

Receipt (pavti)

378/7333

पावती

Original/Duplicate

Thursday, May 04, 2023

नोंदणी क्र.: 39म

2:28 PM

Regn.: 39M

पावती क्र.: 8052 दिनांक: 04/05/2023

गावाचे नाव: बांद्रा

दस्तावेजाचा अनुक्रमांक: वदर-9-7333-2023

दस्तावेजाचा प्रकार: पर्यायी जागेचा करार

मादर करणाऱ्याचे नाव: राजू श्यामनाथ गुल्ला - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1500.00

पृष्ठांची संख्या: 75

एकूण:

₹. 31500.00

आपणाम मूळ दस्त, शंबनेल प्रिंट, मूची-२ अंदाजे
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Raja
मह. दु. नि. अधी-3

वाजार मूल्य: ₹. 9155260/-

मोवदला ₹. 12550000/-

भरवेल्या मुद्रांक शुल्क: ₹. 754000/-

एम. एन. गायकवाड
सह दुय्यम निबंधक, अंधेरी क्र ३,
मुंबई उपनगर, जिल्हा

1) देयकाचा प्रकार: DHC रकम: ₹. 1500/-

सीडी/धनादेश/पि ऑर्डर क्रमांक: 0305202302992 दिनांक: 04/05/2023

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

सीडी/धनादेश/पि ऑर्डर क्रमांक: MH001500614202324M दिनांक: 04/05/2023

विक्रेते नाव व पत्ता:

R.S. Dulla

PNB
BKC
From

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON... 10 MAY 2023

Branch - Kalyan (232900)
Branch - Cont no - 9987471153
Party Cont no - 9967760006



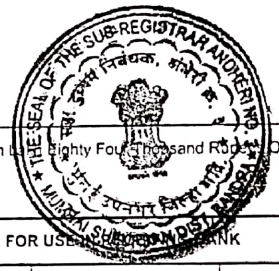
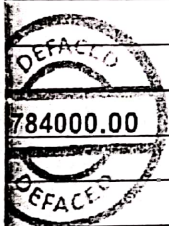


CHALLAN
MTR Form Number-6



GRN :
2

SRN	MH001500614202324M	BARCODE	Date		02/05/2023-16:43:39	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)					
Office Name	BDR9_ANDHERI NO 3 SUB REGISTRAR	Full Name	RAJU SHYAMLAL LULLA				
Location	MUMBAI	Flat/Block No.	FLAT NO 602 6TH FLOOR MANOHAR IDEAL				
Year	2023-2024 One Time	Premises/Building	MANOHAR CO-OPERATIVE HOUSING SOCIETY				
Account Head Details	Amount In Rs.	LIMITED					
030045501 Stamp Duty	754000.00	Road/Street	30TH ROAD BANDRA WEST				
030053301 Registration Fee	30000.00	Area/Locality	MUMBAI				
		Town/City/District					
		PIN	4 0 0 0 5 0				
Remarks (If Any)							
SecondPartyName=MS FAUCETT DEVELOPERS-							
Defaced Amount		Amount In Words	Seven Lakh Eighty Four Thousand Rupees Only				
784000.00		Words	FOR USE OF SUBREGISTRAR				
Payment Details		PUNJAB NATIONAL BANK					
Cheque-DD Details		Bank CIN	Ref. No.	03006172023050200831 030523M176355			
Cheque/DD No.		Bank Date	RBI Date	03/05/2023-10:54:20 Not Verified with RBI			
Name of Bank		Bank-Branch PUNJAB NATIONAL BANK					
Name of Branch		Scroll No. , Date Not Verified with Scroll					
Department ID : Mobile No. : 0000000000							
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.							
चलान केवल उपरोक्त कार्यालय में ही उपयोग किया जा सकता है। अन्य कार्यालयों में यह अमान्य है।							
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p align="center">बंदर-९</p> <p>पुस्तक नं १ ७३३३ ९/७५</p> <p align="center">२०२३</p> </div>							
No.	Remarks	Defacement No.	Defacement Date	Used	Defacement Amount		
(IS)-378-7333		0000853587202324	04/05/2023-14:28:13	IGR198	30000.00		



VALUATION

NAME OF THE DEVELOPER: - FAUCETT DEVELOPER

NAME OF THE SOCIETY :- IDEAL MANOHAR CHS LTD

NAME OF THE MEMBER :- RAJU S LULLA

PROPERTY DETAILS :- FLAT AGAINST OLD FLAT AT IDEAL MANOHAR CHS LTD LTD AT C.T.S NO F/685 VILLAGE BANDRA F, TALUKA ANDHERI

