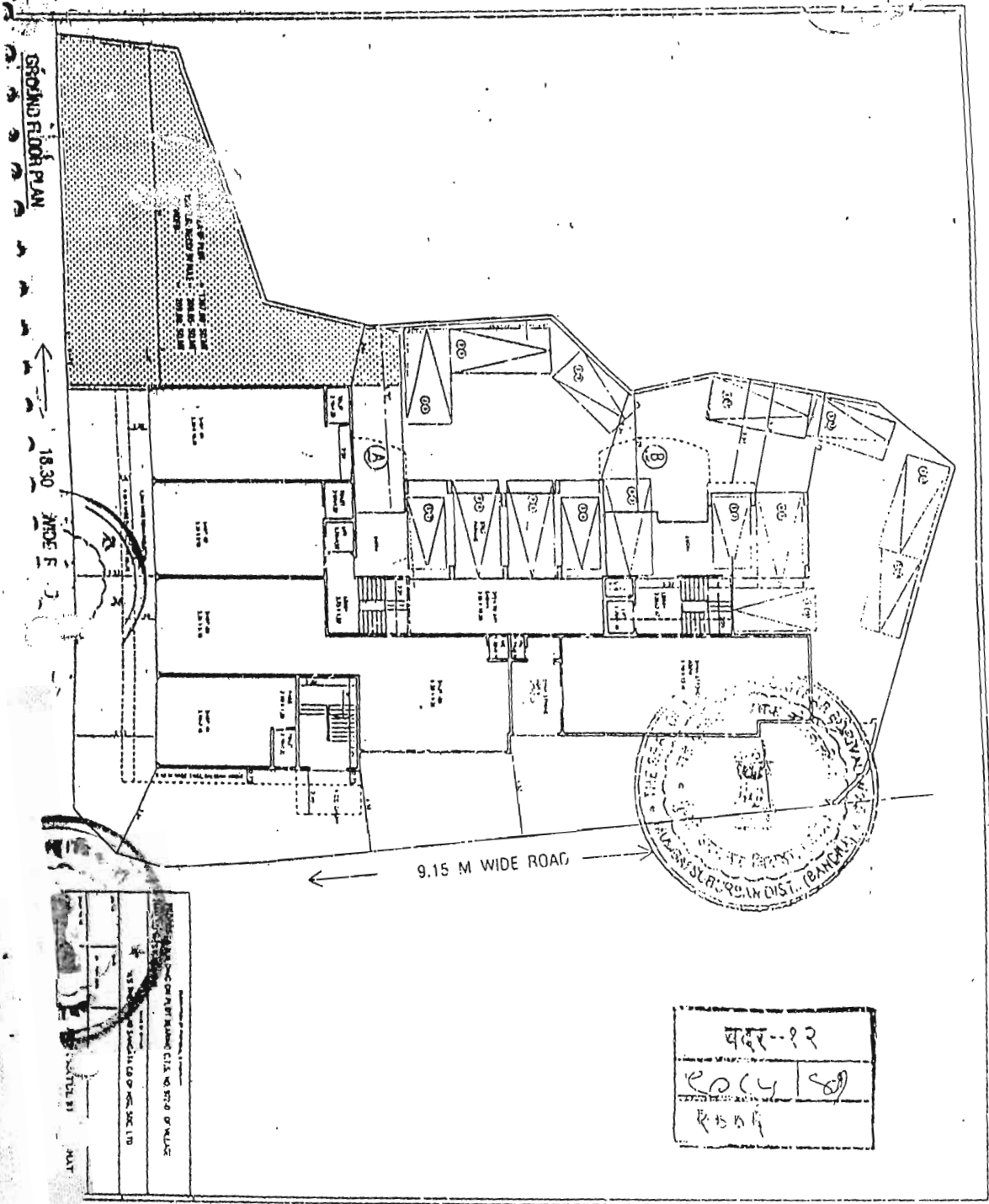


टिप : नं. ३३ २०२५ मध्ये उच्च शास्त्रिये दोन बांधकामे
 आहेत. सध्या बांधकामे ठाडविले/अंदाजितून काढून
 संघीत नवायामुळे कोरणी होण्याची असा.