ZONE :- 25/155 @ CONST. COST: -RS. 30,250/-
@ RESI. RATE: - 3,26,810/-

MEMBERS OLD FLAT NO :- 08

MEMBERS NEW FLAT NO :- 602, 6TH FLOOR

EXISTING OLD AREA :- 445 SQ.FT CARPET

OFFERED NEW AREA :- 600 SQ.FT CARPET

PURCHASE AREA :- 261 SQ.FT CARPET

VALUATION :-

CONST. COST :- 600 = 500/-.....A

MARKET VALUE :- 261 @ 26.68 X 3,26,810 X 1.05 = 91,55,300/-..B

:- 861 SQ.FT CARPET

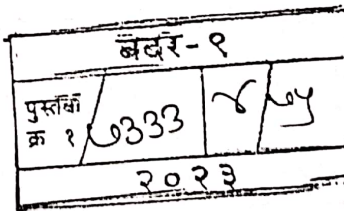
TOTAL : **RS. 91,55,500/- (M.V)**

MARKET VALUE : **RS. 91,55,500/-**

AGREEMENT VALUE : **RS. 1,25,50,000/-**

STAMP DUTY : **RS. 7,54,000/-**

REGISTRATION FEE : **RS. 30,000/-**



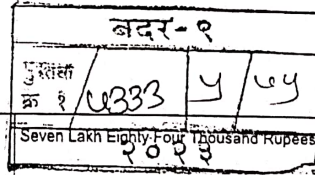
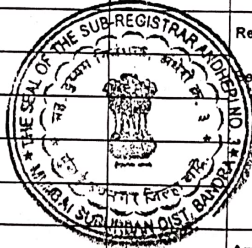
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CHALLAN
MTR Form Number-6



GRN	MH001500614202324M	BARCODE		Date	02/05/2023-16:43:39	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Registration Fee			
Office Name				BDR9_ANDHERI NO 3 SUB REGISTRAR			
Location				MUMBAI			
Year				2023-2024 One Time			
Account Head Details				Amount In Rs.			
30045501 Stamp Duty				754000.00			
30063301 Registration Fee				30000.00			
Payer Details				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Full Name				RAJU SHYAMLAL LULLA			
Flat/Block No.				FLAT NO 602 6TH FLOOR MANOHAR IDEAL			
Premises/Bulding				MANOHAR CO-OPERATIVE HOUSING SOCIETY			
Road/Street				30TH ROAD BANDRA WEST			
Area/Locallty				MUMBAI			
Town/City/District							
PIN				4 0 0 0 5 0			
Remarks (If Any)				SecondPartyName=MS FAUCETT DEVELOPERS-			
Amount In				Seven Lakh Eighty-Four Thousand Rupees Only			
Words				२०२३			
Bank Details				PUNJAB NATIONAL BANK			
Cheque-DD Details				FOR USE IN RECEIVING BANK			
Bank CIN				03006172023050200831			
Ref. No.				030523M176355			
Bank Date				03/05/2023-10:54:20			
RBI Date				Not Verified with RBI			
Bank-Branch				PUNJAB NATIONAL BANK			
Scroll No. , Date				Not Verified with Scroll			



Document ID :
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
 चलन केवल दृश्य निबंधन कार्यालय में ही मान्य है। अनियमित दस्तावेजों के लिए नहीं मान्य है। मोबाइल नंबर ००००००००००

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AGREEMENT FOR PERMANENT ALTERNATE ACCOMODATION

This Agreement made and executed at Mumbai this 04th day of MAY, 2023;

Amongst

MR. RAJU SHYAMLAL LULLA Age 52 yrs. (PAN NO. AAAPL/187R) AND **MR. ANIL SHYAMLAL LULLA** Age 47 yrs. (PAN NO. AAAPL/186Q), Indian Inhabitant of Mumbai, member and shareholder of Ideal Manohar co-operative housing society Ltd., residing at Flat No. 8, Ideal Manohar Co-operative Housing Society Ltd., Plot No. 152, 30th Road, T.P.S. III, Bandra (West), Mumbai 400 050 hereinafter referred to as the "MEMBERS" (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 and administrators) of the First Part;

AND

IDEAL MANOHAR CO-OPERATIVE HOUSING SOCIETY LIMITED, a co-operative housing society registered under the provisions of the Maharashtra Co-operative Societies Act 1960, under Registration No. BOM/HSG/4079 dated 21-12-1973, having its registered address at Plot No. 152, 30th Road, T.P.S. III, Bandra (West), Mumbai 400 050, represented herein through (i) Hon. Chairman - Mr. Raju Shyamlal Lulla, (ii) Hon. Secretary - Mr. Lawrence Jude Sunil Fernandes (iii) Hon. Member Mr. Safarali Ramzanali Mardhani, duly authorized any two out of the three, vide resolution dated 27.04.2023, passed in the Special General Body Meeting to execute these presents hereinafter referred to as "THE SOCIETY/CONFIRMING PARTY" (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 SECOND PART;

M/S. FAUCETT DEVELOPERS

[Signature]
 PARTNER / AUTH. SIGNATORY

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 2nd *[Signature]*

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[Signature]

AND

M/S. FAUCETT DEVELOPERS, (PAN NO. AAFF2363F) a Registered Partnership Firm duly constituted under the Indian Partnership Act, 1932 carrying on business at Shop No. 3, Rajdeep CHSL., Carter Road No. 1, Borivali East, Mumbai - 400 066, herein represented by its partners, 1) Mrs. Tina Bharat Aidasani 2) Ms. Sangita Mohandas Aidasani 3) Mr. Saahil Bharat Aidasani, residing at B-508, Oberoi Park View CHSL., Thakur Village, Kandivali East, Mumbai - 400 101, represented herein by the Partner No. 3 vide Partnership Deed dated 26.06.2015, hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners of the said firm for the time being, their respective heirs and legal representatives, executors, successors, administrators and assigns) of the THIRD PART;

The Developer and the Society and Member shall hereinafter together be referred to as the "Parties" and individually as the "Party".

In this Agreement, unless there is anything inconsistent with or repugnant to the subject or context (a) SINGULAR shall include PLURAL and vice versa and PLURAL shall include FEMININE and vice versa.



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By agreement of Conveyance dated 1st January 1975, registered with the Sub Registrar of Assurances at Bandra under Sr. no. 568/85 dated 1975 and a Deed of Conveyance dated 1996 made between Murli Motiram Mansukhani and others, therein referred to as the Vendors of the One Part and the Society therein referred to as the Purchasers of the other part, the Vendors therein did convey unto the Society the Property being Plot No. 152, 30th Road, T.P.S. III, Bandra (West), Mumbai 400 050 more particularly described in the Schedule here under. The Society is the sole and absolute owner of and is also seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of the land situated at Village Bandra, Taluka Andheri, Mumbai Suburban District, bearing Final Plot No.152, T.P.S. III, C.T.S. No. F/685 admeasuring 618.71 square meters or thereabouts together with a building known as 'Ideal Manohar' (the "Existing Building") standing on the said plot of land situated at 30th road, T.P.S. III, Bandra (West), Mumbai - 400 050 along with a building structure appurtenant to it (hereinafter referred to as "the said property").
 Annexure A - Copy of the Deed of Conveyance.

M/S. FAUCETT DEVELOPERS

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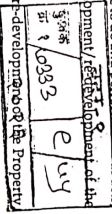
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b) The existing building is assessed by the Brihanmumbai Municipal Corporation (the "BMC") under "H" Ward No. 5478. The said plot is standing in name of the Society in the Property Register Card/other revenue records as owner thereof. The said existing building is assessed to Municipal Taxes under account No. HW060169070000. The existing building comprises of ground and three upper floors in all. The Society comprises of 12 members, including joint members who hold shares of the Society and are the owners and the only present members on record of the society and who are in absolute use, enjoyment, and occupation, physical possession of their respective 12 residential flats in the existing building Annexure B - Copy of the Property Register Card.



c) Since the building is in dilapidated condition and very old, it is not feasible than going for major repairs of the said buildings. In the interest of the Body of the Society held on 28/10/2018, it was unanimously decided that the existing building be demolished and new building/s to be constructed in the place, so as to avail the full benefit of development potentiality by use of the FSI potentiality of the plot/property (including Premium FSI) with benefit of TDR to be acquired and purchased from open market along with the fungible FSI benefit /or such compensatory FSI that may be applicable and approved by the BMC at such relevant time & to appoint Developers of repute to do and perform all such deeds, things and matters for effectual development/development of the said property.



d) In response to the Society's call for offers for Re-development of the Property, several prospective developers sent in their offers, the Developers being one of them. The Society short-listed certain developers (one of which was the M/s. Faucett Developers). Presentations were made by the short-listed developers to the Society and the Project Consultant prepared Strength, Weakness, Opportunities & Threat (S.W.O.T.) analysis, inter alia of the scheme for re-development envisaged by the short-listed developers and terms offered were re-negotiated, following which M/s. Faucett Developers were finally short-listed based on their offer letter dated 15/04/2022.

e) AND WHEREAS by and under Re-development Agreement dated 28.11.2022 duly registered under Registration No. BDR9-17229-2022 on dated 28.11.2022 with the Office of the Sub-Registrar of Assurances at Andheri-3, made and

M/S. FAUCETT DEVELOPERS
 PARTNER/AUTH. SIGNATORY
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entered between IDEAL MANOHAR CO-OPERATIVE HOUSING SOCIETY LIMITED (herein referred to as the Society) and M/S. FAUCETT DEVELOPERS (herein referred to as the Developers), the Society granted re-development rights to the Developers with respect to the said Property; for the valid compensation and on the terms and conditions mentioned in the said Re-development Agreement dated 28.11.2022 (hereinafter referred to as "the Re-development Agreement").