संघीत नवाय १३/१०/०५
 संघीत नवाय ०१/१०/०५
 संघीत नवाय २१/१०/०५
 संघीत नवाय
 संघीत नवाय



सत्य प्रतिष्ठा
 सत्य प्रतिष्ठा
 सत्य प्रतिष्ठा



बंदर-१२
 १०८५/४
 १५५५

Bunder Road, Chinchavali, Malad (West), Mumbai - 400 064.

(Handwritten signature)

Bunder Road, Chinchavali, Malad (West), Mumbai - 400 064.

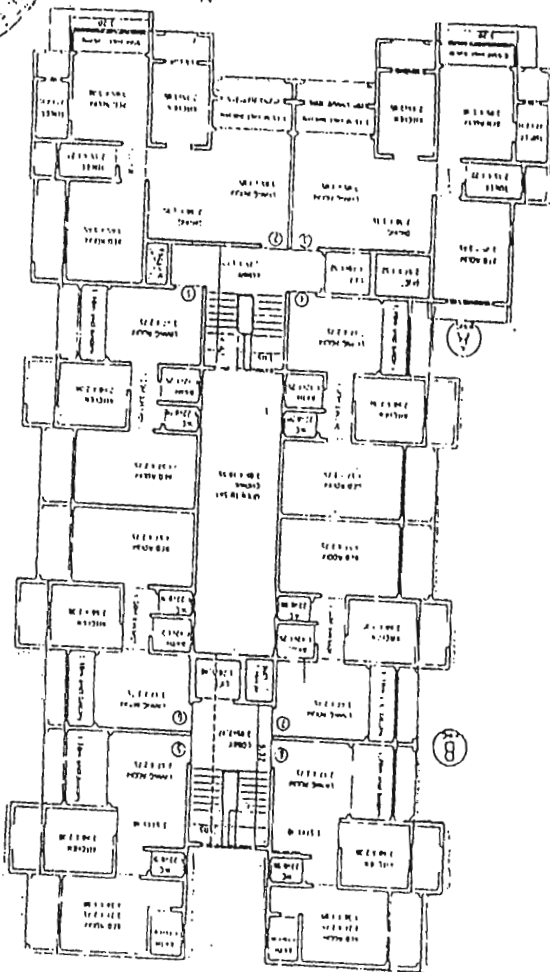
2008
2008
2008

KANDIVALI (W) MUMBAI-67
17th FLOOR, OM PLAZA
PROJECT BY MANGAT & ASSOCIATES



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

TYPICAL FLOOR PLAN



(17)

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. Yrds 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 Navshukti Developers, a partnership firm having its principal place of business at 17, Om Plaza, 1st Floor, Vasuji Lalji Road, Kandivali (W), Mumbai - 400 067, be appointed as the Developers to redevelop and reconstruct the said property.

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

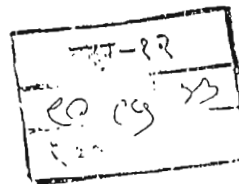
2. Resolved that the Drafts of the Memorandum of Understanding for Development, a limited Power of Attorney and plans of redevelopment work of the Society building as well as Amenities provided by the Developers are put up before the Special Body Meeting of the society and are approved and initialed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



Bunder Road, Chinchavali, Malad (West), Mumbai - 400 064.

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 -

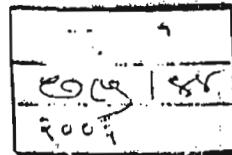
1. Shri, Janardan Shankar Parab
2. Shri Madhukar Atmeram Salvi
3. Shri Prabhakar Mahadeo Pawar
4. Shri Ramakant Gopal Sawant
5. Shri Laxman Govind Shirke
6. Shri Jaganath Vithoba Satam
7. Shri Shankar Raoji Dhuri
8. Shri Jaganath Babaji More
9. Shri Vithal Sawalaram Lokhande

Proposed by - Sh. Balkrishna Paghunath. Maluste
Seconded by - Sh. Jitendra Hari Pilke


CHAIRMAN


SECRETARY


TREASURER



21/12/2006

दुय्यम नारायणकः

...

...