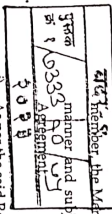
g) The Society vide its Resolution passed in the SGM dated 30.10.2022 had approved the proposed floor plans as prepared by the Developers as per DCPR and gave their express consent for the submission of the said plans to BMC for their approval Annexure C - Copy of the Resolution passed in the SGM dated 30.10.2022.

h) Thereafter, the Developers have obtained from BMC, I.O.D. dated 21.03.2023 bearing No. P-14055/2022/152/4/Wward/FY/OD/1 New for the redevelopment of the said Property. Annexure D - Copy of the Intimation of Disapproval.

i) In terms of the Re-Development Agreement, each member of the Society is required to execute an individual agreement with the Developers in respect of their flat in the existing building known as Ideal Manohar Co-operative Housing Society Limited (Existing Building).



j) The Member is the shareholder of the Society holding [5 shares] bearing No. 8 addressing 445 square feet (Carpet Area) on Second floor of the Existing Building (hereinafter referred to as the "Member's Existing Flat") and continue to be a member and hold share of the society. By virtue of being a member of the Society, the Member is required to vacate the Member's Existing Flat in the Existing Building and subject to the terms of the Development Agreement and this Agreement, the Member is entitled to a flat of 600 square feet RERA carpet area in the proposed New Building.



k) The member, however, has preferred and confirmed to purchase 261 Sq. Ft. extra RERA Carpet Area, over and above the existing area of the member M/S. FAUCETT DEVELOPERS

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1) Accordingly, Flat No. 602 measuring 861 square feet RERA carpet area on the Sixth floor of the new building to be constructed on the said Property ("the New Flat") stands allotted to the Member herein. Annexure F - Copy of the Sanctioned Plan of the Sixth Floor with Flat No. 602 marked.



AND WHEREAS by and under a Supplement to Re-development Agreement dated 28.04.2023 duly registered under Registrar of Assurances at Andheri-3 made and entered between the Society and the Developers), the Society granted revision in Bank Guarantee amount to Rupees Two Crore only on the revised terms and conditions mentioned in the said Supplement to the Re-development Agreement dated 28.04.2023 (hereinafter referred to as "the Supplement to the Re-Development Agreement").

Pursuant to the Re-Development Agreement, & Supplement to the Redevelopment Agreement the Parties are entering into this Agreement for the purposes of recording their respective rights and obligations.

NOW, THEREFORE, in consideration of the foregoing, the mutual representations, warranties, covenants and agreements set forth in this Agreement, and for other good and valuable consideration, the sufficiency of which is acknowledged by the Parties, the Parties hereby agree as follows:

1. The Parties hereby declare and confirm that all and whatsoever that is stated in the recitals herein above, in so far as such recitals relate to them, are true and correct. The Parties hereto have agreed that the recitals recorded herein above and the terms of the Re-Development Agreement shall form an integral and operative part of this Agreement as if the same are specifically

M/S. FAUCETT DEVELOPERS
[Signature]
PARTNER/AUTH. SIGNATORY

set out in the operative part of this Agreement.

2. Agreed that the Developers shall construct and allot and provide to the Member/s Flat No. 602 measuring 861 square feet RERA carpet area (inclusive of Fungible Compensatory area) on the Sixth floor of the proposed new building to be constructed on the said Property ("the New Flat") and more particularly, described in the Second Schedule herein written along with one car park (as per approved plans) at Developer's cost as per the Rules and Regulations approved under existing D. C.P. rules of BMC in lieu and stead of his/her Existing Flat. The Car Park Slot No. 23 on the Cantilever has been allotted by the Society exclusively for Flat No. 602 and marked on the Ground Floor Parking Plan attached as Annexure G & the Developers confirm the allotment.

3. The Developers and such members purchasing extra area agree that the said purchase transaction, its payment stages, the modalities etc shall be strictly on principle-to-principle basis and that the society's other members shall not be responsible for the said transaction. Any differences, disputes, defaults in payments shall be tackled by the Developers and/ or such member in their individual capacity on such terms as they agree upon and that the society shall not be liable for any adverse act or event that may arise in the said transaction.



THE EXISTING PREMISES AND TEMPORARY OCCUPATION:

Displacement Hardship Compensation: The Members shall make their own arrangements for temporary accommodation elsewhere and in lieu thereof each Member will be paid Displacement Hardship Compensation in the manner mentioned herein below, for the entire period from the date when the Member is granted to the Developers to enter upon the Property till the expiry of the thirty-day Possession Certificate (hereinafter referred to as OC) and Building Completion Certificate (hereinafter referred as BCC).

4.11 The Developer hereby agrees to pay to each Member for first 12 (Twelve) months Displacement Hardship Compensation in

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advance as stated in Clause 13.1.1 of the Redevelopment Agreement @ Rs. 111/- (Rupees One Hundred and Eleven only) per Sq. ft. of the existing residential flats pure carpet area in a Single First Instalment payment by way of NEFT / RTGS / Pay order.

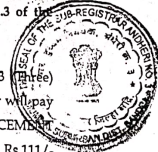
4.1.2 Thereafter 30 (Thirty) days prior to completion of 12 (Twelve) months of the mutually agreed date of hand over of vacant possession, the Developer will pay to each Member for next 6 (six) months' DISPLACEMENT HARDSHIP COMPENSATION, in advance @ of Rs.111/- (Rupees One Hundred Eleven only) per Sq. ft. of the existing residential flats pure carpet area in a single second Instalment payment by way of NEFT / RTGS / Pay order as stated in Clause 13.1.2 of the Redevelopment Agreement.

4.1.3 Thereafter 30 (Thirty) days prior to completion of 6 (Six) months period of the second installment, the Developer will pay to each member for next 3 (Three) months DISPLACEMENT HARDSHIP COMPENSATION, in advance @ of Rs.111/- (Rupees One Hundred Eleven only) per Sq. ft. of the existing residential flats pure carpet area in a single third installment by way of Post-Dated Cheque as stated in Clause 13.1.3 of the Redevelopment Agreement.

4.1.4 Thereafter 30 (Thirty) days prior to completion of 3 (Three) months period of the third installment, the Developer will pay to each member for next 3 (Three) months DISPLACEMENT HARDSHIP COMPENSATION, in advance @ of Rs.111/- (Rupees One Hundred Eleven only) per Sq. ft. of the existing residential flats pure carpet area in a single fourth installment by way of Post-Dated Cheques as stated in Clause 13.1.4 of the Redevelopment Agreement.

4.1.5 A maximum 6 months grace period will be granted by the Society if the New Building is unlikely to be completed within 120 OC & BCC in 24 Months. 30 days prior to completion of 24 months from hand over of vacant possession, the Developer will pay in a Single Fifth Instalment payment in advance by way of NEFT / RTGS / Pay order for 6 months @ of Rs.135/- (Rupees

M/S. FAUCETT DEVELOPERS
PARTNER / AUTH. SIGNATURE



पुस्तक नं	93	64
दिनांक	2023	11/11

One Hundred Thirty Five only) per Sq. ft. of the Existing residential flats pure carpet area, towards Displacement Hardship Compensation. If for any reason the Developer fails to make any payment in 10 (Ten) calendar days' time after receipt of notice from Society and/or its members, the said Society is entitled to recover the unpaid dues from the Bank Guarantee amount and / or from sale proceeds of Two Lien Flats and make payment to its member/s along with interest @ 2% per month on the amount from the due date of unpaid amount as stated in Clause 13.1.5 of the Redevelopment Agreement.

4.2 Shifting Charges: The Developers will also pay to each of the Members Rs. 40,000/- (Rupees Forty Thousand only) towards to and fro (one time) shifting charges as stated in Clause 13.2 of the Redevelopment Agreement.

4.3 Brokerage Compensation: The Developers will also pay via NEFT / RTGS / Pay order to each of the Members a compensation (equivalent to Rs. 111/- per sq. ft. of the existing usable pure carpet area towards temporary alternate accommodation) to help the Members to meet the charges of real estate agents who facilitate the procurement of temporary accommodation as stated in Clause 13.3 of the Redevelopment Agreement.

Hardship Compensation: The Developers have agreed to pay to each of the Members an amount as compensation for the hardship that the Members would suffer during the period the property is under development an amount calculated at the rate of Rs 3000/- (Rupees Three Thousand only) per square foot of the existing carpet areas of each of the Members' Existing Flats.

The aforesaid hardship compensation is a predetermined lump sum amount payable to the Members (i) for having given concurrence and consent for the Re-development of the Property (ii) for alleviating the hardship that the Members will have to endure on account of shifting out of the Members' Existing Flats to facilitate the Re-development of the Property, and shifting back to the Members' New Flats on completion of the new Building, (iii) for allowing the Developers to demolish

M/S. FAUCETT DEVELOPERS
PARTNER / AUTH. SIGNATURE



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दिनांक	२०२३

respect of anything done or omitted to be done by either in connection with its obligations under this Agreement and against any loss or damage to the other in consequence of any claim, action or suit being brought against the other for anything done or omitted to be done in connection with its obligations under this Agreement.

27. No amendment, change or modification of this Agreement will be valid unless the same will be in writing and signed by the authorized representatives of each of the Parties.

28. Notices-

(a) Notices, demands or other communication required or permitted to be given or made under this Agreement shall be in English, in writing and be delivered by hand or sent by registered post acknowledgement due or courier or facsimile, addressed/sent to the intended recipient at its address/ facsimile number set forth below, or to such other address/ facsimile number as either Party may, from time to time, duly notify to the others.

In case of Member:

Name: MR. RAJU SHYAMLAL LULLA AND

MR. ANIL SHYAMLAL LULLA (JOINTLY)

Address: Flat No. 8, Ideal Manohar CHSL., 30th Road, Bandra (West).

Mumbai - 400 050.

23rajululla@gmail.com

In case of Society:

Secretary/Chairman, Ideal Manohar Co-operative Housing Society Limited,

Address:- Plot No. 152, 30th Road, T.P.S. III, Bandra (West), Mumbai -

400 050.

Email: secidealmanoharchs@yahoo.com

In case of Developers:

M/S. FAUCETT DEVELOPERS,


Address:- Shop No. 3, Rajdeep CHSL., Carter Rd. No.1, Borivali (East).

Email : saahilaidasani@faucett.in

(b) Notice will be deemed to be given:

(i) in the case of hand delivery or registered mail or courier upon written acknowledgement of receipt by an officer or other duly authorized

M/S. FAUCETT DEVELOPERS


PARTNER / AUTH. SIGNATORY

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- (ii) employee, agent or representative of the receiving Party;
in case of email, once the email is sent to the respective email address followed by registered mail or courier;
- (c) The address for notice may be changed by either Party by giving notice to the other Party as provided herein.