11:03:12 am

सह दु.नि.का-शेरीयल्ली 3

दस्त क्रमांक : 9085/2006

दस्तावा प्रकाश : कन्नारनागा थिना त्याचे अगितेथ किन्या करार संदोपलेख

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छावा, चित्र	अंगठ्याचा छसा
1	<p>माया मे. नवशक्ती डेव्हलपर्स चे भागीदार मंगळ</p> <p>गालामाई पटेल -</p> <p>पत्ता: घर/फ्लॅट नं: 17</p> <p>गल्ली/रस्ता: मंगळी लालाजी रोड</p> <p>इमारतीचे नाव: ओम प्लाज्हा</p> <p>इमारत नं: -</p> <p>पेठ/परसाहत: -</p> <p>शहर/गाव: कादिह</p>	<p>लिहून घेणार</p> <p>वय 49</p> <p>राही</p> <p><i>[Signature]</i></p>		
2	<p>माया मे. नवशक्ती डेव्हलपर्स चे भागीदार प्रजुल</p> <p>भागवतप्रसाद जाधव -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>इमारतीचे नाव: यरीलप्रमाणे</p> <p>इमारत नं. -</p> <p>पेठ/परसाहत: -</p> <p>शहर/गाव: -</p> <p>राज्य: -</p> <p>पिन: -</p>	<p>लिहून घेणार</p> <p>वय 36</p> <p>राही</p> <p><i>[Signature]</i></p>		
3	<p>माया मे. नवशक्ती डेव्हलपर्स चे भागीदार दयाल</p> <p>देवजीभाई पटेल -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>इमारतीचे नाव: यरीलप्रमाणे</p> <p>इमारत नं: -</p> <p>पेठ/परसाहत: -</p> <p>शहर/गाव: -</p> <p>राज्य: -</p> <p>पिन: -</p> <p>धर्म: -</p>	<p>लिहून घेणार</p> <p>वय 41</p> <p>राही</p> <p><i>[Signature]</i></p>		
4	<p>माया माताळ सांगता गो.जं.ही.रो.लि.प. शेवठगर</p> <p>जगदीश शंकर परम -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: चिंचोली बंदर रोड</p> <p>इमारतीचे नाव: रि सांगता</p> <p>इमारत नं: -</p> <p>पेठ/परसाहत: -</p> <p>शहर/गाव: -</p>	<p>लिहून घेणार</p> <p>वय 61</p> <p>राही</p> <p><i>[Signature]</i></p>		
5	<p>माया माताळ सांगता गो.जं.ही.रो.लि.प. शेवठगरी</p> <p>मधुकर आत्माराम साळवी -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>इमारतीचे नाव: यरीलप्रमाणे</p> <p>इमारत नं: -</p> <p>पेठ/परसाहत: -</p> <p>शहर/गाव: -</p>	<p>लिहून घेणार</p> <p>वय 54</p> <p>राही</p> <p><i>[Signature]</i></p>		
6	<p>माया माताळ सांगता गो.जं.ही.रो.लि.प. शेवठगरी</p> <p>प्रभाकर म... -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>इमारतीचे नाव: यरीलप्रमाणे</p> <p>इमारत नं: -</p> <p>पेठ/परसाहत: -</p> <p>शहर/गाव: -</p> <p>राज्य: -</p> <p>पिन: -</p>	<p>लिहून घेणार</p> <p>वय 60</p> <p>राही</p> <p><i>[Signature]</i></p>		

कदर-१२

२००५

२००६

दस्तऐवज करून देणार त्याकधीत... दस्तावेजा प्रकाश किन्याचे कर्मान करताया.

[Signature]

11:03:12 am सह दु.नि.का-बोरीवली 6

दरत क्रमांक : 9085/2006

दरताचा प्रकार : करारनामा किंवा त्याने आंगितेख किंवा करार संक्षेपतेख

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

7 नाव भालाड संगत: को.ओ.हो.सो.ति.पे कमिटी सगारसद
जगप्रथम विदोषा साठम - - तिहून देणार
पत्ता: घर/फ्लॅट नं: - वय 63
गल्ली/रस्ता: - राही
इमारतीचे नाव यरीलप्रभाषे
इमारत नं: -
पेठ/पसाहत: -
राहर/गाव:-
तालुका:-
र