29. As required by the Income-tax (Sixteenth Amendment) Rules 1998:-

(A) the Member states as under:

We are assessed to Income-tax and the Permanent Account Number allotted to us (1) AAAPL7187R (2) AAAPL7186Q.

(B) the Society states as under:

We, Ideal Manohar Co-operative Housing Society Limited, are assessed to Income-tax and the Permanent Account Number allotted to us is AAAAI0705R.

(C) the Developer/s state/s as under:-

I/We the Developers are assessed to Income-tax and the Permanent Account Number allotted to us is AAEFF2363F.



30. The Stamp Duty, GST, LUC, Registration and any other Charges, if any, in respect of this Agreement will be borne and paid by the Developers. The Parties hereto shall lodge this Agreement with the concerned Sub-Registrar of Assurances and admit execution thereof within the prescribed time limit.

31. The parties hereto agree and confirm that the Developer may at their sole discretion name the project for the purpose of branding and marketing, however the name of the Society and the building shall remain the same.

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

THE FIRST SCHEDULE ABOVE REFERRED TO:

2023	23	04
10833		
2023		

FREEHOLD plot bearing Plot No. 152, T.P.S. III, C.T.S No. F7/085 of Village Bandra, Taluka Andheri, Mumbai Suburban District admeasuring 618.71 square meters or thereabouts (as mentioned in the Property Register Card in respect thereof), situated at 30th Road, Bandra (West), Mumbai 400 050, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, and bounded as follows:-

M/S. FAUCETT DEVELOPERS

[Signature]
PARTNER / AUTH. SIGNATURE

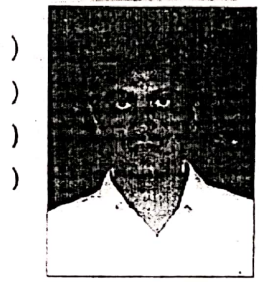
[Handwritten initials and signatures]

On or towards the North : by 30' wide road of TPS-III Scheme.
 On or towards the South : by Plot No. 161 & 162
 On or towards the East : by Plot No. 153
 On or towards the West : by Plot No. 151

THE SECOND SCHEDULE ABOVE REFERRED TO:-

Flat No. 602 on Sixth Floor, admeasuring 861 Sq. Ft. Carpet area of the proposed new building known as "MANOHAR" of Ideal Manohar Co-operative Housing Society Limited, being constructed on the said property described in First Schedule herein above.

SIGNED AND DELIVERED
 By the withnanmed "Members"
 MR. RAJU SHYAMLAL LULLA
 PAN NO. AAAPL7187R



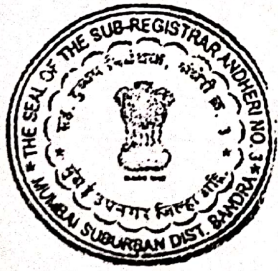
R.S. Lulla

AND

MR. ANIL SHYAMLAL LULLA
 PAN NO. AAAPL7186Q



Anil Lulla



In the presence of
 1. _____
 2. _____

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पुस्तक क्र १	७३३३	२४ ७५
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THE COMMON SEAL OF "THE SOCIETY"
IDEAL MANOHAR CO-OPERATIVE
HOUSING SOCIETY LIMITED,

the Society herein and the party of the
Second part is affixed herunto pursuant
to the Resolution dated 27.04.2023
passed by the General Body
meeting of the society held on 27.04.2023
by the hands of its

1. MR. RAJU SHYAMLAL LULLA
(HON. CHAIRMAN)

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2. MR. LAWRENCE JUDE SUNIL FERNANDES
(HON. SECRETARY)



Secy. Ideal Manohar Co-op. H.S. Ltd.
Secretary, Chairman

3. MR. SAFARILRAMZANALIMARDHANI
(MEMBER)



who all signed in the presence of

1. _____
2. _____

एवढे-९			
दिनांक	१३/०३/२३	पृष्ठ	१५
पान	३३३	वर्ष	२०२३



THE COMMON SEAL OF "THE DEVELOPERS"

M/S. FAUCETT DEVELOPERS,
the Developers herein and the Party of the
Third part is affixed through its Partner:
the Resolution dated 30.10.2022
MR. SAHIL BHANU AIDASANI
PAN NO. AAEPF263F



M/S. FAUCETT DEVELOPERS
PARTNER/AUTH. SIGNATURE

who signed in the presence of

1. _____
2. _____



एवढे-८			
दिनांक	१३/०३/२३	पृष्ठ	१५
पान	३३३	वर्ष	२०२३



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IDEAL MANOHAR CO - OPERATIVE HOUSING SOCIETY LTD.

(Reg. No. Bom / HSG / 4079 of 1973 dt. 21-12-1973)

Plot No. 152, T.P.S. III, 30th Road, Bandra (West) Mumbai - 400 050.

SECRETARY:

CHAIRMAN:

TREASURER:

01.11.2022

Date:

True copy of the resolution passed in the Special General Body Meeting of IDEAL MANOHAR CO-OP. HSG. SOCIETY LTD, at their registered address situated at Plot No.152, T.P.S.III, 30th road Bandra (West), Mumbai - 400050, on 30.10.2022 at 11:30 a.m.

"RESOLVED THAT the Special General Body Meeting of the members of Ideal Manohar Co-operative Housing Society Ltd. confirms and accepts floor plans of the new flats in the New Proposed Building, submitted by Faucett Developer."

"RESOLVED FURTHER THAT the Special General Body Meeting of the members of Ideal Manohar Co-operative Housing Society Ltd. confirms and accepts the allotment of the new flats of the members as per the floor plans in the New Proposed Building, submitted by Faucett Developer."

For and on behalf of
Ideal Manohar Co-operative Housing Society Ltd.



S.R. Mardhani

Mr. S.R. Mardhani
(Hon. Secretary)



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ANNEXURE - G
Details of the Members' New Flats

A S. No.	B Name(s) of the Member(s)	C Details of the Members' Existing Flats		D Details of the Members' New Flats			Additional Area Purchase
		Flat No.	Carpet Area (sq.ft.)	ReroCarpet Area (sq.ft.)	Flat No.	Floor	
1.	Mr. Bhajanlal Latchand Lulla	1	735	996	201	2nd	
2.	Mr. Lawrence Jude Sunil Fernandes Ms. Manisha Lucy Fernandes	2	445	600	101	1st	201
3.	Mr. Ivan Fletcher	3	485	655	302	3rd	
4.	Mrs. Maya Bhagwan Ramchandani Mr. Ajay Bhagwan Ramchandani Ms Aarti Bhagwan Ramchandani	4	735	996	401	4th	
5.	Mrs. Meena A. Tatreja Mr. Anand A. Tatreja Ms Aarti A. Tatreja	5	445	600	102	1st	
6.	Ms. Nimmi Ramchand Lalwani	6	485	655	301	3rd	341
7.	Mr. Shyamal Latchand Lulla	7	735	996	501	5th	
8.	Mr. Raju Shyamal Lulla Anil Shyamal Lulla	8	445	600	602	6th	241
9.	Sifran S. Bhojwani	9	485	655	502	5th	127
10.	Mr. Arvinder Singh	10	735	996	601		
11.	Mrs. Farida Aboojwala	11	445	600	202		
12.	Mr. Safarall Ramzanall Mardhani	12	485	655	402		
TOTAL			6660	9004			



For Ideal Manohar C.H.S. Ltd.

S.A. M... Secretary / *R.S. B...* Chairman / *H...* Member



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बदर-१२
मुद्रांक / १७३३३ २९/१५
२०२३

दम्न गोपवाग भाग-1

बदर-9

दम्न क्रमांक: 7333/2023

04 मे 2023 2:28 म.नं.

मात्र: बदर-9 /7333/2023

मूल्य: ₹. 91,55,260/-

मोबदला: ₹. 1,25,50,000/-

मूद्रांक शुल्क: ₹. 7,54,000/-

मात्र. दु. नि. बदर-9 यांचे कार्यालयान

पावनी: 8052

पावनी दिनांक: 04/05/2023

7333 क्र दि. 04-05-2023

मादरकरणागचे नाव: गज श्यामनाथ मुल्का - -

2:26 म.नं. वा. हजर केला.

नोंदणी फी

₹. 30000.00

दम्न दानाळणी फी

₹. 1500.00

पुटांची संख्या: 75

एकूण: 31500.00

P.S. Lulla

हजर करणाऱ्याची मंत्री:

P.S. Lulla

दुध्याप निबंधक अंधेरी क्र. ३.

P.S. Lulla

मात्र. दु. नि. अंधेरी-3
सह दुध्याप निबंधक अंधेरी क्र. ३.

मात्रा प्रकार: पर्यायी जागेचा करार

शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत अमलेल्या कोणत्याही बंदक क्षेत्राच्या हद्दीत किंवा उप-ग्रह (दोन) मध्ये नमूद न
वेल्या कोणत्याही नागरी क्षेत्रात

मात्रा क्र. 1 04 / 05 / 2023 02 : 26 : 48 PM ची वेळ: (मादरीकरण)

मात्रा क्र. 2 04 / 05 / 2023 02 : 27 : 25 PM ची वेळ: (फी)

प्रतिज्ञापत्र

*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत अरालेल्या तरतुदीनुसारच नोंदणीस
दाखल केलेला आहे. *दस्तावेज संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व
सोबत जोडलेल्या कागदपत्रांचे अस्तित्वा तपसली आहे. *दस्तावेज सत्यता, वैधता
आयदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:

P.S. Lulla
लिहून देणारे:

दिनांक



बदर-९	
पुस्तक क्र. १	७३३३ / ७३ / ७५
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दस्त गोपवारा भाग-2