बदर-१२
२००५
२००६

दस्तावेज क्रमांक (9085/2006)

दस्तावेज क्र. [बदर-12-9085-2006] चा नोंदणीकरा
बाजार मूल्य : 10378000 मोकदमा 6000000 भरलेले मुद्रांक शुल्क : 103780

दस्तावेज हजर केल्याचा दिनांक : 21/12/2006 10:46 AM
निष्कादनाचा दिनांक : 21/12/2006
दस्तावेज हजर करणा-याची सही :

वाक्यी क्र.: 9135 दिनांक: 21/12/2006
पाठलीचे वर्णन
नांव: मे. नवरावती डेक्कनपर्स चे भागीदार मनोज
मालाभाई पटेल
30000 : नोंदणी फी
960 : नसकत (अ. 11(1)), पृष्ठांकनाची नसकत
(अ. 11(2)),
रजवता (अ. 12) व छायापिढण (अ. 13) ->
एकत्रित फी

30000: एतूय

दस्तावेजा प्रक. 5) करारनामा किये त्याचे उचितेच किये करार संशेपतेच
दस्त अनुच्छेद प्रकार: 5-ग-अ

शिफा क्र. 1 ची वेळ : (सादरीकरण) 21/12/2006 10:43 AM
शिफा क्र. 2 ची वेळ : (फी) 21/12/2006 10:59 AM
शिफा क्र. 3 ची वेळ : (फायुनी) 21/12/2006 11:02 AM
शिफा क्र. 4 ची वेळ : (ओळख) 21/12/2006 11:03 AM

दस्तावेज नोंद केल्याचा दिनांक : 21/12/2006 11:03 AM

ओळख :
खातीस हजर असो नियमित कायदा की तो करताएवज करून देणा-यांना खातीस ओळखतात
य त्यांची ओळख पटविलात.
1) रजत - हार्ना , घर/फ्लॅट नं :
गल्ली/रस्ता: टिळक रोड
ईमारतीचे नाव अंजु सोनींग सेंटर
ईमारत नं :
पेट/वसाहत :
शहर/गाव: सांताक्रुझ प मु
तासुका: -
पिन: 64
2) आर जी सार्वता , घर/फ्लॅट नं :
गल्ली/रस्ता: -
ईमारतीचे नाव -
ईमारत नं: तिगून देणाऱ्या प्रमाणे
पेट/वसाहत: -
शहर/गाव: -
तासुका: -
पिन: -

दु. निबंधकाची सही, सह दु.नि.का-गोरीवती 6

बदर-१२
२००६/२०
२००६

प्रमाणित करण्याचे ने की, या
दस्तावेज अद्यतन २००६/२० पाने मांडवत.

सह दुय्यम निबंधक, घोरीवती क. ६
मुंबई उपनगर जिल्हा.

Sawant

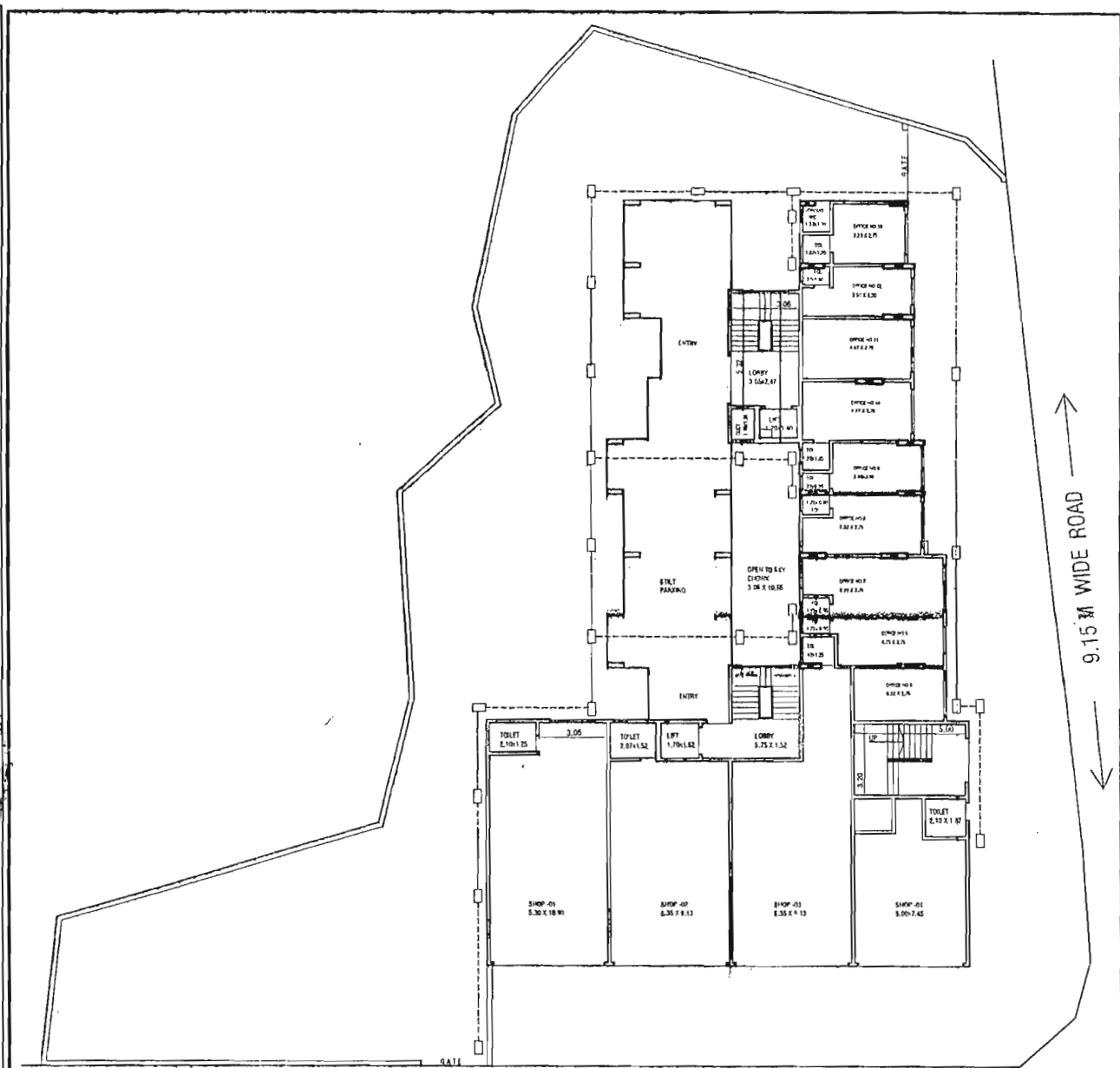
दु. निबंधकाची सही
सह दु.नि.का-गोरीवती 6

बदर-१२/२००६/२००६

पुस्तक क्रमांक १, क्रमांक ६६
नोंदला.
दिनांक: 21 DEC 2006

सह दुय्यम निबंधक, घोरीवती क. ६
मुंबई उपनगर जिल्हा.