बदर-9

दस्त क्रमांक:7333/2023

05/2023 2 35:17 PM

क्रमांक :बदर9/7333/2023

पता प्रकार :-पर्यायी जागेचा करार

क्र.	पक्षकाराचे नाव व पता	पक्षकाराचा प्रकार	ध्यायित्र	अंगठ्याचा ठसा
1	नाव:आयडियल मनोहर को ऑप ही सो लि चे चेअरमन राजू श्यामलाल सुल्ला - - पता:प्लॉट नं: प्लॉट नं 152, माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई, रोड नं: 30 वा रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:AAAAI0705R	मान्यता देणार वय :-52 स्वाधरी:- <i>R.S. Dulla</i>		
2	नाव:आयडियल मनोहर को ऑप ही सो लि चे सेक्रेटरी लरिन्य जुड सुनिल फर्नांडीस - - पता:प्लॉट नं: प्लॉट नं 152, माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई, रोड नं: 30 वा रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:AAAAI0705R	मान्यता देणार वय :-51 स्वाधरी:- <i>L. Fernandes</i>		
3	नाव:आयडियल मनोहर को ऑप ही सो लि चे सेंबर साकरबनी मरघानी - - पता:प्लॉट नं: प्लॉट नं 152, माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई, रोड नं: 30 वा रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:AAAAI0705R	मान्यता देणार वय :-71 स्वाधरी:- <i>A. M. M. M.</i>		
4	नाव:मे. पीसेट डेव्हलपर्स चे भागीदार साहिल भरत ऐदासानी - - पता:प्लॉट नं: शॉप क्र 3, माळा नं: -, इमारतीचे नाव: राजदिप सोसायटी, ब्लॉक नं: बोरीवली पूर्व मुंबई, रोड नं: कार्टर रोड नं 1, महाराष्ट्र, मुम्बई. पॅन नंबर:AAEFF2363F	लिहून देणार वय :-29 स्वाधरी:- <i>S. J. J.</i>		
5	नाव:राजू श्यामलाल सुल्ला - - पता:प्लॉट नं: 8, माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई, रोड नं: प्लॉट नं 152 30 वा रोड, टी.पी.एस 3, महाराष्ट्र, मुम्बई. पॅन नंबर:AAAPL7187R	लिहून देणार वय :-52 स्वाधरी:- <i>R.S. Dulla</i>		
6	नाव:अनिल श्यामलाल सुल्ला - - पता:प्लॉट नं: 8, माळा नं: -, इमारतीचे नाव: आयडियल मनोहर को ऑप ही सो लि, ब्लॉक नं: बांद्रा पश्चिम मुंबई, रोड नं: प्लॉट नं 152, 30 वा रोड, टी.पी.एस 3, महाराष्ट्र, मुम्बई. पॅन नंबर:AAAPL7186Q	लिहून देणार वय :-47 स्वाधरी:- <i>R.S. Dulla</i>		

रीतन दस्तऐवज करत देणार तपाकपीत पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:04 / 05 / 2023 02 : 34 : 07 PM

बेळख:-

वालील इमाम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखनात, व त्यांची ओळख पटवितात

शुक्र. पक्षकाराचे नाव व पता

1 नाव:अश्वय देसाई - -
वय:22
पता:बिले पार्ले पूर्व
पिन कोड:400057

2 नाव:ऑस्टिन मॅटिरो - -
वय:41
पता:बिले पार्ले पूर्व
पिन कोड:400057

*Desai*

स्वाधरी

M. M.

स्वाधरी

ध्यायित्र



अंगठ्याचा ठसा



शिक्का क्र.4 ची वेळ:04 / 05 / 2023 02 : 34 : 30 PM

शिक्का क्र.5 ची वेळ:04 / 05 / 2023 02 : 34 : 33 PM नोंदणी पुस्तक 1 मध्ये

शुक्र. नि.अंधेरी-3
सह मुख्यम निबंधक अंधेरी क्र. ३.

बदर-९		
पुस्तक क्र. १	7333	७४ ७५
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FAUCETT DEVELOPERS

(BUILDERS, DEVELOPERS & CONSTRUCTION CONSULTANTS)

No. 3, Rajdeep CHS, 1st Carter Road, Borivli (East), Mumbai - 400 066. M.: 98203 38527

CERTIFIED COPY OF THE RESOLUTION OF THE MEETING HELD ON 30.10.2022

That we have initiated redevelopment project of the building known as "IDEAL MANOHAR" CO-OPERATIVE HOUSING SOCIETY LIMITED" situated at Plot No. 152, T.P.S. III, 30th Road, Bandra West, Mumbai 400 050., as per necessary permission. We further intending to register the Development Agreement, Permanent Alternate Accommodation Agreement and sell our saleable components.

Therefore, it has been resolved that the partner being MR. SAAHIL BHARAT AIDASANI have been authorized jointly or severally to appear, sign, execute and register the Development Agreement, Permanent Alternate Accommodation Agreement, Agreement For Sale, Power of Attorney and other ancillary documents thereto for and behalf of our firm pertaining to the aforesaid redevelopment project before the Concern Authorities.

FOR M/s. FAUCETT DEVELOPERS

1. MRS. TINA B. AIDASANI

Tina B

2. MS. SANGITA M. AIDASANI

S. Aidasani

Place: Mumbai
Date: 01.11.2022



खंड-९	
पुस्तक क्र. १	७३८३ ६२/५
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