GROUND FLOOR PLAN

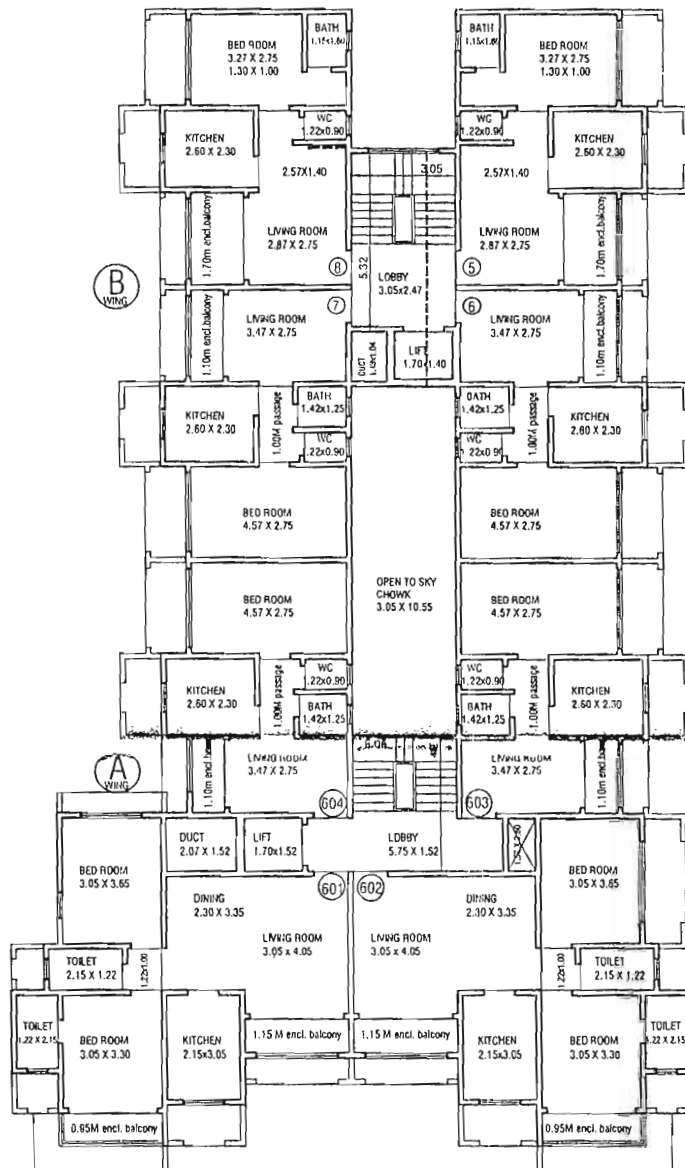
← 18.30 M WIDE ROAD →

↑ 9.15 M WIDE ROAD ↓

PLUMBING LAYOUT PLAN OF MALAD SANGATA CO-OPERATIVE HOUSING SOCIETY, MALAD (W)

M/S PRATUL BRAHMBHATT
AND ASSOCIATES
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
17, OM PLAZA, 1ST FLOOR
KANDIVALI WEST, MUMBAI - 400 007
PH: 2801 5043 MOBILE:9820701134



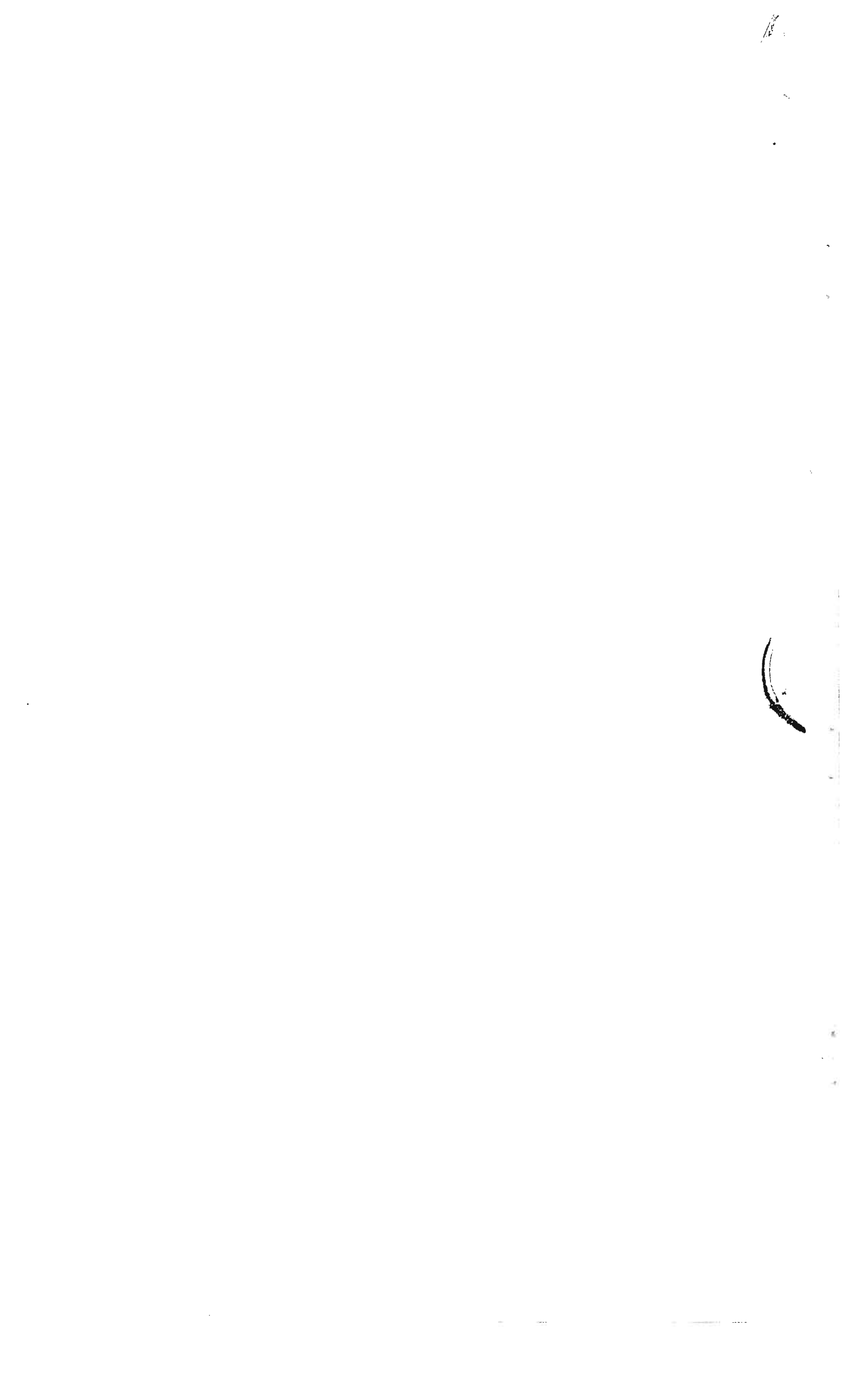


FLOOR PLAN



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

ARCHITECTS
PRATUL BRAHMBHATT & ASSOCIATES
17,1ST FLOOR,OM PLAZA
KANDIVLI (W) MUMBAI-67





भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1190/10894/96978

To.
फरदून होरमसजी पाववाला
Fardun Hormasji Powvalla
S/O Hormasji Powvalla
Flat No-8 C.M.Banajee Building Annex Forjet Street Cross
Lane Near Saibaba Mandir
August Kranti Marg
Mumbai
Maharashtra 400036

09/05/2012

Ref: 935 / 28G / 66663 / 66949 / P



UE673328120IN



आपला आधार क्रमांक / Your Aadhaar No. :

2300 4644 2559

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA.



फरदून होरमसजी पाववाला
Fardun Hormasji Powvalla
जन्म वर्ष / Year of Birth : 1943
पुरुष / Male



2300 4644 2559

आधार — सामान्य माणसाचा अधिकार

Fardun Hormasji Powvalla

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ABGPP8493B



नाम / NAME
FARDUN HORMASJI POWVALLA

पिता का नाम / FATHER'S NAME
HORMASJI POWVALLA

जन्म तिथि / DATE OF BIRTH
03-11-1943

हस्ताक्षर / SIGNATURE

Fardun Hormasji Powvalla

आयकर आयुक्त (कम्प्युटर केन्द्र)
Commissioner of Income-tax (Computer Operations)

Fardun Hormasji Powvalla





भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1190/10894/96978

To,
फरदून होरमसजी पाववाला
Fardun Hormasji Powvalla
S/O Hormasji Powvalla
Flat No-8 C.M.Banajee Building Annex Forjet Street Cross
Lane Near Saibaba Mandir
August Kranti Marg
Mumbai
Maharashtra 400036

09/05/2012

Ref: 935 / 28G / 66663 / 66949 / P



UE673328120IN



आपला आधार क्रमांक / Your Aadhaar No. :

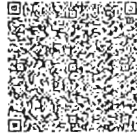
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भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

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To,

फर्डून होरमजी पाववाला

Fardun Hormasji Powvalla

S/O Hormasji Powvalla

Flat No-8 C.M.Banajee Building Annex Forjet Street Cross

Lane Near Saibaba Mandir

August Kranti Marg

Mumbai

Maharashtra 400036

09/05/2012

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भारत सरकार



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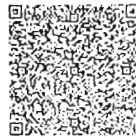
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आधार — सामान्य माणसाचा अधिकार

Fardun Hormasji Powvalla
16-2-2019

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
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